

PPN: 125-08-008
NEAL A KOWALSKI
AMT \$950,000.00
CONV \$3800.00
26-101147

202605010440 DEED
05/01/2026 02:10 PM
RCPT# 20260501000405
PAID BY NICHOLAS E LON



CUYAHOGA COUNTY FISCAL OFFICE

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Cleveland Delivery & Distribution Inc.**, an Ohio corporation, for valuable consideration paid, does hereby grant with statutory limited warranty covenants to **Neal A. Kowalski, single man** whose tax mailing address is 6707 Bessemer Avenue, Cleveland, Ohio, 44127, the following described property:

Parcel No. 125-08-008 & 125-08-009

(See Exhibit A attached hereto for the full legal description of property being conveyed)

Prior Reference: AFN202205020410 of Cuyahoga County Records.

Free and clear of all liens and encumbrances except taxes and assessments, both general and special, and a mortgage recorded as AFN202205020411 in Cuyahoga County Records which the Grantee herein assumes and agrees to pay.

EXECUTED this 28 day of April, 2026.

CLEVELAND DELIVERY & DISTRIBUTION INC.

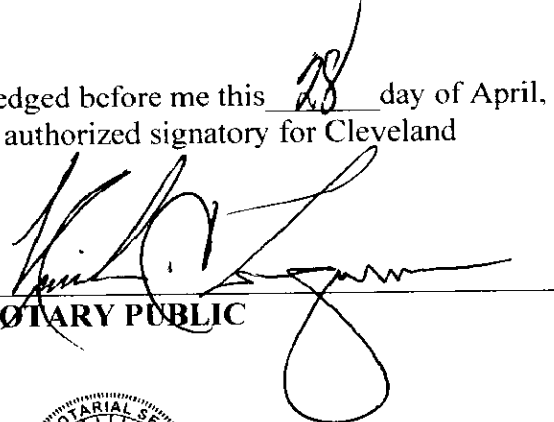

NEAL A. KOWALSKI, Vice President

State of Ohio

SS.

County of Cuyahoga

The foregoing instrument was acknowledged before me this 28 day of April, 2026, by Neal A. Kowalski, vice president and authorized signatory for Cleveland Delivery & Distribution Inc.


NOTARY PUBLIC



NICHOLAS E. LONGAUER
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Prepared by: N.E. Longauer, Atty.
43 East Bridge St. Suite 101
Berea, OH 44017
(440) 826-1818

Exhibit A

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOTS NUMBERS 31 TO 46, BOTH INCLUSIVE, IN H.F. HOPPENSACK'S SUBDIVISION OF PART OF ORIGINAL 100 ACRE LOTS NUMBERS 326 AND 322 AS SHOWN BY THE PLAT RECORDED IN VOLUME 8, PAGE 27 OF CUYAHOGA COUNTY MAPS, THAT PART OF BESSEMER AVENUE SOUTHEAST AND EAST 69TH STREET (FORMERLY BURLINGTON STREET) CONTIGUOUS TO SAID SUBLOTS AND TO OTHER UNALLOTTED LANDS IN ORIGINAL 100 ACRE LOT NUMBER 322 INCLUDED WITHIN THE PREMISES HEREIN TO BE DESCRIBED, VACATED BY COMMON PLEAS CASE NUMBERS 29,819 AND 82,050, AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF BESSEMER AVENUE SOUTHEAST, 70 FEET WIDE, WITH THE EASTERLY LINE OF EAST 66TH STREET (FORMERLY PORTER STREET) 50 FEET WIDE; THENCE SOUTH 65 DEGREES 12 MINUTES 10 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE OF BESSEMER AVENUE SOUTHEAST, A DISTANCE OF 25.46 FEET TO A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE ALL ENGINEERING CORPORATION AS SHOWN BY THE RECORDED PLAT IN VOLUME 93-14478, PAGE 25 OF CUYAHOGA COUNTY RECORDS AND THE PRINCIPAL PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED;

COURSE 1: THENCE NORTH 24 DEGREES 47 MINUTES 50 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF LAND SO CONVEYED TO THE ALL ENGINEERING CORPORATION, A DISTANCE OF 160.00 FEET TO AN INTERIOR CORNER THEREOF;

COURSE 2 THENCE SOUTH 65 DEGREES 08 MINUTES 02 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF LAND SO CONVEYED TO THE ALL ENGINEERING CORPORATION, A DISTANCE OF 39.20 FEET TO A SOUTHEASTERLY CORNER THEREOF;

COURSE 3 THENCE NORTH 0 DEGREES 20 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO THE ALL ENGINEERING CORPORATION, A DISTANCE OF 120.67 FEET TO THE NORTHEASTERLY CORNER THEREOF AND THE SOUTHERLY LINE OF HUBBARD AVENUE SOUTHEAST (FORMERLY HUBBARD STREET) 50 FEETWIDE;

COURSE 4 THENCE SOUTH 88 DEGREES 47 MINUTES 33 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF HUBBARD AVENUE SOUTHEAST, A DISTANCE OF 367.57 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE WHITMORE MANUFACTURING COMPANY BY DEED RECORDED IN VOLUME 14419, PAGE 489 OF CUYAHOGA COUNTY RECORDS;

COURSE 5 THENCE SOUTH 0 DEGREES 19 MINUTES 03 SECONDS WEST, ALONG SAID WESTERLY LINE OF LAND SO CONVEYED TO THE WHITMORE MANUFACTURING COMPANY, A DISTANCE OF 176.95 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

COURSE 6 THENCE NORTH 86 DEGREES 08 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO THE WHITMORE MANUFACTURING COMPANY, A

DISTANCE OF 354.72 FEET TO THE NORTHWESTERLY CORNER OF THE REMAINDER OF PARCEL NUMBER 3 OF LAND CONVEYED TO THE PETTIBONE OHIO CORPORATION BY DEED RECORDED IN VOLUME 14659, PAGE 303 OF CUYAHOGA COUNTY RECORDS;

COURSE 7 THENCE SOUTH 24 DEGREES 47 MINUTES 50 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID REMAINDER OF PARCEL NUMBER 3, A DISTANCE OF 425.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF AND THE NORTHEASTERLY LINE OF BESSEMER AVENUE SOUTHEAST, AS AFORESAID;
COURSE 8 THENCE NORTH 65 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE OF BESSEMER AVENUE SOUTHEAST, A DISTANCE OF 710.72 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 5.5550 ACRES OF LAND ACCORDING TO A SURVEY MADE BY THOMAS J. NEFF, JR. REGISTERED SURVEYOR NUMBER 7065-OHIO IN FEBRUARY OF 1994.

BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

MAY 01/2026

Agent

CUYAHOGA COUNTY FISCAL OFFICER
125-08-008 *Michael Chambers* 4/29/2022 7
M-05022022-17
CLEVELAND DELIVERY & DIS Tax Dist. 3100
Quit Claim Deed LUC: 4820 EX:
Sale Amt: \$ 900,000.00 LAND: 167,000
Conv. Fee: \$ 3,600.00 BLDG: 511,900
Common Law Title TOTAL: 678,900

* 1 0 8 4 4 1 1 *

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICERS - 3
DEQC 5/2/2022 11:29:32 AM
202205020410

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Neal A. Kowalski, single man, for valuable consideration paid, does hereby grant to Cleveland Delivery & Distribution Inc., an Ohio corporation, whose tax mailing address is 6707 Bessemer Avenue, Cleveland, Ohio, 44127, the following described property:

Parcel No. 125-08-008

(See Exhibit A attached hereto for the full legal description of property being conveyed)

Prior Reference: Vol. 94-05582 Page 36 of Cuyahoga County Records.

EXECUTED this 29th day of April, 2022.

Neal A. Kowalski
NEAL A. KOWALSKI

State of Ohio

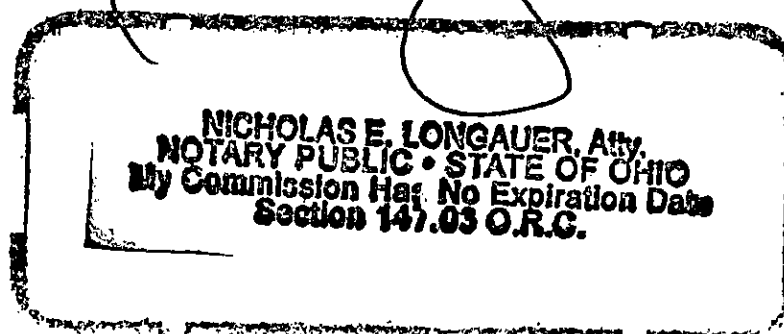
ss.

County of Cuyahoga

The foregoing instrument was acknowledged before me this 29 day of April, 2022, by Neal A. Kowalski.

Nicholas E. Longauer
NOTARY PUBLIC

Prepared by: N.E. Longauer, Atty.
(440) 826-1818



**NEFF & ASSOCIATES**

PLANNERS • ENGINEERS • SURVEYORS

Legal Description
 P.P. Nos. 125-8-849
 March 29, 1994
 File No. 10260.004

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublots Nos. 31 to 46, both inclusive, in H.P. Hoppensack's Subdivision of part of Original 100 Acre Lots Nos. 326 and 322 as shown by the plat recorded in Volume 8, Page 27 of Cuyahoga County Maps, that part of Bessemer Avenue S.E. and East 69th Street (formerly Burlington Street) contiguous to said Sublots and to other unallotted lands in Original 100 Acre Lot No. 322 included within the premises herein to be described, vacated by Common Pleas Case Nos. 29,819 and 82,050, and is further bounded and described as follows:

Beginning at the intersection of the Northeastly line of Bessemer Avenue S.E., 70 feet wide, with the Easterly line of East 65th Street (formerly Porter Street) 50 feet wide. Thence South 65°-12'-10" East, along said Northeastly line of Bessemer Avenue S.E., a distance of 28.46 feet to a Southeastly corner of a parcel of land conveyed to the All Engineering Corporation as shown by the recorded plat in Volume 93-14478, Page 25 of Cuyahoga County Records and the principal place of beginning of the land herein described;

- Course 1. Thence North 24°-47'-50" East, along the Southeastly line of land so conveyed to the All Engineering Corporation, a distance of 160.00 feet to an interior corner thereof;
- Course 2. Thence South 65°-08'-02" East, along the Southwestly line of land so conveyed to the All Engineering Corporation, a distance of 39.20 feet to a Southeastly corner thereof;
- Course 3. Thence North 0°-20'-45" East, along the Easterly line of land so conveyed to the All Engineering Corporation, a distance of 120.67 feet to the Northeastly corner thereof and the Southerly line of Hubbard Avenue S.E. (formerly Hubbard Street) 50 feet wide;

THOMAS J. NEFF, P.E., P.S.
 COUNTY ENGINEER TAX MAP DIVISION
 LEGAL DESCRIPTION APPROVED FOR TRANSFER

Page 2
Legal Description
March 29, 1994
File No. 10260.004

- Course 4 Thence South $88^{\circ}-47'-13''$ East, along said Southerly line of Hubbard Avenue S.E., a distance of 367.57 feet to the Westerly line of a parcel of land conveyed to The Whitmore Manufacturing Company by deed recorded in Volume 14419, Page 489 of Cuyahoga County Records;
- Course 5 Thence South $0^{\circ}-19'-03''$ West, along said Westerly line of land so conveyed to The Whitmore Manufacturing Company, a distance of 176.95 feet to the Southwesterly corner thereof;
- Course 6 Thence North $86^{\circ}-08'-53''$ East, along the Southerly line of land so conveyed to The Whitmore Manufacturing Company, a distance of 354.72 feet to the Northwesterly corner of the remainder of Parcel No. 3 of land conveyed to the Pettibone Ohio Corporation by deed recorded in Volume 14659, Page 303 of Cuyahoga County Records;
- Course 7 Thence South $24^{\circ}-47'-50''$ West, along the Northwesterly line of said remainder of Parcel No. 3, a distance of 425.92 feet to the Southwesterly corner thereof and the Northeasterly line of Bessemer Avenue S.E., as aforesaid;
- Course 8 Thence North $65^{\circ}-12'-10''$ West, along said Northeasterly line of Bessemer Avenue S.E., a distance of 710.72 feet to the principal place of beginning and containing 5.5550 Acres of land according to a survey made by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio in February of 1994.

Be the same more or less but subject to all legal highways.



Thomas J. Neff, Jr.
Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio