

PERPETUAL UTILITY EASEMENT

9960 York Alpha Drive, LLC, the Grantor(s), in consideration of the sum of \$8,800.00 to be paid by the City of North Royalton, Ohio, the Grantee, does convey(s) to Grantee, its successors and assigns, a perpetual multi-purpose utility easement for the construction and maintenance upon and across the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted; provided, (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter), which is more particularly described in Exhibit A attached, the following described real estate:

SEE EXHIBIT A ATTACHED

Cuyahoga County Current Tax Parcel No. 483-13-002

Prior Instrument Reference: Fiduciary Deed Instrument #201108010576 and Warranty Deed Instrument #200910141103, Cuyahoga County Recorder's Office

Grantor(s), for themselves and their successors and assigns, covenant(s) with the Grantee, its successors and assigns, that they are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

IN WITNESS WHEREOF have hereunto set their hands on the 14th day of AUGUST, 2023.

9960 YORK ALPHA DRIVE, LLC,
an Ohio limited liability company

By: York Alpha Drive Holding
Company, LLC,
an Ohio limited liability company
Its: Sole Member

By: Lynn P. Schreiber
Lynn P. Schreiber, Manager

STATE OF OHIO, COUNTY OF Cuyahoga ss:

BE IT REMEMBERED, that on the 14th day of August, 2023, before me the subscriber, a Notary Public in and for said state and county, personally came the above named who acknowledged the foregoing instrument to be their voluntary acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



HOLLY COLLINS
Notary Public, State of Ohio
My Commission Expires
November 15, 2023

Holly Collins
NOTARY PUBLIC
My Commission expires: 11/15/2023

This document was prepared by: The City of North Royalton, Ohio