

PPN: 129-23-123  
118-23-013

202305100150 CLP  
05/10/2023 10:19 AM  
RCPT# 20230510000047  
PAID BY CLEVELAND HOU

AMT \$0.00  
CONV \$0.00

SCANNED

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CLEVELAND MUNICIPAL COURT  
HOUSING DIVISION  
CUYAHOGA COUNTY, OHIO

*Michael Chambers*  
CUYAHOGA COUNTY FISCAL OFFICE

THE STATE OF OHIO ) I, EARLE B. TURNER, JUDGE W. MONA SCOTT  
 Cuyahoga County ) SS. CLERK OF THE CLEVELAND  
 Cleveland, Ohio ) MUNICIPAL COURT, WITHIN  
 AND OR SAID CITY,  
 CITY OF CLEVELAND  
 HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS  
 TRULY TAKEN AND COPIED FROM THE ORIGINAL  
 PLAINTIFF  
 VS.  
 NOW ASKREN INVESTMENTS LLC  
 DEFENDANT  
 WITH THE SEAL OF SAID COURT THIS  
 28 DAY OF 3 A.D. 23  
 EARLE B. TURNER, Clerk  
 By *[Signature]* Deputy

EARLE B. TURNER, CLERK

Date: March 27, 2023

Case No: 2020 CRB 007386

JUDGMENT ENTRY RECEIVED  
FOR JOURNALIZATION

MAR 28 2023

EARLE B. TURNER, CLERK

**PROHIBITION ORDER AGAINST  
SELL, TRANSFER, GIFT OR  
PURCHASE OF PROPERTIES  
UNTIL APPROVED BY THE  
COURT**

**FINDINGS OF FACT**

NOW COMES the Court, On September 30, 2021, Defendant, Askren Investments LLC (hereinafter "Defendant"), entered a plea of no contest to one (1) count of a minor misdemeanor and fifty (50) counts of misdemeanor in the first degree (Failure to Comply) to Cleveland Codified Ordinance Section §203.03.

Cleveland Housing Court is "guided by the overriding purposes of misdemeanor sentencing, [which] are to protect the public from future crime by the offender and others and to punish the offender." R.C. §2929.21(A) Accordingly, the Court "consider[s] the impact of the offense upon the victim and the need for changing the offender's behavior, rehabilitating the offender, and making restitution to the victim of the offense, the public, or the victim and the public." *Id.* Further, the Court seeks to impose a sentence that is "commensurate with and not demeaning to the seriousness of the offender's conduct and its impact upon the victim, and consistent with sentences imposed for similar offenses committed by similar offenders." R.C. §2929.21(B).

WHEREAS, Defendant is the owner of the following described properties ("herein referred to as premises):

PARCEL NUMBER	ADDRESS	CITY	ZIP CODE	LEGAL DESCRIPTION	FULL LEGAL DESCRIPTION
129-23-123	12021 Continental Ave	Cleveland	44120	436 P&K 0032 ALL	See Exhibit A
118-23-013	2182 W 68 St	Cleveland	44103	SL 70 PCL A & B FF 130.00 D 127.64 0.379AC OL 335	See Exhibit B

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				11823014 AND 185 COMBINATION CARD 2010S/R	
007-31- 124	3247 W 32 St	Cleveland	44109	67 MEYER 0063 ALL	See Exhibit C
125-27- 060	5712 Adolpha Avenue	Cleveland	44127	321 C&C SL 36 NP 0037 ALL	See Exhibit D
105-21- 036	6219 Carl Avenue	Cleveland	44103	344 HECKER 0012 SP	See Exhibit E
130-20- 122	3451 E. 117 St	Cleveland	44120	444 UNION R 0003 ALL	See Exhibit F
135-04- 082	9422 Orleans Ave	Cleveland	44105	449 CARTER EP 272.69 WP 0017	See Exhibit G
105-21- 085	1157 E 63 St	Cleveland	44103	344 HECKER S/L 9 SP 75 NP 0008	See Exhibit H
014-21- 043	2147 Broadview Rd	Cleveland	44109	63 BRKHTS 0016 ALL	See Exhibit I
137-24- 076	13316 Chapelside Ave	Cleveland	44120	462 KOFRON 0064 ALL	See Exhibit J
105-22- 147	6330 Carl Ave	Cleveland	44103	344 HECKER 0008 ALL	See Exhibit K
107-09- 021	1206 E 85 St	Cleveland	44108	383 CLCO 0016 ALL	See Exhibit L
127-26- 081	11201 Union Ave	Cleveland	44105	443 S&LHP 0003 SEP	See Exhibit M
136-03- 018	3857 E 102 St	Cleveland	44105	458 SAPP S/L 148&150 SP SP 138.20 NP 0146 SP	See Exhibit N
108-26- 128	10625 Englewood Ave	Cleveland	44108	370 CR CO 0158 ALL	See Exhibit O
109-09- 173	10414 Somerset Ave	Cleveland	44108	377 SUPRPK 0368 WP	See Exhibit P

**WHEREAS**, in consideration of the above factors, along with other mitigating and aggravating factors, the Court sentenced Defendant on December 9, 2021, to two years of community control which is set to expire on December 9, 2023. The Court held a community control sanctions violation hearing on March 20, 2023, where the Defendant was sentenced to 2 additional years of active community control, and the Court issued the following orders:

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**COURT PROCEEDINGS HISTORY:****I. Sentencing**

On September 30, 2021, Defendant entered a plea of no contest to one (1) count of Minor Misdemeanor and fifty (50) counts of Misdemeanor in the First Degree (Failure to Comply). A total of one hundred and sixty (160) counts were hereby nolle based on the Defendant's no contest plea. Defendant was found guilty of each of the following counts of the Complaint. On December 9, 2021, Defendant was sentenced to two (2) years active community control, set to expire on December 9, 2023. The Court ordered the following:

- a. The \$251,000 fine is STAYED provided the Defendant complies with the orders of this Court. Defendant is ordered to pay the court costs associated with this case.
- b. Defendant is ordered to ensure that all of the address numbers are added to each of its properties and arranged so that the address number is visible.
- c. Defendant is ordered to obtain a rental registration for all rental properties located within the City of Cleveland.
- d. Defendant is ordered to comply with the City of Cleveland's Lead Safe Ordinance by obtaining the lead safe certificate for all of its rental properties within the City of Cleveland.
- e. Defendant is ordered to appear in court for the next hearing on February 9, 2022, at 1:30 pm.

**II. First Community Control Violation**

On July 13, 2022, journalized July 26, 2022, this matter was scheduled for a Community Control Status Hearing. Prosecutor Nathaniel Hall was present on behalf of City of Cleveland, Defendant Representative Brad Askren and Counsel Richard Teel were present on behalf of Askren Investments LLC, hereinafter Defendant, and Chief Housing Court Specialist Mary Barnwell was present on behalf of Cleveland Housing Court. Based on Chief Housing Specialist Barnwell's written report, and the testimony offered by all parties at the hearing, *the Court found that Defendant failed to comply with the additional community control orders of this Court journalized on April 6, 2022*, by not submitting a repair and maintenance plan, not obtaining lead certificates for its rental properties, and not keeping its property clean and free of all junk and debris. The Court found Defendant violated the terms of community control and issued the following additional **ORDERS**:

- a. Based on Defendant's violation, Defendant is ordered to pay a fine of \$1,000.00. The remaining maximum potential fine of \$250,000.00 is stayed provided Defendant complies with the orders of this Court.
- b. Defendant is ordered to pay the ongoing court costs associated with this case.
- c. Defendant is ordered to obtain a rental registration for all of the properties it owns within the City of Cleveland or apply for the applicable exemption.

**SCANNED**

- d. Defendant is ordered to comply with the City of Cleveland's Lead Safe Ordinance by obtaining the lead safe certificate for all of its rental properties within the City of Cleveland or apply for an exemption if applicable.
- e. Defendant is ordered to place numerical addresses on all properties owned within the City of Cleveland that do not already have them.
- f. Defendant is ordered to update Housing Specialist Barnwell with its process with the rehabilitation of its properties owned within the City of Cleveland.
- g. Defendant is ordered to provide a repair and maintenance plan for all of its properties owned in the City of Cleveland to Housing Court Specialist Barnwell every 30 days. This repair plan should include Defendant's plan and method for keeping the grass and shrubbery properly cut and maintained for all of its properties owned within the City of Cleveland.
- h. Defendant is ordered to ensure that its properties owned within the City of Cleveland remain clean and free of all junk and debris.
- i. All previous orders of this Court remain in full force and effect.
- j. Defendant is ordered to appear in court for the next hearing on September 14, 2022, at 1:00 pm.

### **III. Second Community Control Violation**

On September 14, 2022, journalized October 25, 2022, this matter came before the Court for a Community Control Status Hearing. Prosecutor Nathaniel Hall was present on behalf of City of Cleveland. Representative Brad Askren and Counsel Richard Teel were present on behalf of Defendant. Chief Housing Court Specialist Mary Barnwell was present on behalf of Cleveland Housing Court. Based on Chief Housing Court Specialist Barnwell's written report Defendant did not timely submit a repair and maintenance plan, obtain lead certificates for its rental properties, and did not keep its property clean and free of all junk and debris. The Court found Defendant violated the terms of community control and issued the following additional **ORDERS**:

- a. Based on Defendant's second violation, Defendant was ordered to pay a fine total of \$2,000.00. The remaining maximum potential fine of \$248,000.00 is stayed provided Defendant complies with the orders of this Court.
- b. Defendant is ordered to pay the ongoing court costs associated with this case.
- c. Defendant obtained a new minor misdemeanor citation in case number 2022 CRB 7960.
- d. Defendant is ordered to refrain from selling, transferring, and gifting any properties it owns within the City of Cleveland while on community control without approval of this Court. (See Exhibit A - List of Defendant's Properties)
- e. Defendant is ordered to obtain a rental registration for all of the properties it owns within the City of Cleveland or apply for the applicable rental registration exemption. Defendant must submit proof of its rental registrations or exemptions to Chief Housing Court Specialist Mary Barnwell prior to the next hearing date.
- f. Defendant is ordered to comply with the City of Cleveland's Lead Safe Ordinance by obtaining the lead safe certificate for all of its rental properties within the City of Cleveland or apply for a lead safe exemption if applicable. Defendant must provide proof of its lead safe certificate or exemption to Chief Housing Court Specialist Mary Barnwell prior to the next hearing date.

**SCANNED**

- g. Defendant is ordered to update Chief Housing Specialist Barnwell with its process with the rehabilitation of its properties owned within the City of Cleveland.
- h. Defendant is ordered to provide a repair and maintenance plan for all of its properties owned in the City of Cleveland to Housing Court Specialist Barnwell every 30 days. This repair plan should include Defendant's plan and method for keeping the grass and shrubbery properly cut and maintained for all of its properties owned within the City of Cleveland. The plan should also include a list of properties that Defendant intends to sell so that the Court is informed.
- i. Defendant is ordered to ensure that its properties owned within the City of Cleveland remain clean and free of all junk and debris.
- j. All previous orders of this Court remain in full force and effect.
- k. Defendant is ordered to appear in court for the next hearing on February 15, 2023, at 1:00 pm.

#### **IV. Third Community Control Violation Hearing**

As initially stated, a third virtual Community Control Violation Hearing was held on March 20, 2023, and all previously mentioned parties were in attendance. Based on Chief Housing Specialist Barnwell's written report, and the testimony of all parties, including that of Defendant Representative Brad Askren, the Court found that Defendant failed to maintain communication with Chief Housing Specialist Barnwell since November 16, 2022, hearing, pay anything toward his \$3000 executed fines, received a minor misdemeanor citation 2022CRB007960 and failed to pay the \$500 waiver, failed to submit rental registration and lead safe certification for the majority of its properties, failed to substantially comply to the previous orders issued, thus violating the terms of community control, The Court issues the following additional terms of community control:

#### **ORDERS OF COMMUNITY CONTROL**

- 1. ALL PRIOR ORDERS OF COMMUNITY CONTROL REMAIN IN FULL FORCE AND EFFECT.**
2. Defendant's active community control is extended for two (2) additional years, and is now **set to expire on December 9, 2025**
3. Defendant is **ORDERED** to pay an additional \$2,000.00 fine for failure to comply with the terms of community control.
4. Clerk is **ORDERED** to accept payments from Defendant toward the total amount of fines of \$5000.00, ordered into execution from all community control violations, including the above ordered amount listed in number 3.
5. The remaining \$246,000.00 of the fine is **STAYED** as long as Defendant continues to comply with the ongoing orders of the Court.
6. Defendant is responsible to pay for all ongoing court costs.
7. Defendant is ordered to not purchase any more properties in his individual OR LLC capacity while he is under Court's community control. [**SEE ATTACHED LIST OF OWNED PROPERTIES**]
8. Defendant is ordered not to sell, gift, or transfer any of Askren Investment LLC or BA Ohio Flips Properties without the Court's expressed permission, while under community control. [**SEE ATTACHED LIST OF PROPERTIES**]

SCANNED

9. Defendant is ordered to allow an inspector from City of Cleveland Department of Building and Housing to do an interior and exterior inspection, including garages before the next hearing, of the four (4) properties located at:
  - 2182 E. 68<sup>th</sup> Street, Cleveland PPN:118-23-013
  - 9422 Orleans Avenue, Cleveland PPN:135-04-082
  - 5712 Adolpha Avenue, Cleveland PPN: 125-27-060
  - 3451 E. 117<sup>th</sup> Street, Cleveland PPN: 130-20-122
10. Defendant is ordered to comply with the City of Cleveland's Lead Safe Ordinance by obtaining updated lead safe certificates for all of its rental properties owned within the City of Cleveland or apply for applicable exemptions, and provide copies to Chief Housing Court Specialist Barnwell.
11. Defendant is ordered to obtain rental registration for all residential properties they own within the City of Cleveland or apply for applicable exemptions and provide copies to Chief Housing Court Specialist Barnwell.
12. Defendant is ordered to pay the outstanding \$500 fine and court cost on minor misdemeanor case 2022CRB007960 and provide proof of payment to Chief Housing Court Specialist Barnwell. (*Clerk is ordered to accept the \$500 waiver payment on this case 2022CRB007960*)
13. Defendant is ordered to submit a more detailed "tier 3" maintenance and repair plan calendar for **EACH** property to Chief Housing Court Specialist Barnwell every 30 days beginning on April 20, 2023. The maintenance and repair plan shall include dates when the property manager drives by owned properties to inspect so that no violation can occur, when vacant properties will begin renovations, when permits will be paid for and pulled, and attach copies with the calendars. The listed requirements for the calendar may be some of the recommended information needed. However, Defendant shall also follow the instructions and include any additional information that Chief Housing Specialist Barnwell needs. All calendars are to be submitted timely without delay.
14. Defendant is ordered to provide all required listed and requested information timely PRIOR to the next hearing, not the day before nor the morning of the hearing.
15. Defendant's Representative is ordered to **REPORT TO AND REMAIN IN COMMUNICATION** with Chief Housing Specialist Mary Barnwell. Failure to follow the community control orders of the Court will cause Defendant to be in automatic violation as the Court went over community control requirements with defendant and answered all questions necessary to clarify any inability to understand community control obligations.

**WHEREAS, due to Defendant's pending community control, all of its properties owned in the City of Cleveland remain under the jurisdiction of this Court pursuant to R.C. 2929.25. For Defendant to sell, transfer, or gift any property it owns within the City of Cleveland, without remedying the criminal violations or satisfying the sentence, would be demeaning to the seriousness of building and housing violations, and the threat that such criminal violations pose to the City of Cleveland's health and safety.**

Whereas, since the date of the sentencing hearing on December 9, 2021, and/or the aforementioned compliance deadlines, Defendant remains subject to community control.

SCANNED

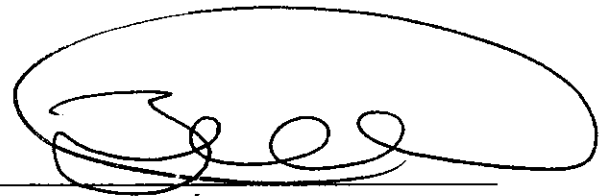
## ORDER

**I. PROHIBITION AGAINST SELL, TRANSFER, GIFT OR PURCHASE  
UNLESS APPROVED BY THE COURT**

**IT IS SO ORDERED THAT, Defendant, *Defendant's officers, agents, employees, and attorneys, and all other persons in active concert or participation with Defendant, who receive actual notice of this order by personal service, electronic service or otherwise, whether acting directly or indirectly, in connection with the premises, are hereby prohibited from advertising, marketing, promoting, offering for sell, selling, conveying, transferring, gifting or leasing all properties owned in the City of Cleveland until: Defendant remedies the above cited code violations; complies with the conditions of community control; satisfies the assessed fines and sanctions; and/or approved by the Court.***

**IT IS FURTHER ORDERED THAT, upon compliance with cited building and housing codes, or otherwise good cause, Defendant shall file a Motion to Remove Prohibition of Sell, Transfer, Gift or Purchase, demonstrating satisfaction of the imposed sentence, or good cause as to why this Order should be lifted prior to the date of satisfaction or the said expiration date below.**

**THIS ORDER SHALL BE FILED WITH THE CUYAHOGA COUNTY RECORDER'S OFFICE AND REMAIN IN EFFECT UNTIL THE COURT APPROVES THE SELL, TRANSFER OR GIFT, OR THIS ORDER EXPIRES ON DECEMBER 9, 2025, WHICHEVER OCCURS FIRST.**



**JUDGE W. MONÁ SCOTT  
CMC-HOUSING DIVISION**

SCANNED

CERTIFICATE OF SERVICE

Service: Copies sent by Bailiff Service: on the Cuyahoga County Recorder's Office on 3/28/23. MH

Service: Copies sent by Bailiff Service: Chief Prosecuting Attorney Michele Comer c/o Nathaniel Hall at 601 Lakeside, Room 106, Cleveland, OH 44114, on \_\_\_\_/\_\_\_\_/\_\_\_\_.

Service: Copies sent by regular U.S. mail, Email, and Bailiff Service to: Richard Teel (Defendant/Counsel's name) at Lieberman, Dvorin, and Dowd LLC 30195 Chagrin Blvd Suite 300 Pepper Pike, Ohio 44124 on 3/28/23. MH

Service: Copies sent by certified regular U.S. mail and Email to: Askren Investments, LLC \_\_\_\_ (Defendant/Counsel's name) at C/O Registered Agents 6545 Market Ave N. STE 100 North Canton, Ohio 44721 on 3/28/23. MH

Service: Copies sent by regular U.S. mail to: \_\_\_\_\_ (Defendant/Counsel's name) at \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_.





CUYAHOGA COUNTY FISCAL OFFICER  
 129-23-123 *D. Kelly* 11/2/2018 4:09:00 PM  
 B-11022018-23  
 ASKREN, BRAD Tax Dist. 3100  
 Quit Claim Deed E LUC: 5200 EX: M  
 Sale Amt: \$ 0.00 LAND: 7,000  
 Conv. Fee: \$ 0.00 BLDG: 800  
 PUBLIC TOTAL: 7,900

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 2  
 DEQC 11/2/2018 4:11:44 PM  
**201811020764**



### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ASKREN INVESTMENTS LLC ("Grantor"), unmarried of 26895 ALISO CREEK ROAD #B-600 (address) ALISO VIEJO, CALIFORNIA: 92656 hereby REMISES, RELEASES,

AND FOREVER QUITCLAIMS to:  
BRAD ASKREN ("Grantee"), whose tax-mailing address is 26895 ALISO CREEK ROAD #B-600; ALISO VIEJO, CALIFORNIA; 92656 all rights, title, interest and claim to the following real property in the City of CLEVELAND, County of CUYAHOGA, State of Ohio with the following legal description:

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being Sublot No. 32 in The Henry Prochaska and Frank Kysela Rice Avenue Allotment, of part of Original One Hundred Acre Lot No. 436, as shown by the recorded Plat in Volume 39 of Maps, Page 16, of Cuyahoga County Records, and being 35 feet front on the Northerly side of Continental Avenue, S.E., (formerly Rosedale Avenue, S.E.), and extending back of equal width 145 feet, as appears by said Plat, be the same more or less, but subject to all legal highways.

Parcel No.: 129-23-123

Known as: 12025 Continental Avenue, Cleveland, Ohio 44120

Prior Instrument Reference: 201810100305

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

N/A (Name of spouse of Grantor) D wife D husband of the Grantor, releases all rights of dower therein (mark if applicable).

EXECUTED this 31<sup>st</sup> day of October, 2018.

Brad Askren / Askren Investments LLC (Grantor's Signature)

N/A (Grantor's Spouse's Signature - if applicable)

Grantee's Address:

26895 ALISO CREEK ROAD # B-600

ALISO VIEJO, CALIFORNIA; 92656

Grantors Address:

26895 ALISO CREEK ROAD #B-600

ALISO VIEJO, CALIFORNIA; 92656

State of OHIO

County of CUYAHOGA

)  
)  
) ss

The foregoing instrument was acknowledged before me on October 31, 2018, by

Brad Askren Brad Askren

Ciani S. Albert  
Signature of Notary Public

Ciani S. Albert  
Printed Name of Notary

My commission expires:

NOVEMBER 30<sup>th</sup>, 2020  
Prepared by Ada Martin  
Ada Martin



CUYAHOGA COUNTY FISCAL OFFICER  
 118-23-013 *Richard Chambers* 2/3/2021 7:  
 N-02032021-3  
 ASKREN INVESTMENT, LLC Tax Dist. 3100  
 Warranty Deed LUC: 4090 EX:  
 Sale Amt: \$ 50,000.00 LAND: 12,400  
 Conv. Fee: \$ 200.00 BLDG: 51,800  
 Cleveland Home Title TOTAL: 64,200

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 3  
 RECORDED 2/3/2021 10:46:51 AM  
**202102030044**



\* 1 0 1 0 2 3 2 \*

## Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS THAT FFCR, LLC, a Washington limited liability company htta FFCR, LLC, an Ohio Limited Liability Company, the Grantor, claiming title by or through instrument recorded in 201902010738 Cuyahoga County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten and 00/100 Dollars (\$ 10.00) received to its full satisfaction of Askren Investments, LLC, a California limited liability company, the Grantee, whose tax mailing address will be 26895 Aliso Creek Road, Unit B-600, Aliso Viejo, CA 92656, does:**

**GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto said Grantee, its assigns and successors, the following described premises:

### PARCEL NO. 1:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
 And known as being Sub Lot No. 70 in James H. and Harriet Clark's Allotment of part of Original One Hundred Acre Lot No. 335 as shown by the recorded plat of said Allotment in Volume 9 of Maps, Page 17 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

### PARCEL NO. 2:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
 And known as being Sub Lot Nos. 71 and 72 and the Northerly 10 feet of Sub Lot No. 73 in James H. Clark and Harriet Clark's Allotment of part of Original One Hundred Acre Lot No. 335, as shown by the recorded plat in Volume 9 of Maps, Page 17 of Cuyahoga County Records, and together forming a parcel of land 90 feet front on the Westerly side of East 68th Street (formerly Harriet Street) and extending back 127 feet 5 inches on the Northerly line, about 127 feet 7 1/2 inches on the Southerly line, and having a rear line of about 90 feet, as appears by said plat be the same more or less, but subject to all legal highways.

THE ABOVE PREMISES ARE ALSO KNOWN AS PARCELS "A" AND "B" IN THE LOT SPLIT PLAT FOR LILA MILLS RECORDED IN VOLUME 348, PAGE 32 OF CUYAHOGA COUNTY MAP RECORDS.

Property Address: 2182 East 68th Street, Cleveland, OH 44103

PPN: 118-23-013 (as listed with 118-23-014 and 118-23-185)

**TO HAVE AND TO HOLD** the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and its assigns and successors forever.

**AND THE SAID** Grantor, for its assigns and successors, hereby covenants with the said Grantee, its assigns and successors, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

IN WITNESS WHEREOF, the Grantor does hereunto set its hand the 21 day of January, 2021.

GRANTOR:

FFCR, LLC, a Washington limited liability company

Stuart Fox, Member  
By: Stuart Fox, Member

Arizona  
STATE OF ~~UTAH~~ )  
Maricopa COUNTY ) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Stuart Fox and acknowledged that the Grantor's authorized representative did sign this instrument and the same is the representative's free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 21 day of January, 2021. This is an acknowledgment clause. No oath or affirmation was administered to the signer(s).

(SEAL)



Mike [Signature]  
NOTARY PUBLIC

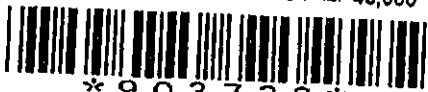
CLEVELAND HOME T  
2035 Crocker Road, Suit  
Westlake, Ohio 4414

This Instrument Prepared By:

Norman E. Incze, Esq., Atty.Reg.No. 0064665  
Norman Law  
2035 Crocker Road #204  
Westlake, OH 44145



CUYAHOGA COUNTY FISCAL OFFICER  
 007-31-124 *Daly* 1/14/2019 2:18:00 PM  
 g-01142019-5  
 ASKREN INVESTMENTS LLC Tax Dist. 3100  
 Limited Warranty LUC: 5200 EX:  
 Sale Amt: \$ 14,900.00 LAND: 10,800  
 Conv. Fee: \$ 59.60 BLDG: 37,200  
 SoLIFDIFI TITLE TOTAL: 48,000



\* 9 0 3 7 2 8 \*

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 3  
 DEED 1/14/2019 2:21:23 PM  
**201901140496**

**LIMITED WARRANTY DEED  
 (OHIO)**

KEYLINK GLOBAL, LLC created and existing under and by the virtue of the laws of the United States whose address is 3115 MELROSE DR SUITE 130, CARLSBAD, CA 92010, Grantor, for valuable consideration of \$14,900.00 paid, grants, with limited warranty covenants, to ASKREN INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, whose tax mailing address is 26895 Aliso Creek Rd, B-600 Aliso Viejo, CA 92656, the following described real property:

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO: AND KNOWN AS BEING SUBLot NO. 63 IN THE MEYER ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP Lot NO. 67 AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 OF MAPS, PAGE 20 OF CUYAHOGA COUNTY RECORDS, AND BEING 67 FEET 1 INCH FRONT ON THE EASTERLY SIDE OF WEST 32ND STREET AND EXTENDING BACK 134 FEET DEEP ON THE NORTHERLY LINE, 134 FEET DEEP ON THE SOUTHERLY LINE, WHICH IS ALSO THE NORTHERLY LINE OR MEYER AVENUE, SW, AND BEING 67 FEET 1 INCH IN THE REAR, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Parcel No.: 007-31-124

Property Address: 3247 WEST 32ND STREET, CLEVELAND, OH 44109

Prior Deed (Instrument) Reference: Instrument No. 201812030114, OR Volume \_\_\_\_\_, Page \_\_\_\_\_ recorded on 12/3/18, in the Records of CUYAHOGA County, Ohio.

Together with all easements, appurtenances, rights, privileges applicable thereto but subject to: (i) real estate taxes and assessments both general and special which are currently a lien, but not yet due and payable; (ii) restrictions, conditions, reservations, limitations and easements of record; (iii) building and zoning and other ordinances and regulations of governmental authorities having jurisdiction; (iv) matter which should be disclosed by an accurate survey or inspection; (v) all legal highways; and (vi) rights of tenants in possession.

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

JAN 14 2019

*Nam [Signature]*

In witness whereof, said Grantor has hereunto set its hand this October 25th 2018

KEYLINK GLOBAL, LLC

By: *[Signature]*

Name: Damien Chiodo

Its: Managing member

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss.

Before me, a Notary Public, in and for said County and State, personally appeared the above-named **KEYLINK GLOBAL, LLC** by \_\_\_\_\_, its \_\_\_\_\_, who acknowledged that he/she did sign the within instrument and that the same is his/her free act and deed individually and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission expires \_\_\_\_\_

Prepared By:  
MARIE SEIBER  
O/B/O BC LAW FIRM, P.A.  
1181 CALIFORNIA AVE, SUITE 185  
CORONA, CA 92881

*See attachment*

After Recording Return To:  
BCT - SOLIDIFI  
127 JOHN CLARKE ROAD, FIRST FLOOR  
MIDDLETOWN, RI 02842

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

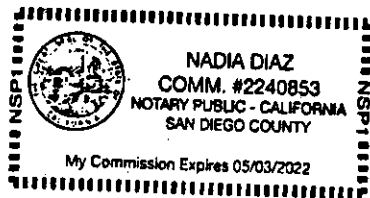
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )  
On 10/25/2018 before me, Nadia Diaz, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Damien Chiodo  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document:  
Title or Type of Document: Limited Warranty Deed  
Document Date: 10/25/2018 Number of Pages: 2  
Signer(s) Other Than Named Above: n/a

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_





CUYAHOGA COUNTY FISCAL OFFICER

125-27-060 *Robert Chambers* 2/17/2021 \$ E-02172021-18

ASKREN INVESTMENTS LLC Tax Dist. 3100

Warranty Deed LUC: 5100 EX:

Sale Amt: \$ 18,000.00 LAND: 5,500

Conv. Fee: \$ 72.00 BLDG: 22,500

LOGAN McQUADE TOTAL: 28,000

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 3  
DEED 2/17/2021 1:54:12 PM  
**202102170695**



Infinity Title  
2021128321

**GENERAL WARRANTY DEED**

**Ken Lee**, a married man, married to **Ze Juan Zhu Lee**, for valuable consideration paid, grants with general warranty covenants, to **Askren Investments LLC.**, the following real property:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
And known as being all of Sublot No. 37 and part of Sublot No. 36, in Mrs. Menerva Cable and Mrs. R.C. Cody's Re-Subdivision of part of Original One Hundred Acre Lot No. 321 as shown by the recorded plat in Volume 12 of Maps, Page 45 of Cuyahoga County Records and being further bounded and described as follows:  
Beginning at the intersection of the Northwesterly line of Cable Avenue S.E., with the Southwesterly line of Adolpha Avenue S.E.;

Thence Southwesterly along the Northwesterly line of Cable Avenue S.E., about 71 feet 9-1/4 inches to the Northeasterly corner of land conveyed by Arnostina Bubak to Frank and Mary Kotrba by deed dated May 16, 1921, and recorded in Volume 2531, Page 53 of Cuyahoga County Records;

Thence Northwesterly along the Northeasterly line of land so conveyed to Frank and Mary Kotrba as aforesaid about 59.42 feet to the rear line of said Sublot No. 36 and the Northeasterly corner of land so conveyed to Frank and Mary Kotrba, as aforesaid,

Thence Northeasterly along the rear line of Sublots Nos. 36 and 37 to the Southwesterly line of Adolpha Avenue S.E.,

Thence Southeasterly along said Southwesterly line of Adolpha Avenue S.E., 37 feet 3/4 inch to the place of beginning, be the same more or less, but subject to all legal highways.  
Permanent Parcel Number: 125-27-060

Property Address: 5712 Adolpha Avenue, Cleveland, OH 44127  
Tax Mailing Address: 5712 Adolpha Avenue, Cleveland, OH 44127

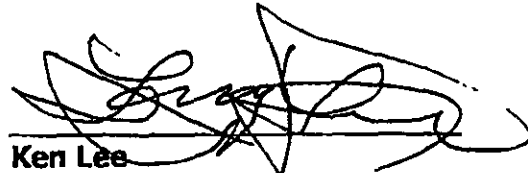
Except a) any mortgage assumed by Grantee, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or

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: 201312200660

**Ze Juan Zhu Lee**, wife of **Ken Lee**, hereby releases all rights of dower therein.

Executed by **Ken Lee**, and his wife **Ze Juan Zhu Lee** this 11 day of ~~FEBRUARY~~, 2021.

  
\_\_\_\_\_  
Ken Lee

  
\_\_\_\_\_  
Ze Juan Zhu Lee

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was signed and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by **Ken Lee** and **Ze Juan Zhu Lee**.

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

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

See attached  
acknowledgment

\_\_\_\_\_  
NOTARY PUBLIC

This document prepared by:  
David A. Freeburg, Esq.  
Freeburg & Freeburg, LLC  
6690 Beta Drive, STE 320  
Mayfield Village, Ohio 44143  
440-421-9181  
D-2021-02-46-202112832i

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Clara )

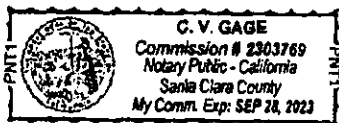
On February 11, 2021 before me, C. V. Gage, Notary Public, personally appeared

— Ken Lee and Ze Juan Zhu Lee —

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: General Warranty Deed  
Document Date: Feb 11 2021 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

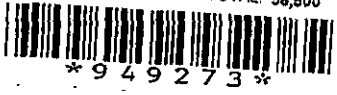
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



CUYAHOGA COUNTY FISCAL OFFICER  
 105-21-035 *Paula Chamberlain* 11/8/2019 2  
 105-21-036 *Paula Chamberlain* G-11082019-17  
 ASKREN INVESTMENTS LLC Tax Dist. 3100  
 Warranty Deed LUC: 4090 EX:  
 Sale Amt: \$ 105,000.00 LAND: 4,000  
 Conv. Fee: \$ 420.00 BLDG: 54,500  
 WORLD CLASS TOTAL: 58,500



CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 4  
 DEED 11/8/2019 3:02:40 PM  
**201911080486**



**GENERAL WARRANTY DEED**

Marvin E. Stover aka Marvin Stover, married, the Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants, to Askren Investments LLC, a limited liability company, the Grantee(s), whose tax mailing address is: 24895 Aliso Creek Rd Aliso Viejo CA 92656  
 THE FOLLOWING DESCRIBED PROPERTY:

See Attached Exhibit "A"

More commonly known as: 1156 Carl Avenue, Cleveland, OH 44103  
 Prior Instrument Reference: Book: 97-2841, Page: 32 of Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-21-035

More commonly known as: 6219 Carl Avenue, Cleveland, OH 44103  
 Prior Instrument Reference: Instrument Number 201801170202 of Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-21-036

More commonly known as: 1157 East 63rd Street, Cleveland, OH 44103  
 Prior Instrument Reference: Instrument Number 201503020607 of Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-21-085

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Grantor (s) do(es) hereby covenant and warrant unto said Grantee(s), the Grantee(s) heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor(s) was(were) lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor(s) has(have) good right to sell and convey the same to the Grantee(s), heirs, assigns, or successors, and that the Grantor(s) do(es) hereby agree to defend the same to the Grantee(s) and the Grantee(s)' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.

*MS*

Executed on this 30 day of October 2019

Marvin Stover aka Marvin E Stover  
Marvin Stover aka Marvin E Stover

Deborah Stover  
Deborah Stover

STATE OF OHIO COUNTY OF Cuyahoga SS:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October 2019, by Marvin Stover aka Marvin E Stover and Deborah Stover, husband and wife, the Grantor(s), and that the same was their free act and deed. In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.

Beverly L Jackson  
Notary Public  
My Commission Expires 04.22.2020

This instrument was prepared by: Lance Chapin, Esq., without opinion  
Chapin Legal Group, LLC  
580 South High Street, Suite 330  
Columbus, OH 43215  
1906-i031-Carl



**Exhibit "A"****Property 1:**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

And known as being parts of Sublots No. 10 and 11 of the Charles T. Hecker's Subdivision of part of Original One Hundred Acre Lot No. 344, as shown by the recorded plat in Volume 15 of Maps, page 4 of Cuyahoga County Records, bounded and described as follows:

Beginning at the Southwesterly corner of said Sublot No. 11, which is also the Northerly line of Carl Avenue, N.E.; thence Northerly along the Westerly line of said Sublot No. 11, 124.95 feet; thence Easterly across Sublots No. 11 and the Westerly 8.58 feet of Sublot No. 10 to the Westerly line of East 63rd Street; thence Southerly along said Westerly line of East 63rd Street, 125.01 feet to the Northerly line of Carl Avenue, N.E.; thence Westerly along the Northerly line of Carl Avenue, N.E. 43.58 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

More commonly known as: 1156 Carl Avenue, Cleveland, OH 44103

Permanent Parcel Number: 105-21-035

**Property 2:**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio;

And known as being part of Sublot No. 12 in Charles T. Hecker's Subdivision of part of Original 100 Acre Lot No. 344, as shown by the recorded plat in Volume 15 of Maps, Page 4 of Cuyahoga County Records and bounded and described as follows:

Beginning at a point in the Northwesterly line of Carl Avenue, NE at the most Southerly corner of said Sublot No. 12; thence Northwesterly along the Southwesterly line of said Sublot No. 12, a distance of 124.91 feet; thence Northeasterly a distance of 35 feet to a point on the Northeasterly line of said Sublot No. 12, 124.95 feet Northwesterly from the Northwesterly line of Carl Avenue, NE; thence Southeasterly along the Northeasterly line of said Sublot No. 12, a distance of 124.95 feet to the Northwesterly line of Carl Avenue, NE; thence Southwesterly along the Northwesterly line of Carl Avenue, NE, 35 feet to the place of beginning, be the same more or less, but subject to all legal highways.

More commonly known as: 6219 Carl Avenue, Cleveland, OH 44103

Permanent Parcel Number: 105-21-036

**Property 3:** Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, is described as follows:

And known as being part of Sublots Nos. 8 and 9 in Charles T. Hecker's Subdivision of part of Original One Hundred Acre Lot No. 344, as shown by the recorded plat in Volume 15 of Maps, Page 4 of Cuyahoga County Records, and together forming a Parcel of land bounded and described as follows:

Beginning on the Easterly line of East 63rd Street, (formerly Kilfoyl Street), at a point 75 feet southerly measured along and easterly line from its point of intersection with the northerly line of said Sublot No. 9; thence Northerly along said easterly line of East 63rd Street, 40 feet; thence easterly on a line parallel to the northerly line of said Sublots Nos. 9 and 8, about 56-46/100 feet to the easterly line of said subplot no. 8; thence southerly along said easterly line of Sublot No. 8, 40 feet; thence westerly on a line parallel to the northerly line of said Sublots Nos. 8 and 9, about 56-46/100 feet to the place of beginning, be the same more or less, but subject to all legal highways.

More commonly known as: 1157 East 63rd Street, Cleveland, OH 44103  
Permanent Parcel Number: 105-21-085


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

NOV 07 / 2019



Agent

CUYAHOGA COUNTY FISCAL OFFICER		
130-20-122	<i>Dgby</i>	1/28/2019 2:54:00 PM
		g-01282019-19
ASKREN INVESTMENTS, LLC Tax Dist. 3100		
Warranty Deed	LUC: 4090	EX:
Sale Amt: \$ 70,000.00	LAND: 4,500	
Conv. Fee: \$ 280.00	BLDG: 28,000	
WORLD CLASS	TOTAL: 33,500	



\*905733\*

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 2  
DEED 1/28/2019 3:27:07 PM  
**201901280422**



## GENERAL WARRANTY DEED

Upper Class Units Incorporated, a limited liability company, the Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants, to Askren Investments, LLC, a limited liability company, the Grantee(s), whose tax mailing address is: 26875 Aliso Creek Rd, B-600, Aliso Viejo, CA 92656  
THE FOLLOWING DESCRIBED PROPERTY:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

Known as being Sub Lot No. 3 in Union Rice Subdivision of part of Original 100 Acre Lot No. 452 and 444, as shown by the recorded plat in Volume 47 of Maps, Page 24 of Cuyahoga County Records and being 35 feet front on the Easterly side of East 117th Street, and extending back 128.61 feet on the Northerly line, 128.58 feet on the Southerly line, and having a rear line of 35 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

More commonly known as: 3451 East 117th Street, Cleveland, OH 44120

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument Number: 201804200910 of Cuyahoga County, Ohio.  
Permanent Parcel Number: 130-20-122

Grantor (s) do(es) hereby covenant and warrant unto said Grantee(s), the Grantee(s) heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor(s) was(were) lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor(s) has(have) good right to sell and convey the same to the Grantee(s), heirs, assigns, or successors, and that the Grantor(s) do(es) hereby agree to defend the same to the Grantee(s) and the Grantee(s)' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.



Executed on this 24 day of January, 2019

Upper Class Units Incorporated

By: Randy Gray, Sole Member  
Randy Gray, Sole Member

STATE OF ohio, COUNTY OF Cuyahoga SS:

The foregoing instrument was acknowledged before me this 24 day of January, 2019, by Randy Gray, Sole Member, Upper Class Units Incorporated, a limited liability company, the Grantor(s), and that the same was their free act and deed. In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.

Janet Dunn Kovachic  
Notary Public  
My Commission Expires 5-26-20


This Instrument was prepared by: Lance Chapin, Esq., without opinion  
Chapin Legal Group, LLC  
580 South High Street, Suite 330  
Columbus, OH 43215  
1812-i002-117th



JANET DUNN KOVACHIC  
NOTARY PUBLIC  
STATE OF OHIO  
RECORDED IN  
SUMMIT COUNTY  
My Commission Expires  
May 26, 20 20



CUYAHOGA COUNTY FISCAL OFFICER  
 135-04-082 *Dph* 12/11/2018 2:53:00 PM  
 C-12112018-14  
 ASKREN INVESTMENTS LLC Tax Dist. 3100  
 Warranty Deed LUC: 5100 EX:  
 Sale Amt: \$ 8,500.00 LAND: 5,400  
 Conv. Fee: \$ 34.00 BLDG: 28,000  
 WORLD CLASS TITLE TOTAL: 33,400



\* 8 9 9 4 4 3 \*

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 2  
 DEED 12/11/2018 3:58:30 PM  
**201812110462**

**GENERAL WARRANTY DEED**

KAJA Holdings 2, LLC, a limited liability company, the Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants, to Askren Investments LLC, a limited liability company, the Grantee(s), whose tax mailing address is: 216895 Aliso Creek Rd B-600, Aliso Viejo, CA 92656  
 THE FOLLOWING DESCRIBED PROPERTY:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 17 in the Carter Heirs of Allotment of part of original 100 acre Lots Nos. 449 and 450, as shown by the recorded plat in Volume 12 of Maps, Page 38 of Cuyahoga County Records, and bounded and described as follows:

Beginning at a point on the Southerly side of Orleans Street, now known as Orleans Avenue, a distance of 234.69 feet Easterly from the Northwest Corner of said Sublot No. 17 running thence Southerly and at right angles with said Southerly side of Orleans Street 135 feet to the Southerly line of said Sublot No. 17; Thence Easterly along the Southerly line 38 feet; Thence Northerly at right angles to the last line 135 feet to the Southerly side of Orleans Street; Thence Westerly along said Southerly side of Orleans Street 38 feet to the place of beginning, be the same more or less, but subject to all legal highways.

More commonly known as: 9422 Orleans Avenue, Cleveland, OH 44105

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument Number: 201609290686 of Cuyahoga County, Ohio. Permanent Parcel Number: 135-04-082

Grantor (s) do(es) hereby covenant and warrant unto said Grantee(s), the Grantee(s) heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor(s) was(were) lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor(s) has(have) good right to sell and convey the same to the Grantee(s), heirs, assigns, or successors, and that the Grantor(s) do(es) hereby agree to defend the same to the Grantee(s) and the Grantee(s)' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.

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

DEC 11/2018



Agent

Executed on this 14 day of Nov, 2018

KAJA Holdings 2, LLC

Alex  
~~Alex Sekeradick, Managing Member~~

Alex Kier, Authorized Signer

STATE OF SC, COUNTY OF Lexington SS:

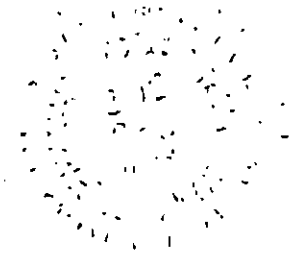
2018 The foregoing instrument was acknowledged before me this 14th day of November by ~~Alex Sekeradick, Managing Member~~ Alex Kier, Authorized Signer of KAJA Holdings 2, LLC, a limited liability company, the Grantor(s), and that the same was their free act and deed. In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.

[Signature]

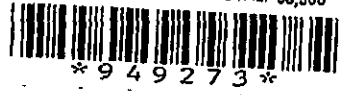
Notary Public  
My Commission Expires \_\_\_\_\_

DERRICK DANIEL PATRICK HORNE  
Notary Public-State of South Carolina  
My Commission Expires  
May 23, 2027

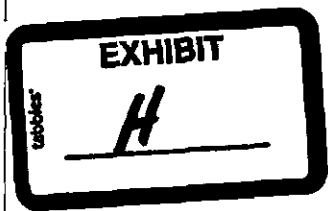
This instrument was prepared by: Lance Chapin, Esq., without opinion  
Chapin Legal Group, LLC  
580 South High Street, Suite 330  
Columbus, OH 43215  
1810-i023-Orleans



CUYAHOGA COUNTY FISCAL OFFICER  
 105-21-035 *Paulo Chantaca* 11/8/2019 2  
 105-21-036 G-11082018-17  
 ASKREN INVESTMENTS LLC Tax Dist. 3100  
 Warranty Deed LUC: 4090 EX:  
 Sale Amt: \$ 105,000.00 LAND: 4,000  
 Conv. Fee: \$ 420.00 BLDG: 54,500  
 WORLD CLASS TOTAL: 58,500



CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 4  
 DEED 11/8/2019 3:02:40 PM  
**201911080486**



**GENERAL WARRANTY DEED**

Marvin E. Stover aka Marvin Stover, married, the Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants, to Askren Investments LLC, a limited liability company, the Grantee(s), whose tax mailing address is: 24895 Aliso Creek Rd Aliso Viejo CA 92656  
 THE FOLLOWING DESCRIBED PROPERTY:

See Attached Exhibit "A"

More commonly known as: 1156 Carl Avenue, Cleveland, OH 44103  
 Prior Instrument Reference: Book: 97-2841, Page: 32 of Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-21-035

More commonly known as: 6219 Carl Avenue, Cleveland, OH 44103  
 Prior Instrument Reference: Instrument Number 201801170202 of Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-21-036

More commonly known as: 1157 East 63rd Street, Cleveland, OH 44103  
 Prior Instrument Reference: Instrument Number 201503020607 of Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-21-085

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Grantor (s) do(es) hereby covenant and warrant unto said Grantee(s), the Grantee(s) heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor(s) was(were) lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor(s) has(have) good right to sell and convey the same to the Grantee(s), heirs, assigns, or successors, and that the Grantor(s) do(es) hereby agree to defend the same to the Grantee(s) and the Grantee(s)' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.

*MS*

Executed on this 30 day of October 2019

Marvin Stover aka Marvin E Stover  
Marvin Stover aka Marvin E Stover

Deborah Stover  
Deborah Stover

STATE OF OHIO COUNTY OF Cuyahoga SS:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October 2019, by Marvin Stover aka Marvin E Stover and Deborah Stover, husband and wife, the Grantor(s), and that the same was their free act and deed. In testimony whereof, I have hereunto set my name and official seal at on the day and year last aforesaid.

Beverly L Jackson  
Notary Public  
My Commission Expires 04/22/2020

This Instrument was prepared by: Lance Chapin, Esq., without opinion  
Chapin Legal Group, LLC  
580 South High Street, Suite 330  
Columbus, OH 43215  
1906-i031-Carl



**Exhibit "A"****Property 1:**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

And known as being parts of Sublots No. 10 and 11 of the Charles T. Hecker's Subdivision of part of Original One Hundred Acre Lot No. 344, as shown by the recorded plat in Volume 15 of Maps, page 4 of Cuyahoga County Records, bounded and described as follows:

Beginning at the Southwesterly corner of said Sublot No. 11, which is also the Northerly line of Carl Avenue, N.E.; thence Northerly along the Westerly line of said Sublot No. 11, 124.95 feet; thence Easterly across Sublots No. 11 and the Westerly 8.58 feet of Sublot No. 10 to the Westerly line of East 63rd Street; thence Southerly along said Westerly line of East 63rd Street, 125.01 feet to the Northerly line of Carl Avenue, N.E.; thence Westerly along the Northerly line of Carl Avenue, N.E. 43.58 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

More commonly known as: 1156 Carl Avenue, Cleveland, OH 44103

Permanent Parcel Number: 105-21-035

**Property 2:**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio;

And known as being part of Sublot No. 12 in Charles T. Hecker's Subdivision of part of Original 100 Acre Lot No. 344, as shown by the recorded plat in Volume 15 of Maps, Page 4 of Cuyahoga County Records and bounded and described as follows:

Beginning at a point in the Northwesterly line of Carl Avenue, NE at the most Southerly corner of said Sublot No. 12; thence Northwesterly along the Southwesterly line of said Sublot No. 12, a distance of 124.91 feet; thence Northeasterly a distance of 35 feet to a point on the Northeasterly line of said Sublot No 12, 124.95 feet Northwesterly from the Northwesterly line of Carl Avenue, NE; thence Southeasterly along the Northeasterly line of said Sublot No. 12, a distance of 124.95 feet to the Northwesterly line of Carl Avenue, NE; thence Southwesterly along the Northwesterly line of Carl Avenue, NE, 35 feet to the place of beginning, be the same more or less, but subject to all legal highways.

More commonly known as: 6219 Carl Avenue, Cleveland, OH 44103

Permanent Parcel Number: 105-21-036

**Property 3:** Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, is described as follows:

And known as being part of Sublots Nos. 8 and 9 in Charles T. Hecker's Subdivision of part of Original One Hundred Acre Lot No. 344, as shown by the recorded plat in Volume 15 of Maps, Page 4 of Cuyahoga County Records, and together forming a Parcel of land bounded and described as follows:

Beginning on the Easterly line of East 63rd Street, (formerly Kilfoyl Street), at a point 75 feet southerly measured along and easterly line from its point of intersection with the northerly line of said Sublot No. 9; thence Northerly along said easterly line of East 63rd Street, 40 feet; thence easterly on a line parallel to the northerly line of said Sublots Nos. 9 and 8, about 56-46/100 feet to the easterly line of said subplot no. 8; thence southerly along said easterly line of Sublot No. 8, 40 feet; thence westerly on a line parallel to the northerly line of said Sublots Nos. 8 and 9, about 56-46/100 feet to the place of beginning, be the same more or less, but subject to all legal highways.

More commonly known as: 1157 East 63rd Street, Cleveland, OH 44103  
Permanent Parcel Number: 105-21-085

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

NOV 07 2019



Agent



CUYAHOGA COUNTY FISCAL OFFICER  
 014-21-043 *Patrick Chambers* 2/26/2021 €  
 E-02262021-9  
 ASKREN INVESTMENTS LLC Tax Dist. 3100  
 Warranty Deed LUC: 4970 EX:  
 Sale Amt: \$ 85,000.00 LAND: 15,700  
 Conv. Fee: \$ 340.00 BLDG: 77,900  
 INFINITY TOTAL: 93,600

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 2  
 DEED 2/26/2021 1:36:14 PM  
**202102260423**



**GENERAL WARRANTY DEED**

**JDT Properties LLC., by Dana Januska, its Sole Member** having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **Askren Investments LLC.,** the following real property:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
 And known as being Sublot No. Sixteen (16) in The Brooklyn Heights Realty Company's Subdivision, of part of Original Brooklyn Township Lot No. 63, as shown by the recorded plat of said Subdivision in Volume 45 of Maps, Page 2 of Cuyahoga County Records. Said Sublot No. 16 has a frontage of 40-83/100 feet on the Westerly side of Broadview Road, S.W., and extends back between parallel lines 128 feet, as appears by said plat, be the same more or less, but subject to all legal highways.  
 Permanent Parcel Number: 014-21-043

Property Address: 2147 Broadview Road, Cleveland, OH 44109

Tax Mailing Address: 2147 Broadview Road, Cleveland, OH 44109

Except a) any mortgage assumed by Grantee, b) restrictions of record and any reservations and easements created in conjunction with such restrictions, which Grantee has reviewed and approved c) zoning ordinances, if any, and d) taxes and assessments, both general and special, for the current half of the taxable year and thereafter.

Prior Instrument Number: 201607280628

Infinity Title  
202112757<sup>0</sup>



Executed by **JDT Properties LLC., by Dana Januska, its Sole Member** the 24  
day of Feb, 2021.

**JDT Properties LLC.,**

*Dana Januska* <sup>Sole Member</sup>  
**By: Dana Januska**  
**Its: Sole Member**

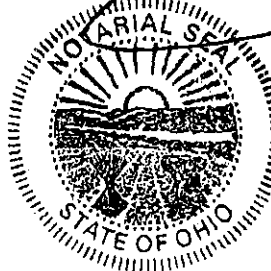
State of OH  
County of Cuyahoga

Before me a Notary Public in and for said County and State, personally appeared the above named **JDT Properties LLC., by Dana Januska, its Sole Member**, who acknowledged that they did sign the foregoing instrument on behalf of said **JDT Properties LLC.**, and that the same is their free act and deed individually and as such officer.

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

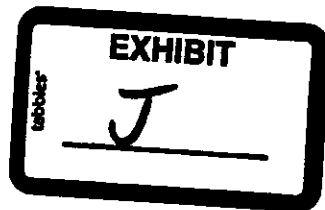
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 24 day of Feb, 2021.

NOTARY PUBLIC



STEPHEN MEGYESI  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
10-01-2022  
Recorded in  
Lake County

This document was prepared by:  
David A. Freeburg, Esq.  
Freeburg & Freeburg LLC  
6690 Beta Drive, STE 320  
Mayfield Village, Ohio 44143  
440-421-9181  
D-2021-02-58-202112757i



CUYAHOGA COUNTY FISCAL OFFICER

137-24-076 *Michael Chamber* 10/29/2019  
J-10292019-4

ASKREN INVESTMENTS, LLC. Tax Dist. 3100

Warranty Deed LUC: 5100 EX:

Sale Amt: \$ 7,600.00 LAND: 7,100

Conv. Fee: \$ 30.40 BLDG: 500

Mount Morris Title Agency TOTAL: 7,600

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 2  
DEED 10/29/2019 3:18:45 PM

**201910290504**



\* 9 4 7 4 7 3 \*

**GENERAL WARRANTY DEED, Statutory Form No. 22-S**

**GENERAL WARRANTY DEED\***

KNOW ALL MEN BY THESE PRESENTS,

THAT, **Tiffany Oliver, unmarried,**

**GRANTOR,**

for valuable consideration paid, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY,  
with GENERAL WARRANTY COVENANTS,

UNTO: **Askren Investments, LLC, a California Limited Liability Company**

**GRANTEE,**

whose tax-mailing address is: **26895 Aliso Creek Road, #B-600, Aliso Viejo, CA 92656**

the following REAL PROPERTY: **13316 Chapelside Avenue, Cleveland, Ohio 44120**

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being Sublot No. 64 in The J. V. Kofron Subdivision of part of Original 100 Acre Lot No. 462 as shown by the recorded Plat in Volume 44 of Maps, Page 27 of Cuyahoga County Records, and being 40 feet front on the Southerly side of Chapelside Avenue, S.E., 106 feet deep on the Easterly line, 106.14 feet deep on the Westerly side and 40 feet in the rear, as appears by said Plat, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 137-24-076

Prior Instrument Reference: **Document 201805090619 of Cuyahoga County, Ohio, records.**

The property conveyed is subject to all encumbrances, restrictions, easements, taxes and assessments of record.

Mount Morris *ALCO*

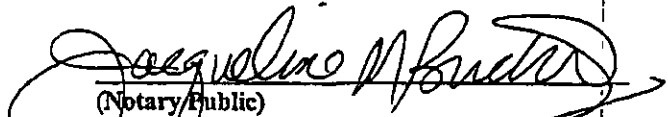
EXECUTED by the GRANTOR this 17 day of October, 2019.

  
\_\_\_\_\_  
Tiffany Oliver

STATE OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF VENANGO )

BE IT REMEMBERED, That on this 17 day of October, 2019, before me, the subscriber, a Notary Public in and for said State, personally came, Tiffany Oliver, unmarried, the GRANTOR in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.


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

  
(Notary Public)  
My commission expires: 5/6/2021

Commonwealth of Pennsylvania - Notary Seal  
Jacqueline M. Bucholz, Notary Public  
Venango County  
My commission expires May 6, 2021  
Commission number 1249528  
Member, Pennsylvania Association of Notaries

This instrument was prepared without a title examination by: James J. Schneider, Esq.

\*See Sections 5302.05 and 5302.06 Ohio Revised Code.

CUYAHOGA COUNTY FISCAL OFFICER  
 105-21-108 11/7/2019  
 104-24-057 *Phil Chamber* J-11072019-18  
 STOVER, MARVIN Tax Dist. 3100  
 Warranty Deed LUC: 4090 EX:  
 Sale Amt: \$ 210,000.00 LAND: 3,600  
 Conv. Fee: \$ 840.00 BLDG: 38,400  
 WORLD CLASS TITLE TOTAL: 39,000  
  
 \* 9 4 9 0 6 6 \*

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 3  
 DEED 11/7/2019 2:48:50 PM  
**201911070445**



**GENERAL WARRANTY DEED**

Marvin Stover aka Marvin E Stover, married, the Grantor(s), for valuable consideration paid,  
 grant(s) with general warranty covenants, to Askren Investments LLC, a limited liability  
 company, the Grantee(s), whose tax mailing address  
 is: 26895 Aliso Creek Rd, Aliso Viejo, CA 92656  
 THE FOLLOWING DESCRIBED PROPERTY:

See Attached Exhibit "A"

More commonly known as: 1114 East 64th Street, Cleveland, OH 44103  
 Prior Instrument Reference: Book: 98-01674, Page: 4 and \_\_\_\_\_ of  
 Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-21-108

More commonly known as: 1557 East 47th Street, Cleveland, OH 44103  
 Prior Instrument Reference: Book: 96-10931, Page: 23 and \_\_\_\_\_ of  
 Cuyahoga County, Ohio.  
 Permanent Parcel Number: 104-24-057

More commonly known as: 6330 Carl Avenue, Cleveland, OH 44103  
 Prior Instrument Reference: Book: 98-01674, Page: 2 and \_\_\_\_\_ of  
 Cuyahoga County, Ohio.  
 Permanent Parcel Number: 105-22-147

Except for the following and subject to all of which this conveyance is made: legal highways;  
 zoning ordinances; real estate taxes and assessments which are now or may hereafter become a  
 lien on said premises; covenants, conditions, restrictions and easements of record; and all coal,  
 oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Grantor (s) do(es) hereby covenant and warrant unto said Grantee(s), the Grantee(s) heirs,  
 assigns, and successors, that at the time of the delivery of this deed, the Grantor(s) was(were)  
 lawfully seized in fee simple of the granted premises, that the premises are free from all  
 encumbrances, that the Grantor(s) has(have) good right to sell and convey the same to the  
 Grantee(s), heirs, assigns, or successors, and that the Grantor(s) do(es) hereby agree to defend  
 the same to the Grantee(s) and the Grantee(s)' heirs, assigns or successors, forever, against the  
 lawful claims and demands of all persons.

Executed on this 30 day of October, 2019.

Marvin Stover aka Marvin E Stover  
Marvin Stover aka Marvin E Stover

Deborah Stover  
Deborah Stover

STATE OF Ohio COUNTY OF Cuyahoga SS:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2019, by Marvin Stover aka Marvin E Stover and Deborah Stover, husband and wife, the Grantor(s), and that the same was their free act and deed. In testimony whereof, I have hereunto set my name and official seal at, on the day and year last aforesaid.

Beverly L. Jackson  
Notary Public  
My Commission Expires 04-27-2020

This instrument was prepared by: Lance Chapin, Esq., without opinion  
Chapin Legal Group, LLC  
580 South High Street, Suite 330  
Columbus, OH 43215  
1906-1031C-Carl



EXHIBIT A  
PROPERTY DESCRIPTION

Property 1: (105-21-108)

Situated in the County of Cuyahoga, State of Ohio and City of Cleveland, and known as:

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being Sublot No. 31 in J.F. Killoff's subdivision of part of Original One Hundred Acre Lot(s) Nos. 343, 344, 346 and 347 as shown by the Recorded Plat in Volume 16 of Maps, Page 12 of Cuyahoga County Records, and forming a parcel of land 40.0 feet front on the Southwesterly side of East 64th Street and extending back between parallel lines 120.0 feet as appears by said Plat be the same more or less, but subject to all legal highways.

Property 2: ~~(105-22-147)~~ (104-24-057)

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and known as being the Northerly 0.5 feet of Sublot No. 66, all of the Sublot No. 67 and the Southerly 15.50 feet of Sublot No. 68 in the A. McIntosh allotment of Part of Original 10 acre Lots Nos. 125 and 126 as recorded in Volume 11 of Maps, Page 51 of Cuyahoga County Records said part of Sublot No. 66 and all of Sublot No. 67 and part of Sublot No. 68 together forming a parcel of land having a frontage of 56 feet on the Easterly side of Headley Street now known as East 47th Street and extending back between parallel lines 146.81 feet and having a rear line of 56 feet be the same more or less but subject to all legal highways.

Property 3: (105-22-147)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublot No. 8 in Gustave A. Hecker's Subdivision of part of Original One Hundred Acre Lots Nos. 343 and 344 as shown by the recorded plat in Volume 15 of Maps, Page 5 of Cuyahoga County Records and being 40 feet front on the Southeastery side of Carl Avenue N.E. and extending back between parallel lines 137.80 feet, as appears by said plat be the same more or less but subject to all legal highways.

Property commonly known as: 6330 Carl Avenue, Cleveland, Ohio 44103, 1557 East 47th Street, Cleveland, Ohio 44103 and 1114 East 64th Street, Cleveland, Ohio 44103

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

NOV 06/2019

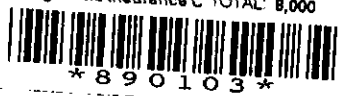



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Agent



CUYAHOGA COUNTY FISCAL OFFICER  
 107-09-021 *Dph* 10/10/2018 3:15:00 PM  
 J-10102018-13  
 ASKREN INVESTMENTS, LLC, Tax Dist. 3100  
 Warranty Deed LUC: 5200 EX:  
 Sale Amt: \$ 7,000.00 LAND: 2,000  
 Conv. Fee: \$ 28.00 BLDG: 6,000  
 Chicago Title Insurance C TOTAL: 8,000



CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICER - 2  
 DEED 10/10/2018 3:28:38 PM  
**201810100502**

FOR RECORDER'S OFFICE USE ONLY - DO NOT WRITE ABOVE THIS LINE

# GENERAL WARRANTY DEED

(Ohio Statutory Form: R.C. §5302.05)

KNOW ALL PERSONS BY THESE PRESENTS that **Gant Rehab and Handyman Services, LLC, an Ohio limited liability company**, the Grantor, grants with statutory general warranty covenants under R.C. §5302.06, for valuable consideration received, to **Askren Investments LLC, a California limited liability company**, the Grantee, the following real property:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

And known as being part of the Original One Hundred Acre Lot No. 383, and bounded and described as follows:

Beginning on a line drawn parallel with the Easterly line of said Original One Hundred Acre Lot No. 393, from a point 334.58 feet Westerly from said Easterly line, measured along the Northerly line of said Original Lot No. 383, at a point on said parallel line 240 feet Southerly from the intersection of said parallel line with the Northerly line of said Original Lot No. 383;

Thence Easterly, parallel with the Northerly line of said Original One Hundred Acre Lot No. 383, 63 feet to the Westerly line of East 85th Street (formerly Belrose Street);

Thence Southerly, along the Westerly line of said East 85th Street, and parallel with the Easterly line of said Original Lot No. 383, 40 feet;

Thence Westerly, parallel with the Northerly line of the said Original One Hundred Acre Lot No. 383, 63 feet;

Thence Northerly 40 feet to the place of beginning and being further known as Sublot No. 16 in the Cleveland Land Company's proposed subdivision of a part of Original One Hundred Acre Lot No. 383, be the same more or less, but subject to all legal highways.

Permanent Parcel No: 107-09-021  
 Property Address: 1206 E. 85th St., Cleveland, OH 44108  
 Tax Mailing Address: 26895 Aliso Creek Road, Aliso Viejo, California 92656  
 Prior Instrument Reference: Cuyahoga County O.R. AFN 201608180306

Chicago Title  
 File No. 1820081345

*The real property described above is conveyed subject to, and there are excepted from the general warranty covenants, the following: all easements, covenants, conditions and restrictions of record; all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable.*

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

OCT 10 / 2018 *SS*

Executed this 9 day of October, 2018.

GRANTOR:

Gant Rehab and Handyman Services, LLC

By: [Signature]

Printed Name: DERRICK GANT

Title: SOLE MEMBER + MANAGER

STATE OF Ohio  
COUNTY OF Cuyahoga <sup>SS:</sup>

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named DERRICK GANT who is the SOLE MEMBER + MANAGER of Grantor Gant Rehab and Handyman Services, LLC, who testified that he/she has the authority to execute this deed and who acknowledged that he/she did sign this instrument and that the same is his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Cleveland, Ohio this 9 day of October, 2018.

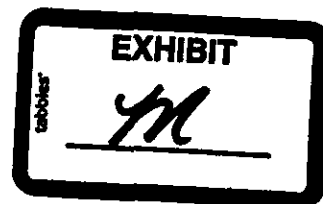
[Signature]  
NOTARY PUBLIC

*This Instrument prepared by:*  
Mark F. Craig, Esq.  
345 E. Bridge St. #1140  
Elyria, OH 44036  
Phone: (440) 973-6827




Lisa A. Schwitzgebel  
Notary Public - Ohio  
My Commission Expires  
8/10/2023





CUYAHOGA COUNTY FISCAL OFFICER  
 127-26-081 *Phelan Chambers* 4/29/2021 §  
 B-04292021-7  
 BA OHIO FLIPS LLC Tax Dist. 3100  
 Warranty Deed LUC: 5200 EX:  
 Sale Amt: \$ 23,000.00 LAND: 6,600  
 Conv. Fee: \$ 92.00 BLDG: 17,300  
 InFINITY TITLE TOTAL: 23,900



\* 1 0 2 3 5 8 3 \*

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICERS - 2  
 DEED 4/29/2021 11:43:09 AM  
**202104290426**

**GENERAL WARRANTY DEED**

**FKF Investment Group, Inc., by Forrest Kelth Francis, its Member** having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **BA Ohio Flips LLC.**, the following real property:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
 And known as being the Easterly 50 feet of the Southerly 110 feet of Sublot No. 3 in Southern and Latimer's Highland Park Allotment of part of Original 100 Acre Lot No. 443, as shown by the recorded plat in Volume 15 of Maps, Page 8 of Cuyahoga county Records and being 50 feet front on the Northerly side of Union Avenue and extending back 110 feet on the Westerly line, 110 feet on the Easterly line, (which is also the Westerly side of East 113th Street) and having a rear line of 50 feet, as appears by said plat, be the same more or less, but subject to all legal highways.  
 Permanent Parcel Number: 127-26-081

Property Address: 11201 Union Avenue, Cleveland, OH 44105

Tax Mailing Address: 11201 Union Avenue, Cleveland, OH 44105

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 Number: 201808010349

Infinity Title  
*2021/3437*

Executed by **FKF Investment Group, Inc. by Forrest Keith Francis, its Member,**  
the 22 day of April, 2021.

**FKF Investment Group, Inc.**

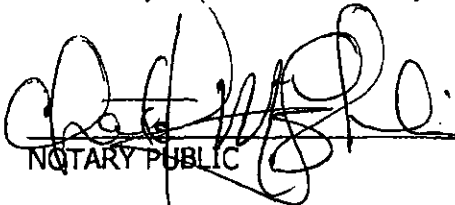
  
\_\_\_\_\_  
**By Forrest Keith Francis**  
**Its Member**

State of Texas  
County of Denton

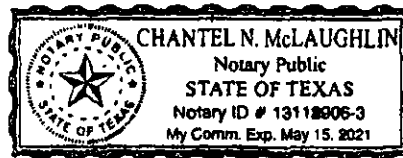
Before me a Notary Public in and for said County and State, personally appeared the above named **Forrest Keith Francis**, who acknowledged that he did sign the foregoing instrument on behalf of said **FKF Investment Group, Inc.** and that the same is his free act and deed individually and as such officer.

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 22<sup>nd</sup> day of April, 2021.


  
\_\_\_\_\_  
NOTARY PUBLIC

This document was prepared by:  
David A. Freeburg, Esq.  
Freeburg & Freeburg LLC  
6690 Beta Drive, STE 320  
Mayfield Village, Ohio 44143  
440-421-9181  
D-2021-04-62-202113433i





CUYAHOGA COUNTY FISCAL OFFICER  
 136-03-018 *Mark Chamberlain* 6/25/2021 3  
 F-06282021-4  
 BA OHIO FLIPS LLC Tax Dist. 3100  
 Limited Warranty LUC: 5100 EX:  
 Sale Amt: \$ 17,900.00 LAND: 4,800  
 Conv. Fee: \$ 71.60 BLDG: 21,300  
 Nova Title Agency, Inc. TOTAL: 28,200



\* 1 0 3 3 5 9 5 \*

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICERS - 2  
 DEED 6/28/2021 10:59:54 AM  
**202106280367**

NOVA  
 T21-1027/mice

After Recording Return To:  
 Nova Title Agency, Inc.  
 30455 Solon Road  
 Solon, OH 44139

**LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS;

That **U.S. Bank National Association, as Trustee, for Green Tree 2008-HE1**, for valuable consideration paid, grant(s) with limited warranty covenants, to **BA Ohio Flips LLC**, whose TAX MAILING ADDRESS will be 6545 Market Ave. North, Ste. 100, North Canton, OH 44721, the following described premises:

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio:

And known as being the Southerly 35 feet front of the Northerly 138.20 feet of Sublot Nos. 146, 148, and 150 in the Resurvey of Leo W. Sapp's Allotment, of part of Original One Hundred Acre Lot No. 458, as shown by the recorded plat in Volume 12 of Maps, Page 25 of Cuyahoga County Records, and being 35 feet front on the easterly side of Elizabeth Avenue and East 102nd Street S.E. (40 feet wide) and extending back between parallel lines 120.00 feet deep, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 136-03-018  
 PROPERTY ADDRESS: 3857 East 102nd Street, Cleveland, OH 44105  
 PRIOR DEED REFERENCE: Instrument No. 202104260470

EXCEPT restrictions, easements, rights, reservations, exceptions, limitations, agreements, covenants, conditions of record, zoning ordinances and taxes both special and general for the current year and thereafter; and EXCEPT any state of facts which would be disclosed by an accurate survey of the premises herein conveyed.

Executed this 25 day of May, 2021.

U.S. Bank National Association, as Trustee, for Green Tree  
2008-HE1 by NewRez LLC dba Shellpoint Mortgage Servicing as  
attorney in fact

X BY: [Signature]  
ITS: AVP

20210628 0766

Power of Attorney filed \_\_\_\_\_ as Instrument No. \_\_\_\_\_ in  
Cuyahoga County, Ohio records.

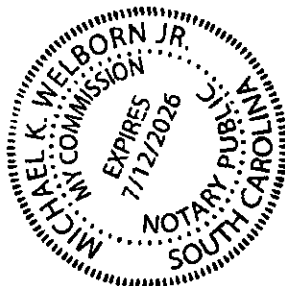
STATE OF SC )  
COUNTY OF Greenville ) SS:

This is an acknowledgement. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this 25 day of  
May, 2021 by U.S. Bank National Association, as Trustee, for Green Tree  
2008-HE1 by NewRez LLC dba Shellpoint Mortgage Servicing as attorney in fact by  
Larry Glantz its AVP

[Signature]  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
John J. Dyer III  
Reimer Law Co.  
30455 Solon Road  
Solon, OH 44139





CUYAHOGA COUNTY FISCAL OFFICER  
 108-26-128 *Prada Chambers* 6/28/2021 3  
 G-08292021-7 |  
 BA OHIO FLIPS LLC Tax Dist. 3100  
 Warranty Deed LUC: 5100 EX:  
 Sale Amt: \$ 11,000.00 LAND: 3,600  
 Conv. Fee: \$ 44.00 BLDG: 13,100  
 FIRST MERIDIAN TOTAL: 16,700

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICERS - 2  
 DEED 6/29/2021 1:25:42 PM  
**202106290375**



### GENERAL WARRANTY DEED

**Know all Men by these Presents, That Prince John Wulu, unmarried, for valuable consideration paid, grants, with general warranty covenants to BA Ohio Flips LLC, a Limited Liability Company, whose tax mailing address is 10625 Englewood Avenue, Cleveland, OH 44108, the following REAL PROPERTY:**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being Sublot No. 158 in Cleveland Realty Company's Subdivision, of part of Original 100 Acre Lot Nos. 362 and 370, as shown by the recorded Plat in Volume 24 of Maps, Page 17 of Cuyahoga County Records, and being 35 feet front on the Northerly side of Englewood Avenue, and extending back of equal width 110 feet as appears by said Plat, be the same more or less, but subject to all legal highways.


PPN: 108-26-128

Prior Instrument Reference: 201505080569  
 Property Address: 10625 Englewood Avenue, Cleveland, OH 44108

**Exceptions to the general warranty covenants:** (a) such encroachments and recorded restrictions, easements and conditions, including without limitations subsurface rights, which do not materially adversely affect the Property's user or value; (b) zoning ordinances, if any; (c) taxes and assessments, whether general or special, which are a lien on the Property but are not yet payable.

21-5821

Executed this 10 day of June, 2021.

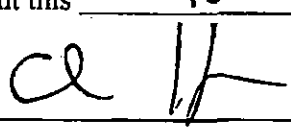
  
\_\_\_\_\_  
Prince John Wulu

STATE OF CA  
COUNTY OF San Francisco ss:

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

I hereby certify that Prince John Wulu, unmarried, did this day appear before me and acknowledge that they did sign the foregoing instrument on their own free will and accord, for the purposes named and expressed in this instrument.

I have set my hand and official seal unto this instrument this 10 day of June, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-6-24

This instrument prepared by:  
Pearl Law Offices, LLC  
Attorney: James R. Pearl, Jr.  
9391 Olde Eight Rd.  
Northfield, Ohio 44067  
(330) 467-5002





CUYAHOGA COUNTY FISCAL OFFICER  
 109-09-173 *Andre Chamberlain* 6/11/2021 E  
 C-06112021-13  
 BA OHIO FLIPS LLC., Tax Dist. 3100  
 Warranty Deed LUC: 5100 EX:  
 Sale Amt: \$ 34,880.00 LAND: 4,800  
 Conv. Fee: \$ 139.80 BLDG: 16,400  
 LOGAN TOTAL: 21,200

CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICERS - 2  
 DEED 6/11/2021 12:33:49 PM  
**202106110277**



*Infinity Title*  
2021134761

**GENERAL WARRANTY DEED**

**Letroy Homes LLC., by Andre Perkins, its Member** having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **BA Ohio Flips LLC.,** the following real property:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
 And known as being the Westerly 39 feet of Sublot No. 368 in The B. Schatzinger's Superior Park Subdivision of part of Original 100 Acre Lot No. 377, as shown by the recorded Plat in Volume 35 of Maps, Page 20 of Cuyahoga County Records, and being 39 feet front on the Southerly side of Somerset Avenue, NE, and extending back of equal width 87.5 feet, as appears by said plat, be the same more or less, but subject to all legal highways.  
 Permanent Parcel Number: 109-09-173

Property Address: 10414 Somerset Avenue, Cleveland, OH 44108

Tax Mailing Address: 10414 Somerset Avenue, Cleveland, OH 44108

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 Number: 202008110790

Executed by **Letroy Homes LLC., by Andre Perkins, its Member** the 7  
day of June, 2021.

**Letroy Homes LLC.,**

Andre Perkins  
**By Andre Perkins**  
**Sole Member**

State of Ohio  
County of Cuyahoga

Before me a Notary Public in and for said County and State, personally appeared the above named **Andre Perkins**, who acknowledged that he did sign the foregoing instrument on behalf of said **Letroy Homes LLC.**, and that the same is his free act and deed individually and as such officer.

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 7 day of June, 2021.

Dianne Fox  
NOTARY PUBLIC

This document was prepared by:  
David A. Freeburg, Esq.  
Freeburg & Freeburg LLC  
6690 Beta Drive, STE 320  
Mayfield Village, Ohio 44143  
440-421-9181  
D-2021-04-213-202113476i



DIANNE FOX  
Notary Public, State of Ohio  
Recorded in Medina County  
My Commission Expires  
January 29, 2022