



A. Settlement Statement (HUD-1)

B. Type of Loan		6. File Number: 16-2075	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.
<p>C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (16-2075/ 16)</p>				
<p>D. Name and Address of Buyer: Platinum Marketing and Sales, L.C., a Utah limited liability company 11175 Belmont Hill Pl South Jordan, UT 84095</p>		<p>E. Name and Address of Seller: Lawrence Abrams 3111 Telopea Springs Ln Simi Valley, CA 93063</p>		
<p>G. Property Location: 3026 W 46 St Cleveland, OH 44102 Cuyahoga County, Ohio</p>		<p>H. Settlement Agent: (440)788-7100 Cleveland Home Title Agency, LTD. 2035 Crocker Road, Suite 104 Westlake, OH 44145</p> <p>Place of Settlement: 2035 Crocker Road Suite 104 Westlake, OH 44145</p>		
<p>I. Settlement Date: July 29, 2016</p>		<p>Disbursement Date: July 29, 2016</p>		

J. Summary of Buyer's Transaction	
100. Gross Amount Due from Buyer	26,000.00
101. Contract sales price	26,000.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	440.50
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross amount due from Buyer	26,440.50
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209. Seller Credit to Buyer for Closing Costs	
Adjustments for items unpaid by seller	
210. City/Town taxes	
211. County taxes 01/01/16 to 07/29/16	385.84
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218. Transfer of Security Deposit	650.00
219. Rent Proration 07/29/16-07/31/16	62.90
220. Total paid by/for Buyer	1,098.74
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (Line 120)	26,440.50
302. Less amount paid by/for Buyer (Line 220)	(1,098.74)
303. CASH FROM BUYER	25,341.76

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross amount due to Seller	
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509. Seller Credit to Buyer for Closing Costs	
Adjustments for items unpaid by seller	
510. City/Town taxes	
511. County taxes	to
512. Assessments	
513.	
514.	
515. Delinq Real Estate Taxes	
516. Delinq Rental Registration	
517. Water and Sewer Hold	
518. Transfer of Security Deposit	
519. Rent Proration	
520. Total reduction amount due Seller	
600. Cash at Settlement from/to Seller	
601. Gross amount due to Seller (Line 420)	
602. Less reductions due Seller (Line 520)	()
603. CASH TO SELLER	

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
<i>Division of commission (line 700) as follows:</i>			
701.	to		
702.	to		
703.	Commission paid at settlement		
704.			
705.	Broker Service Fee to Howard Hanna		
800. Items Payable in Connection with Loan			
801.	Our origination charge		(from GFE #1)
802.	Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)
803.	Your adjusted origination charges		(from GFE #A)
804.	Appraisal fee		(from GFE #3)
805.	Credit report		(from GFE #3)
806.	Tax service		(from GFE #3)
807.	Flood certification		(from GFE #3)
808.			
900. Items Required by Lender to be Paid in Advance			
901.	Interest from to @ (days @ %)		(from GFE#10)
902.	Mortgage insurance premium for month to		(from GFE #3)
903.	Homeowner's insurance for year to		(from GFE #11)
904.	for year to		
1000. Reserves Deposited with Lender			
1001.	Initial deposit for your escrow account		(from GFE #9)
1002.	Homeowner's insurance Months @ \$ per Month		
1003.	Mortgage insurance Months @ \$ per Month		
1004.	County taxes Months @ \$ per Month		
1005.	Months @ \$ per Month		
1006.	Months @ \$ per Month		
1007.	Months @ \$ per Month		
1008.	Aggregate Adjustment		
1100. Title Charges			
1101.	Title services and lender's title insurance		(from GFE #4)
1102.	Settlement or closing fee		See additional 1101 items 325.00
1103.	Owner's title insurance to Cleveland Home Title Agency, LTD.		(from GFE #5)
1104.			87.50
1105.			
1106.	Owner's title policy limit		
1107.	Agent's portion of the total title insurance premium to Cleveland Home Title Agen	\$148.75	
1108.	Underwriter's portion of the total title insurance premium to North American Title I	\$26.25	
1200. Government Recording and Transfer Charges			
1201.	Government recording charges to Cuyahoga County Fiscal Office		(from GFE #7)
1202.	Deed \$ 28.00; Mortgage \$; Releases \$		28.00
1203.	Transfer taxes		(from GFE #8)
1204.	City/County tax/stamps Deed \$ 104.50; Mortgage \$		
1205.	State tax/stamps Deed \$; Mortgage \$		
1206.			
1300. Additional Settlement Charges			
1301.	Required services that you can shop for		
1302.	City Disclosure to City of Cleveland Dept. of Building and Housing		(from GFE #6)
1303.			
1304.	Attorney Fee-Deed Prep to Norman Law LLC		
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			440.50

HUD-1, Attachment

Buyer: Platinum Marketing and Sales, L.C., a
Utah limited liability company
11175 Belmont Hill Pl
South Jordan, UT 84095

Seller: Lawrence Abrams
3111 Telopea Springs Ln
Simi Valley, CA 93063

Lender:

Settlement Agent: Cleveland Home Title Agency, LTD.

(440)788-7100

Place of Settlement: 2035 Crocker Road
Suite 104

Westlake, OH 44145

Settlement Date: July 29, 2016

Disbursement Date: July 29, 2016

Property Location: 3026 W 46 St

Cleveland, OH 44102

Cuyahoga County, Ohio

Title Services and Lender's Title Insurance

Payee/Description	Disclosure	Buyer
Cleveland Home Title Agency, LTD. Special Tax Search	(from GFE #4) 50.00	
Cleveland Home Title Agency, LTD. Title Update/Hold Signature Release	(from GFE #4) 50.00	
Cleveland Home Title Agency, LTD. Title Insurance Binder	(from GFE #4) 75.00	
Cleveland Home Title Agency, LTD. Settlement Fee	(from GFE #4) 150.00	

Total Title Services and Lender's Title Insurance 325.00

Adjustments For Items Unpaid By Seller (Seller Debit)

Proration	Date	Description	Amount	Disclosure	Prorated Amount
	07/29/16	Rent Proration	650.00		62.90
		07/29/16-07/31/16			
		Buyer pays 3 Days of 31, Seller pays 28 Days of 31			
		Total Line 219/519			<u>62.90</u>

Platinum Marketing and Sales, L.C., a Utah limited liability company

BY: Scott Dilley

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Cleveland Home Title Agency, LTD.
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**Cleveland Home Title Agency, LTD.
BUYER CERTIFICATION**

Seller: Lawrence Abrams
Buyer: Platinum Marketing and Sales, L.C., a Utah limited liability company

Lender:

Property: 3026 W 46 St, Cleveland, OH 44102
Tax Parcels: 006-24-083

The Buyer has checked and reviewed and approved the figures appearing on the Disclosure/ Settlement Statement (Statement of Actual Costs).

The Buyer has carefully reviewed the Disclosure/Settlement Statement and to the best of Buyer's knowledge and belief it is a true and accurate statement of all receipts and disbursements made on Seller's account or made by Seller in this transaction. The Buyer further certifies that the Buyer has received a copy of the Settlement Statement.

Platinum Marketing and Sales, L.C., a Utah limited liability company

BY: _____
Scott Dilley

Signed on _____

To the best of my knowledge, the Disclosure/Settlement Statement, which I have prepared, is a true and accurate statement regarding the funds that were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Cleveland Home Title Agency, LTD.

Signed on _____

Cleveland Home Title Agency, LTD.

2035 Crocker Road, Suite 104

Westlake, OH 44145

Phone: (440)788-7100

PURCHASE AGREEMENT CONTINGENCY RELEASE

File: 16-2075

Property: 3026 W 46 St, Cleveland, OH 44102

Tax Parcels: 006-24-083

The undersigned certify that all contingencies stated in the purchase agreement dated as of _____ have been satisfied.

The undersigned hereby release Cleveland Home Title Agency, LTD. from any and all responsibility and/or liability pertaining to such contingencies.

Lawrence Abrams

Signed on _____

Platinum Marketing and Sales, L.C., a Utah limited liability company

BY: _____

Scott Dilley

Signed on _____

STANDARD CONDITIONS OF ACCEPTANCE OF ESCROW

Cleveland, Ohio, Cuyahoga, County, Order No. 16-2075 in the matter of the sale of premises known as 3026 W 46 St Cleveland, OH 44102. By Lawrence Abrams hereinafter known as Seller, to Platinum Marketing and Sales, L.C., a Utah limited liability company hereinafter known as Buyer, instructions for escrow have been deposited with Cleveland Home Title Agency, LTD. in the form of a purchase agreement and/or instructions dated and/or which Cleveland Home Title Agency, LTD. is appointed to act as Escrow Agent.

IN CONSIDERATION of the acceptance of the above escrow by Cleveland Home Title Agency, LTD. (herein after known as the company) all of the parties agree that said acceptance is predicated upon the following conditions and stipulations and that any modification of said escrow instructions shall also be subject to the following provisions:

1. In the event written notice of a default, non-performance or dispute is given to the escrow agent by any party, escrow agent will promptly notify all other parties in writing of such claim. Thereafter escrow agent is entitled to decline to disburse funds or deliver any instruments except on receipt of a mutual agreement of parties in writing or upon appropriate order of court. The Company is entitled to terminate the escrow at its option if one or more of the parties have failed to deposit additional fund or documents necessary to perform the conditions and requirements of the instructions within fifteen (15) days after written notice from the Company. After termination of all funds, documents and property shall be returned to the parties depositing them. All parties to the transaction jointly and severally promise to hold the escrow agent harmless for all damages or losses resulting from the termination of the escrow and agree to indemnify the escrow agent from any and all amounts including costs, expenses and attorney fees the escrow agent may be called upon to pay. The Company is also entitled to deduct all expenses and charges incurred in the escrow from the funds deposited. The parties agreed that said expenses may be apportioned to them in a manner which the escrow agent considers equitable and the escrow agents decision in that regard will be binding and conclusive upon them.
2. The Company shall be liable for only such funds and instruments as are actually deposited and received by it for the escrow transaction and shall have a lien on all funds and instruments deposited with it to secure payment of fees and costs incurred while performing the escrow function. Any and all funds, documents, or property deposited by other than seller and buyer shall be subject to the instructions of such depositing parties.
3. Funds deposited in escrow shall not bear interest. Any cash or checks required by the terms of the instructions and received by the Company may be deposited in the Company's escrow account in any depository which it may select. The company shall be permitted to invest the funds so deposited and the Company shall be entitled to keep all interest and profits derived from said investment for its own account. The Seller and/or Buyer do hereby expressly waive any claim or any interest or profits from the funds deposited in escrow. The Company shall not be liable for the payment of any funds in the event of the insolvency or suspension of payments by such depository. All disbursements shall be made by the issuance of checks on such account.
4. THE COMPANY SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE RESULTING FROM, AND ASSUMES NO RESPONSIBILITY FOR THE FOLLOWING:
 - a. Validity, collectibility, genuineness of signature, negotiability or marketability of any stocks, bonds, currency, passbooks, checks, documents or negotiable instruments deposited in escrow.
 - b. any mechanics' liens which may be filed against the property.
 - c. the existence, condition or identity of any building, fixtures, improvements or installations located or presumed to be located upon the premises.
 - d. the condition, title or delivery of any personal property and the existence, sufficiency or transfer of any insurance thereon.
 - e. the rights of any parties in possession whose interest do not appear of record.
 - f. any restrictions upon the use of the premises created by zoning ordinances, or any other exercises of the so-called "police power" by any governmental authority.
 - g. the identity of parties or the sufficiency of any agency; any agency created at the direction of a party to this escrow concerning anything required to be done for its completion by anyone other than the Company.
 - h. possession being given to the premises which are subject of the escrow.
 - i. the existence or location of legal highways or improvements on or adjacent to the premises for any conditions quantity of acreage which an accurate survey would disclose.
 - j. delay of this escrow due to fires, acts of God, act of governmental authorities, strikes, or any other cause beyond the control of the Company.
 - k. any examination, adjustment or payment or special taxes or assessments or re-spreads of assessments of any kind, or additions.

Seller:

Lawrence Abrams

Cleveland Home Title Agency, LTD.

Buyer:

Platinum Marketing and Sales, L.C., a Utah limited liability company

BY: Scott Dilley

SURVEY WAIVER

File No.: 16-2075
Property: 3026 W 46 St, Cleveland, OH 44102

The undersigned acknowledge that they understand **that they may be entitled to obtain some type of land title survey** for this transaction. The undersigned acknowledge that they **understand the benefits of a land title survey**, which include identification of encroachments, violation of set back requirements, possible unrecorded easements right, possible unrecorded utility rights, and possible boundary line issues. The undersigned understand and acknowledge that **the Owner's Title Insurance Policy to be issued in this transaction will not provide any insurance or assurance regarding any, encroachments, violations, boundary line issues, unrecorded easements or rights of way, unrecorded utility rights or any other matter that would be disclosed by an accurate land title survey.**

The undersigned **hereby instruct** Cleveland Home Title Agency, LTD. **not to obtain a land title survey** for this transaction. The undersigned agree that they **will not look to Cleveland Home Title Agency, LTD., or its underwriter**, for any **damages, liability, or recourse** in the event that any matters that would have been disclosed by an accurate land title survey are subsequently found or discovered.

Platinum Marketing and Sales, L.C., a Utah limited Dated _____
liability company

BY: _____
Scott Dille

NORTH AMERICAN TITLE INSURANCE COMPANY

1856 Gateway Boulevard, Suite 600, Concord, CA 94520 (800) 374-8475 or (800) 869-3434

ALTA 2006 COMMITMENT

SCHEDULE A

File No.: 16-2075

APPROVED, ACKNOWLEDGED
AND ACCEPTED BY:

1. Commitment Date: at _____ Policy Amount
2. Policy (or Policies) to be issued:

- (a) ALTA Owner's Policy (6/17/06)
 ALTA Homeowner's Policy (02/03/10)

Proposed Policy Amount \$26,000.00

Proposed Insured: Platinum Marketing and Sales, L.C., a Utah limited liability company

Proposed Policy Amount

Proposed Insured:

- (b) ALTA Loan Policy (6/17/06)
 ALTA Expanded Coverage Loan Policy (02/03/10)

Proposed Policy Amount

Proposed Insured:

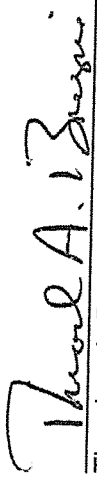
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Lawrence Abrams

5. The land referred to in the Commitment is described as follows:

SEE SCHEDULE C ATTACHED HERETO



Theodore A. Breznai
Authorized Agent

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ALTA Commitment (6-17-06)
Schedule A

16-2075

NORTH AMERICAN TITLE INSURANCE COMPANY

1856 Gateway Boulevard, Suite 600, Concord, CA 94520 (800) 374-8475 or (800) 869-3434

ALTA 2006 COMMITMENT

SCHEDULE B

File No.: 16-2075

The following requirements must be met:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
Warranty Deed from Lawrence Abrams to Platinum Marketing and Sales, L.C., a Utah limited liability company.

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ALTA Commitment (6-17-06)
Schedule B



16-2075

NORTH AMERICAN TITLE INSURANCE COMPANY

1856 Gateway Boulevard, Suite 600, Concord, CA 94520 (800) 374-8475 or (800) 869-3434

ALTA 2006 COMMITMENT

SCHEDULE B - SECTION II EXCEPTIONS

File No.: 16-2075

1. Any defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage / deed of trust thereon covered by this Commitment.
2. Any rights, interests or claims of parties in possession of the land not shown by the public records.
3. All easements, rights-of-way, streets, roads or railways affecting the land not shown in the public records.
4. Any encroachments, overlaps, overhangs, violated restrictions, set-back line violations, boundary line disputes, variations in area, party walls, easements and any other matters which would be disclosed by an accurate survey or inspection of the land.
5. Any lien or right to lien, for services, labor, or materials imposed by law and not shown by the public records.
6. Any claim that any part or all of the land is or was underwater and riparian rights if any.
7. Taxes and assessments for the year , and all subsequent years (which are shown as existing liens by the public records) which are not yet due and payable.
8. Any lien or right to lien in favor of any village, city, county or other municipality for unpaid service charges for water, sewer or gas systems supplying the land.
9. Any mortgage or deed of trust or other encumbrance entered into or granted by the insured.
10. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
11. Assessments, if any, not yet certified to the County Auditor.
12. Rights of claims of parties other than Insured in actual possession of any or all of the property.

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ALTA Commitment (6-17-06)
Schedule B - Section II

16-2075

SCHEDULE B - SECTION II

(Continued)

13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
14. Un-filed mechanic's or materialmen's liens.
15. No liability is assumed for tax increases occasioned by retroactive revaluation charge in land usage, or loss of any homestead exemption status for insured premises.

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ALTA Commitment (6-17-06)
Schedule B - Section II

16-2075

NORTH AMERICAN TITLE INSURANCE COMPANY

1856 Gateway Boulevard, Suite 600, Concord, CA 94520 (800) 374-8475 or (800) 869-3434

ALTA 2006 COMMITMENT

**SCHEDULE C
LEGAL DESCRIPTION**

File No.: 16-2075

The land referred to in this Commitment is described as follows:

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ALTA Commitment (6-17-06)
Schedule C



16-2075

Cleveland Home Title Agency, LTD.

CUSTOMER COPY

PRIVACY POLICY NOTICE

Dear Cleveland Home Title Agency, LTD. Customer:

The Financial Service Modernization Act recently enacted by Congress has brought many changes to the financial services industry, which includes insurance companies and their agents. One of the changes is that we are now required to explain to our customers the ways in which we collect and use customer information.

This statement is the privacy policy of the Cleveland Home Title Agency, LTD. family of companies. An affiliated company in the family also provides real estate services.

Our concern with the protection of your information has been a part of our business since our inception. We will continue to protect the privacy, accuracy, and security of customer information given to us.

No response to this notice is required, but if you have questions, please write to us:

Cleveland Home Title Agency, LTD. Privacy Department
2035 Crocker Road, Suite 104
Westlake, OH 44145

What kinds of information we collect.

Most of Cleveland Home Title Agency, LTD.'s business is title insurance, but there is another company in our family that provide other real estate services to consumers. We collect information about you, (for instance, your name, address, telephone number), and information about your transaction, including the identity of the real property that you are buying or financing. We obtain a copy of any deeds, notes, or mortgages that are involved in the transaction. We may get this information from you or from the lender, attorney, or real estate broker that you have chosen. Our title insurance company then obtains information from the public records about the property so that we can prepare a title insurance policy. When we provide closing, escrow or settlement services, mortgage lending, or mortgage loan servicing, we may get your social security number, and we may receive additional information from third parties including appraisals, credit reports, land surveys, escrow account balances, and sometimes bank account numbers to facilitate the transaction. If you are concerned about the information we have collected, please write us.

How we use this information.

The company giving or specifically adopting this notice does not share your information with marketers outside its own family. There's no need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you or your lender, or in the other ways permitted by law. The privacy laws permit some sharing without your approval. We may share internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transaction, for institutional risk control, and to provide information to government and law enforcement agencies. Companies with a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

How we protect your information.

We restrict access to nonpublic personal information about you to those employees who need the information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with law to guard your nonpublic personal information. We reinforce the company's privacy policy with our employees.

Cleveland Home Title Agency, LTD.

PRIVACY POLICY NOTICE CONTINUED

Agents that may be covered by this policy.

Often, your transaction goes through a title insurance agent. Agents that are part of the Cleveland Home Title Agency, LTD. family are covered by this policy. Agents that are not part of the Cleveland Home Title Agency, LTD. family may specifically, in writing, adopt our policy statement.



CITY OF CLEVELAND
CERTIFICATE OF DISCLOSURE APPLICATION FOR
TRANSFERRING RESIDENTIAL PROPERTY (1-4 UNITS)
Escrow/Transferring Agent must ensure that this form is completed in its
entirety prior to transfer. Indicate "NA" for all questions that do not apply.

File No: COD16-03357
 Fee: \$0.00

PART A: TO BE COMPLETED BY ESCROW/TRANSFERRING AGENT									
Property Address: 3026 W 46 ST Permanent Parcel Number: 00624083 Sub Lot No:	Name, Business Address, Telephone Number, State License Number for all Real Estate Agents and/or Brokers involved in this transaction. (Attach a separate sheet of paper if necessary.)								
Seller's Name(s): Lawrence E. Abrams Address: 3111 Telpea Springs Ln Simi Valley CA 93063 Telephone Number: Transfer Date of Property to Seller: <i>If seller is a corporation, please indicate on a separate sheet of paper the names, addresses and telephone numbers for the statutory agent and officers.</i>	Name, Business Address, Telephone Number of the first and, if applicable, subsequent mortgagee. (Attach a separate sheet of paper if necessary.)								
Purchaser's Name(s): SCOTT DILLEY Address: 11175 Belmont Hill Pl Telephone Number: <i>If seller is a corporation, please indicate on a separate sheet of paper the names, addresses and telephone numbers for the statutory agent and officers.</i>	Name, Address, Telephone Number of any/all assignees. (Attach a separate sheet of paper if necessary.)								
Appraiser's Name: NONE NONE Business Name: Business Address: 2035 Crocker Road Telephone Number: License Number: State Certification Number:	Was Purchase Agreement Signed? Yes <input type="checkbox"/> No <input type="checkbox"/>								
Loan Originator's Name: Business Name: Business Address: Telephone Number:									
Title Company's Name: CLEVELAND HOME TITLE Business Address: 2035 Crocker Road, Ste 104 Telephone Number: 4407887100									
I, hereby, attest the above information is true to the best of my actual knowledge this _____ day of _____. Escrow/Transferring Agent _____									
The above section must be completed by the escrow/transferring agent prior to closing, transferring and filing with the County of Cuyahoga.									
PART B: TO BE COMPLETED BY OWNER									
The Owner(s) represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner(s).									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Owner</td> <td style="width: 25%;">Date</td> <td style="width: 25%;">Owner</td> <td style="width: 25%;">Date</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Owner	Date	Owner	Date					
Owner	Date	Owner	Date						
After completion of Part B, please mail entire Certificate of Disclosure Application and \$60.00 processing fee to: City of Cleveland, Dept. of Building & Housing, Records Administration - Room 517, 601 Lakeside Avenue, Cleveland Ohio 44114; Telephone: (216) 664-2826									
PART C: CONDITION OF PROPERTY - TO BE COMPLETED BY CITY OF CLEVELAND PERSONNEL									
1. Property Address: 3026 W 46 ST 2. Permanent Parcel Number: 00624083 3. Sub Lot No: 4. Legal authorized use of property? 1du 5. How many structures on lot? 1 6. Is property new construction? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> if yes, year built. _____ 7. Has Certificate of Occupancy been issued? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> if yes, when? _____	8. Is property in an Historic District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 9. Is property condemned? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> if yes, when? _____ 10. Has property ever been condemned? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> if yes, when? _____ 11. Are there any current (within last 2 years) reported violations on property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> if yes, attach Violation Notice(s). _____								
I, hereby, attest the above information is true this 27 day of July, 2016. <div style="text-align: right;"> Ronald J.H. O'Leary, Director </div>									
* If property is in an Historic District, contact the City of Cleveland's Landmarks Commission at 664-2532 to obtain guidelines on maintaining this property. The above section must be stamped and sealed by the Chief building Official of Building and Housing only upon completion of Parts A & B and prior to transferring and filing with the County of Cuyahoga.									
PART D: TO BE COMPLETED BY PURCHASER									
RECEIPT & ACKNOWLEDGEMENT OF POTENTIAL PURCHASER(S)									
I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS CERTIFICATE OF DISCLOSURE FORM AND ANY VIOLATIONS AND CONDEMNATION HISTORY ASSOCIATED WITH THIS PROPERTY. I/WE UNDERSTAND THE STATEMENTS ARE MADE BASED ON THE OWNER(S) AND ESCROW/TRANSFERRING AGENT'S ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER AND ESCROW/TRANSFERRING AGENT.									
My/Our signature below does not constitute approval of any disclosed condition as represented herein by the owner.									
Purchaser _____ Date _____	Purchaser _____ Date _____								
Notary Public _____ Date _____									



CITY OF CLEVELAND
CERTIFICATE OF DISCLOSURE APPLICATION FOR
TRANSFERRING RESIDENTIAL PROPERTY (1-4 UNITS)

Escrow/Transferring Agent must ensure that this form is completed in its entirety prior to transfer. Indicate "NA" for all questions that do not apply.

File No: COD16-03357
Fee: \$0.00

If violations and/or a condemnation history is found on the referenced property, the Purchaser shall sign the current Violation Notice and/or condemnation history as attachments to the purchase agreement and those documents are to be forwarded to Records Administration in Room 517 along with a signed copy of Parts A through D of the Certificate of Disclosure Application for filing.

If no violations and/or condemnation history is found on the referenced property, the signed Certificate of Disclosure Application will be mailed to the Escrow Agent.

It is the responsibility of the Escrow Agent to mail the Certificate of Disclosure Application with the Purchaser's signature acknowledging receipt to the City of Cleveland within 5 working days.

The processing fee of \$60.00 must accompany the Certificate of Disclosure Application. If the processing fee is not enclosed, the application process will not be completed. Any questions can be directed to the Records Administration at (216) 664-2826.

Note: For all rental properties, the rental fees must be current before the Certificate of Disclosure Application is released. Any delinquencies must be collected at this time.

Ordinance #1864-01 mandates the completion of the Certificate of Disclosure form for all 1-4 family unit transactions prior to the sale or disbursement of funds.

Violation of this Housing Code is a penalty of not less than \$50.00 and no more than \$500.00 for the first offense, and for a second or subsequent offense shall be fined not less than \$100.00 or no more than \$1,000.00 or imprisoned for not more than six months or both. A separate offense shall be deemed committed each day during or on which an offense occurs or continues.

APPROVED, ACKNOWLEDGED
AND ACCEPTED BY:



Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Lawrence E. Abrams, unmarried, the Grantor, claiming title by or through instrument recorded in document number 201004120335 of the Cuyahoga County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to their full satisfaction of **Platinum Marketing and Sales, L.C., a Utah limited liability company,** the Grantee, whose tax mailing address will be 11175 Belmont Hill Pl, South Jordan, Utah 84095 do:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, its successors and assigns, the following described premises, situated in the City of Cleveland, County of Cuyahoga, and State of Ohio:

And known as being Sub Lot No. 418 in Taylor and Hoyt's Allotment of part of Original Brooklyn Township Lot No. 48, as shown by the recorded plat in Volume 1 of Maps, Page 36 of Cuyahoga County Records, and being 40 feet front on the Westerly side of West 46th Street and extending back of equal width 125 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 3026 West 46th Street, Cleveland, Ohio 44102

Permanent Parcel No(s): 006-24-083

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

AND THE SAID Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantee, its successors and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have 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 Grantors will warrant and defend the same against all claims whatsoever except as provided herein.

IN WITNESS WHEREOF, the Grantors hereunto set their hands the _____ day of _____, 2016.

GRANTORS:

LAWRENCE E. ABRAMS

STATE OF OHIO)
) SS:
CUYAHOGA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Lawrence E. Abrams and acknowledged that he did sign this instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2016.

(SEAL)

NOTARY PUBLIC

This Instrument Prepared By:

Norman E. Incze, Esq.
Attorney at Law
2035 Crocker Road #104
Westlake, Ohio 44145
440.788.7100