

A RESOLUTION AUTHORIZING QUIT-CLAIM OF CERTAIN PROPERTY TO JAMES YATES

WHEREAS, the Village received by deed as a gift from John F. Ivan and Jessica A. Ivan certain property off of Virginia Drive, being Auditor's Parcel No. 50-01245; and

WHEREAS, this property does not have sufficient area to constitute a buildable lot; and

WHEREAS, this Council wishes to deed the property to the next door property owner, James Yates, of 2778 Virginia Drive, upon the condition that the property be consolidated with Mr. Yates' property, being Auditor's Parcel No. 50-012445; and

WHEREAS, as a condition of the deed of the property to Mr. Yates, this Council wishes Mr. Yates to incur all expenses in connection with the consolidation of the parcels and the filing of the Deeds; and

WHEREAS, these circumstances constitute a unique circumstance whereby the requirements of Revised Code Section 721.03 which requires bidding on the sale of real property would not be applicable.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, Summit County, State of Ohio:

SECTION 1. That the Mayor and the Finance Director be, and they hereby are, authorized and directed to quit-claim certain property on Virginia Drive which this Council received from John F. Ivan and Jessica A. Ivan, being Auditor's Parcel No. 50-01245 to James Yates of 2778 Virginia Drive upon the following conditions:

1. James Yates consolidate this parcel with his current parcel, being Auditor's Parcel No. 50-01445.
2. James Yates pay all costs in connection with the parcel consolidation, title work and recording of the deeds.

SECTION 2. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: November 5, 2002

May N. Malone
President of Council

ATTEST:

Carole Gibson

Donald W. Lassen
Mayor

Clerk of Council

Dated: 11/6/2002



That the Village of Richfield

(insert marital status)

of Summit County, Ohio,

for valuable consideration paid, Grant(s) to James Yates

whose tax mailing address is 2778 Virginia Drive, Richfield, Ohio 44286

the following described Real Property:

Situated in the Village of Richfield, County of Summit, and State of Ohio

and bounded and described as follows: and known as being a part of Block "A" in the Richfield Estates Allotment as recorded in Plat Book 51, pages 26 to 29 of Summit County Records, which lies North of and adjoining Lot 79 of said Allotment, reserved for future Street purposes and more fully described as follows:

Beginning at a point in the Northwest corner of said Lot 79;
Thence North 4 deg 55 min West, a distance of 50 feet to a point in the North line of said Block "A" and the North line of said Allotment.
Thence East along the North line of said Block "A" and Allotment to a point in the West line of Virginia Drive;
Thence South 4 deg 31 min, 36 sec. West along the West line of Virginia Drive, a distance of 75 feet to a point in the East line of said Lot 79;
Thence along the Northerly line of said Lot 79, following the arc of a curve to the left, 35.36 feet to a point in the North line of said Lot 79;
Thence West along the North line of said Lot 79, a distance of 201 feet to the place of beginning.

Also known as Auditors parcel: 50-01245 (RTG-R1-0033-04-023)

Prior Instrument Reference: Vol. Page of the Deed

Records of Summit County, Ohio.

This is a Quit Claim Deed—Ohio Statutory Form*

* See Section 5302.11 as to the legal effect of the Statutory Form of Quit Claim Deed.

