

Permanent 542-21-045
Parcel #:

Type Instrument: Warranty Deed
Tax District #: 3150
Grantor: GOLEM, GARY
Grantee: REDDING, WES
Balance Assumed: \$ 0.00
Total Consideration: \$ 107,000.00
Conv. Fee Paid: \$ 428.00
Transfer Fee Paid: \$ 0.50
Fee Paid by: Ohio Title Corp.
Exempt Code:

Date: 10/9/2009 3:25:00 PM
Tax List Year: 2009
Land Use Code: 5100
Land Value: 17,800
Building Value: 86,000
Total Value: 103,800
Arms Length Sale: UNKNW
Rcpt: G-10092009-13
Inst #: 424657
Check #: 2914

CUYAHOGA COUNTY RECORDER
LILLIAN J GREENE - 2
DEED 10/9/2009 3:40:33 PM
200910090594

Frank Russo
CUYAHOGA COUNTY AUDITOR

GENERAL WARRANTY DEED

ORTA 12435

GARY GOLEM, a married man, married to **CLAUDIA A. GOLEM** for valuable consideration paid, grants, with general warranty covenants, to **WES REDDING**, the following real property:

Situated in the City of Garfield Heights, County of Cuyahoga and State of Ohio: And known as being Sublot No. 41 in Joseph A. Schmitt's Granger Estates Subdivision of part of Original Independence Township, Tract No. 1, East of Cuyahoga River, as shown by the recorded plat in Volume 84 of Maps, Page 36 of Cuyahoga County Records.

Property Address: 11020 Penfield Ave., Garfield Hts., OH 44125

Tax Mailing Address:

Except any mortgage assumed by Grantee, b) such restrictions, conditions, easements (however created) including without limitation subsurface rights, and encroachments, which 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.

Permanent Parcel Number: 542-21-045

Prior Instrument Reference: 200902050595

CLAUDIA A. GOLEM, wife of **GARY GOLEM**, releases all rights of dower therein.

Executed by **GARY GOLEM** and his wife, **CLAUDIA A. GOLEM**, who hereby releases her right and expectancy of dower in said Premises, this 7 day of OCTOBER 2009.

Gary Golem

GARY GOLEM

Claudia A. Golem

CLAUDIA A. GOLEM

State of OHIO
County of CUYAHOGA

The foregoing instrument was signed and acknowledged before me this 7 day
of OCTOBER 2009 by **GARY GOLEM** and **CLAUDIA A. GOLEM**.

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



NOTARY PUBLIC

This document was prepared by:
McFadden & Freeburg Co., L.P.A.
1370 Ontario Street, Suite 600
Cleveland, OH 44113
216/622-0850



Ryan T. Marrie
Notary Public, State of Ohio
My Commission Expires March 21, 2012

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