

PPN: 531-24-003
MILLER & MORAN
AMT \$310,000.00
CONV \$1240.00
32350

202306120030 DESV
06/12/2023 08:57 AM
RCPT# 20230609000226
PAID BY Infinity Title Agency



CUYAHOGA COUNTY FISCAL OFFICE

GENERAL WARRANTY DEED

Infinity Title
20231122791

Douglas J. Keller and Michelle G. Keller, married to each other, for valuable consideration paid, grant, with general warranty covenants, to **Jessica Lynn Miller, Erika Marie Moran married to each other, and Judith M. Moran, single** for their joint lives, remainder to the survivor of them, the following real property:

See Exhibit Attached- Legal Description

Permanent Parcel Number: 531-24-003

Property Address: 1201 East Schaaf Road, Brooklyn Heights, OH 44131

Tax Mailing Address: 1201 East Schaaf Road, Brooklyn Heights, OH 44131

Except a) any mortgage assumed by Grantee, b) such restrictions, conditions, easements, (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

Prior Instrument Reference: 200605190671

Each of the Grantors releases all rights of dower therein.

Executed by **Douglas J. Keller and Michelle G. Keller** this the 2nd day of June, 2023.



Douglas J. Keller



Michelle G. Keller

State of OHIO
County of CUYAHOGA

The foregoing instrument was signed and acknowledged before me this 2 day of JUNE, 2023 by **Douglas J. Keller and Michelle G. Keller.**

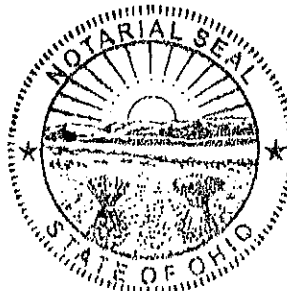
This is an acknowledgment, no oath or affirmation was administered.

Witness my official signature and seal on the day last above mentioned.



NOTARY PUBLIC

This document prepared by:
David A. Freeburg, Co., L.P.A.
8228 Mayfield Rd, STE 5B
Chesterland, Ohio 44026
440 421-9161
D-2023-05-217-2023112279i



Joseph Michael Janke
Notary Public, State of Ohio
My Commission Expires:
April 14, 2027

PARCEL NO. 1 -

✓ Situated in the Village of Brooklyn Heights, County of Cuyahoga and State of Ohio and known as being part of Original Independence Township Lot No. 3, Tract No. 1, West of the River, and bounded and described as follows: Beginning at a point in the center line of East Schaaf Road (80 feet wide), which bears North 61 degrees 03 minutes West 334.12 feet Westerly from a stone in the Easterly line of Original Lot No. 3 Independence Township Tract No. 1, West of the River; Thence South 28 degrees 57 minutes West 207.47 feet to a point; Thence North 55 degrees 01 minute 20 seconds West 50.28 feet to a point which marks the Southeasterly corner of said Parcel of land conveyed to William E. Harris, by Deed dated February 11, 1928, and recorded in Volume 3743, Page 183 of Cuyahoga County Records; Thence North 28 degrees 57 minutes East 202.19 feet along the Easterly line of land so conveyed to William E. Harris to a point in the center line of East Schaaf Road; Thence South 61 degrees 03 minutes East 50 feet along the center line of East Schaaf Road, to the place of beginning, according to a Survey made February 1935 by The Cleveland Surveys Inc., Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

PARCEL NO. 2 -

✓ Situated in the Village of Brooklyn Heights, County of Cuyahoga and State of Ohio and known as being part of Original Independence Township Lot No. 3 Tract No. 1 West of the River and bounded and described as follows:
Beginning on the Southerly line of said Original Lot No. 3 at the Southwesterly corner of a parcel of land conveyed to Amelia and George N. Burens, by Deed Dated May 5, 1925 and Recorded in Volume 3288, Page 84 of Cuyahoga County Records; Thence South 89 degrees 21 minutes West 118.05 feet along the Southerly line of said Original Lot No. 3, to a point from the Principal place of beginning; Thence South 89 degrees 21 minutes West 77.53 feet along the Southerly line of said Original Lot No. 3, to a point; Thence North 0 degrees 39 minutes West 249.59 feet to a point; Thence South 55 degrees 1 minute 20 seconds East 95.38 feet to a point; Thence South 0 degrees 39 minutes East 194.03 feet to the principal place of beginning, and containing 0.395 acres of land, be the same more or less, but subject to all legal highways.

Parcel No. 3-

✓ Situated in the Village of Brooklyn Heights, County of Cuyahoga and State of Ohio: and being known as part of Original Independence Township Lot No. 3, Tract No. 1, West of the Cuyahoga River, and bounded and described as follows:
Beginning at a monument at the intersection of the center line of East Schaaf Road (80 feet wide) and the Easterly line of said Original Lot No. 3; Thence Northwesterly along said center line of East Schaaf Road, 307.97 feet; Thence Southerly at an angle of 64 degrees 42 minutes with said center line 44.25 feet to the Southwesterly line of said East Schaaf Road; Thence Northwesterly along said Southwesterly line, 95.15 feet to the Principal Place of Beginning, of the premises herein intended to be described; Thence continuing Northwesterly along said Southwesterly line of East Schaaf Road, 12.32 feet to an angle therein; Thence continuing Northwesterly along said Southwesterly line 35.58 feet; Thence Southerly at right angles to said Southwesterly line 160 feet; Thence Southeasterly at right angles to said last described line 64.74 feet; Thence Northeasterly 162.16 feet to the Principal Place of Beginning, and being further known as Parcel No. 3 in the Survey for W. L. Lodrick made by the Wm. H Evers Engineering Co. dated February 3, 1928, be the same more or less, but subject to all legal highways.

PPN: 531-24-003

This Legal Description Complies with
The Cuyahoga Transfer and
Conveyance Standards and is approved
for transfer

APR 18 / 2023

DH

Agent