D. F.	and Urban	Devek	opment			
B. Type of Loan 1. FHA 2. FmHA 3. Conv Unins	Les					
4. □ VA 5. □ Conv Ins. 6. □ Seller Finance	6. File Number 01701939		7. Loan Number 07699		8. Mortgage ins	
C. Note: This form is furnished to give you a statemer "(p.o.c.)" were paid outside the closing; they	nt of actual settlement co	sts. Amo	unts paid to and by	the settleme	nt agent are shown	Items marked
D. Name & Address of Borrower	are shown here for inform E. Name & Address of	manonai	purposes and are no	H included in	the totals.	
Haramaty Limited 21380 Lorain Road	KeyBank National As	sociation			Address of Lender ital, LLC ISAOA	
Fariview Park, OH 44126	127 Public Square			2100 Van B	uren Street #210	
	Cleveland, OH 44114	•		Hollywood,	FL 33020	
G. Property Location		1				
		PRISM	ement Agent Name Title & Closing S	ervices 1 td		
19 East Bel Meadow Lane Chagrin Falls, OH 44022 19 East Bel Meadow Lane		7900 T	anners Gate Lane			
Chagrin Falls, OH 44022		Underv	cc, KY 41042 Ta: vritten Bv: Fidelit:	x ID: 20-379 v Notional T	92963 Fitle Insurance Co.	
			Settlement	,	THE INSUITANCE CO.	I Settlement Date
			Escrow			3/28/2018
		213601	orain Road			Fund:
J. Summary of Borrower's Transaction			w Park, OH 4412			
100. Gross Amount Due from Borrower			nmary of Seller's		<u> </u>	
101. Contract Sales Price	\$131,000.00	_	ross Amount Due Contract Sales Price			
102. Personal Property	7,000,00		Personal Property	· · · · · · ·		\$131,000.00
103. Settlement Charges to borrower	\$7,076.33		- Toperty			
104.		404.				
105. Constructon holdback	\$14,317.00	405.				1
Adjustments for items paid by seller in advance 106. City property taxes			ments for items pa	id by seller	in advance	
107. County property taxes	+		ity property taxes			
108. Assessment Taxes	 		ounty property taxe	es		
109. School property taxes			chool property taxe			
110. HOA/Condo Dues			OA/Condo Dues			
111. Other taxes			ther taxes			
112.		412.				
113.		413.				
115.	 	414.				
116.		415.				
120. Gross Amount Due From Borrower	\$152,393,33		ross Amount Due	to Seller		\$131,000.00
200. Amounts Paid By Or in Behalf Of Borrower			ductions in Amou		dier	3131,000.00
201. Deposit or earnest money	\$1,000.00		ccess Deposit			T
202. Principal amount of new loan(s)	\$112,567.00	502. Se	ettlement Charges to	Seller (line	1400)	\$9,635.75
203. Existing loan(s) taken subject to 204. Loan Amount 2nd Lien	<u> </u>		cisting Loan(s) Tak)	
205.	 		yoff of first mortga			
206.	 	505. Pa	yoff of second mor	tgage loan		
207.	 		alance due 2nd 1/2	2017 Tax		\$277.85
208.		508.	172	1017 140		\$1,674.41
209.		509.				
Adjustments for items unpaid by seller		Adjustn	nents for items un	paid by selle	er	-
210. City property taxes			ty property taxes			
211. County property taxes 01/01/18 thru 03/28/18	\$1,336.49		ounty property taxes	01/0	1/18 thru 03/28/18	\$1,336.49
212. Assessment Taxes 213. School property taxes			sessment Taxes			
214. HOA/Condo Dues	 		hool property taxes DA/Condo Dues			
215. Other taxes			her taxes			
216.		516.				
217.		517.				
218.		518.				
219. 220. Total Paid By/For Borrower		519.				
300. Cash At Settlement From/To Borrower	\$114,903.49		tal Reduction Amo			\$12,924.50
301. Gross Amount due from borrower (line 120)	£1£2 203 22		sh At Settlement T			T
302. Less amounts paid by/for borrower (line 220)	\$152,393.33 \$114,903.49		ss Amount due to s s reductions in amt			\$131,000.00
303. Cash From Borrower	\$37,489,84		h To Seller	due seriei (i	111le 320)	\$12,924.50 \$118,075.50
Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the	Section	4(a) of RESPA ma	indates that I	HUD develop and p	rescribe this standard
following: • HUD must develop a Special Information Bo corrowing money to finance the purchase of residential	real estate to better	torm to	be used at the tim	ie of loan se	ttlement to provide	full disclosure of all
inderstand the nature and costs of real estate settlement ser	vices:	that are	designed to provid	le the borrov	ver with pertinent in	third party disclosures information during the
Each lender must provide the booklet to all applicants for for whom it prepares a written application to borrow r	noney to finance the	sertieme	ent process in order	to be a bette	er shopper.	nation is estimated to
ourchase of residential real estate; • Lenders must prepar	e and distribute with	average	one hour per resp	onse, includ	ing the time for re	eviewing instructions
he Booklet a Good Faith Estimate of the settlement costs ikely to incur in connection with the settlement. Th	that the borrower is	searchir	ng existing data sou	ırces, gatheri	ng and maintaining	the data needed, and
nandatory.	and discressives are	This ag	ting and reviewing a ency may not coll	ect this info	ormation, and you	are not required to
		complet	te this form, unless	it displays a	currently valid OM	B control number.
Previous Editions are Obsolete	Page 1	ine mi	ornamon requested	uoes not lene	d itself to confident	form HUD-1 (3/86)
	J					Handbook 4305.2

700. Total Sales/Broker's Commission based on price \$0.00			
Division of Commission (line 700) as follows:	@ % = \$5,403.75	Paid From	Paid From
701. \$2,128.75 to Keller Williams (Treates Co. I. I.	Borrower's	Seller's
to Bealty T . S	reater Cleveland	Funds at	Funds at
703. Commission Paid at Settlement	ices	Settlement	Settlement
704. Referral Fee to Keystone Asset M		\$0.00	\$5,403
800. Items Payable in Connection with Loan	anagement		\$1,146.
801. Loan Origination Fee % to			
802. Loan Discount % to			
803. Origination Fee to ICG10 Capital, LI	CISAOA		
to ICGIO Conital 13		\$3,377.01	
805. Valuation Fee to ICG10 Capital, LI		\$500.00	
806 Flood Secret F	C ISAOA	\$135.00	
807. Inspection Fee to ICC10 Capital, LI		\$10.75	
808 Fund control for		\$750.00	
900. Items Required by Lender To Be Paid in Advance	CISAOA	\$300,00	
901. Interest from 3/28/2018 to 4/1/2018 @ \$33.8934/day			
902. Mortgage Insurance Premium for months to		\$135.57	
903. Hazard Insurance Premium for years to			
1900. Reserves Deposited With Lender			
1001 Hazard insurance			
1002 Mortogoe ingurance	per month	T	
1003 City property taxes	per month		
1004. County property taxes	per month	T	
1005. Assessment Taxes	per month	T	
1006 School property tower	per month	1	
1007 HOA/Condo Dues	per month	T	
1008 Other taxes	per month	1	
1011. Aggregate Adjustment	per month	 	
1100. Title Charges		 	
1101. Settlement or closing fee to PRISM Tiels & Class		 	
	ing Services, Ltd.	 	£400.00
1102 Tel-		 	\$400.00
1104 True & Clos	ing Services, Ltd.	 	
1105 Personal to PRISM Title & Close	ing Services, Ltd.	 	\$350.00
1106 Leader CDI	ing Services, Ltd.	 	\$75.00
to PRISM Title & Closi	ng Services, Ltd.	540.00	\$50.00
1107. Attorney's fees to		\$40.00	
(includes above items numbers:			
1108. Title insurance to PRISM Title & Closi	ng Services, Ltd.	\$101.00	-
(metudes above tiems numbers:)	\$171.00	\$753.25
109. Lender's coverage \$140,708.75			
110. Owner's coverage \$131,000.00/\$753.25			
111. to			
112. Title Update to PRISM Title & Closis	ng Services, Ltd		
113. Lender package processing fee to PRISM Title & Closis			\$125.00
11d Burger Clasina C		\$150.00	
116 Control Title & Closic		\$375,00	
116 Comprehensive E. J.		\$50.00	
THIS OF THE ACCOUNT		\$150.00	
110 December 2	ng Services, Ltd.	\$25.00	
to PRISM Title & Closin	g Services, Ltd.	\$100.00	
19. courier/overnight/wire/admin fees to PRISM Title & Closin		\$100.00	
		\$100.00	
21. Prepare Corp Resolution to PRISM Title & Closin	g Services, Ltd.	\$50.00	
121. Prepare Corp Resolution to PRISM Title & Closin 200. Government Recording and Transfer Charges	g Services, Ltd.		
221. Prepare Corp Resolution to PRISM Title & Closin 200. Government Recording and Transfer Charges 201. Recording Fees Deed \$28,00; Mortgage \$252.00; Rel to Gen		6222.22	
221. Prepare Corp Resolution to PRISM Title & Closin 200. Government Recording and Transfer Charges 201 Recording Fees Deed \$28.00; Mortgage \$252.00; Rel to General Country tax/stamps Deed \$524.50; Mortgage tax/stamps Deed \$524.50;	iuga County OH Recorder	\$280.00	
21. Prepare Corp Resolution 10 PRISM Title & Closin		\$280.00	\$524,50
121 Prepare Corp Resolution 10 PRISM Title & Closin	iuga County OH Recorder	\$280.00	\$524,50
121 Prepare Corp Resolution 10 PRISM Title & Closin	iuga County OH Recorder Jounty OH Auditor		\$524,50
121 Prepare Corp Resolution 10 PRISM Title & Closin	iuga County OH Recorder ounty OH Auditor ecorder	\$68.00	\$524,50
121 Prepare Corp Resolution 10 PRISM Title & Closin	uuga County OH Recorder ounty OH Auditor ecorder		\$524,50
121 Prepare Corp Resolution 10 PRISM Title & Closin	uuga County OH Recorder ounty OH Auditor ecorder	\$68.00	\$524.50
Prepare Corp Resolution 10 PRISM Title & Closin	uuga County OH Recorder ounty OH Auditor ecorder	\$68.00 \$44.00	
Prepare Corp Resolution 10 PRISM Title & Closin	uuga County OH Recorder ounty OH Auditor ecorder	\$68.00	
Prepare Corp Resolution 10 PRISM Title & Closin	ounty OH Accorder ounty OH Auditor ecorder ecorder ecorder g Services, Ltd.	\$68.00 \$44.00	
Prepare Corp Resolution 10 PRISM Title & Closin	suga County OH Recorder ounty OH Auditor seconder seconder g Services, Ltd.	\$68.00 \$44.00	
Prepare Corp Resolution 10 PRISM Title & Closing	suga County OH Recorder ounty OH Auditor seconder seconder g Services, Ltd.	\$68.00 \$44.00	\$18.00
Prepare Corp Resolution 10 PRISM Title & Closing	suga County OH Recorder ounty OH Auditor ecorder ecorder g Services, Ltd. g Services, Ltd. g Services, Ltd.	\$68.00 \$44.00	\$18.00
121 Prepare Corp Resolution 10 PRISM Title & Closin	auga County OH Recorder ounty OH Auditor ecorder ecorder g Services, Ltd. g Services, Ltd.	\$68.00 \$44.00	\$18.00

Thave carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement.

Haramaty Limited	ALL FIGURES ARE FINAL ON HUD
SETTLEMENT AGENT CERTIFICATION The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction, have caused the funds to be disburged in accordance with statement. Settlement Agent Date Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1010.	By: Acres force As to the American Association By: Acres force and the American Association Association By: Acres force force force and the American Association By: Acres force force force force force force and the American Association By: Acres force
Previous Editions are Obsolete	Page 3

B. Type of Loan	· · · · · · · · · · · · · · · · · · ·					
1. □ FHA 2. □ FmHA 3. □ Conv Unins 4. □ VA 5. □ Conv Ins. 6. □ Seller Finance	6. File Number 01701939		7. Loan Numbe 07699		8. Mortgage In	
C. Note: This form is furnished to give you a stateme "(p.o.c.)" were paid outside the closing; they	It of actual settlement of	acte Am	ounts paid to and b			
"(p.o.c.)" were paid outside the closing; they D. Name & Address of Borrower			purposes and are r	by the settlement :	agent are shown	. Items marked
D. Name & Address of Borrower Haramaty Limited	E. Name & Address of	Seller		F. Name & Add	ress of Lender	
21380 Lorain Road	KeyBank National A	ssociatio	n	ICG10 Capital	LLC ISAOA	
Fariview Park, OH 44126	127 Public Square			2100 Van Bure	n Street #210	
,	Cleveland, OH 4411	4		Hollywood, FL	33020	
C Provided in						
G. Property Location		H. Sett	lement Agent Nam	ie		
19 East Bel Meadow Lane Chagrin Falls, OH 44022		PRISN	A Title & Closing	Services, Ltd.		
19 East Bei Meadow Lane		7900 Tanners Gate Lane Florence, KY 41042 Tax ID: 20-3792963				
Chagrin Falls, OH 44022		Under	written By: Fideli	ax ID: 20-37929	63	
				ty ivational little	Insurance Co	•
			f Settlement Escrow			I. Settlement Date
			Lorain Road			3/28/2018
						Fund:
J. Summary of Borrower's Transaction			w Park, OH 441:			
100. Gross Amount Due from Borrower			mmary of Seller's			
		400. (Gross Amount Du	e to Seller		
101. Contract Sales Price	\$131,000.0	0 401.	Contract Sales Pric	c		\$131,000.0
102. Personal Property		402.	Personal Property			\$151,000.0
103. Settlement Charges to borrower	\$7,120.3	_				
104.		404.				
105. Constructon holdback	\$14,317.00	_				<u> </u>
Adjustments for items paid by seller in advance	914,517.00					
106. City property taxes			tments for items	paid by seller in	advance	
107. County property taxes			City property taxes			
108. Assessment Taxes			County property tax	(es		
109. School property taxes			Assessment Taxes			
110. HOA/Condo Dues			School property tax	es		
		410. I	IOA/Condo Dues			
111. Other taxes		411. (Other taxes			
112.		412.				
113.		413.				
114.		414.				
115.		415.				
116.		416.				+
120. Gross Amount Due From Borrower	\$152,437.33	420. C	Gross Amount Due	to Sallar		
200. Amounts Paid By Or in Behalf Of Borrower		+				\$131,000.00
201. Deposit or earnest money	£1 000 00		eductions in Amo	unt Due to Selle	<u> </u>	
202. Principal amount of new loan(s)	\$1,000.00		xcess Deposit			
203. Existing loan(s) taken subject to	\$112,567.00		ettlement Charges		00)	\$9,635.75
204. Loan Amount 2nd Lien	<u> </u>		xisting Loan(s) Ta			
205.		504. P	ayoff of first mortg	gage loan		
206.		505. P	ayoff of second mo	rtgage loan		
		506. S	ewer bill			\$277.85
207.		507. B	alance due 2nd 1/2	2017 Tax		\$1,674,41
208.		508.				31,074,41
209.		509.		-		
Adjustments for items unpaid by seller		Adjust	ments for items u	nnaid by selle-		L
210. City property taxes			ity property taxes	-para by seller		T
211. County property taxes 01/01/18 thru 03/28/18	\$1,336.49			01/01/1		
212. Assessment Taxes	31,50.49		ounty property taxe	as 01/01/18	3 thru 03/28/18	\$1,336.49
213. School property taxes			ssessment Taxes			
214. HOA/Condo Dues	 		chool property taxe	s		
215. Other taxes			OA/Condo Dues			
216.	ļ		ther taxes			
217.		516.			-	
218.	ļ	517.				
		518.				†
219.		519.				
		m	4-1 D. 2	ount Due Celle-		612 02 1 50
20. Total Paid By/For Borrower	\$114,903.49	52U. To	tal Reduction Am			
00. Cash At Settlement From/To Borrower	\$114,903.49		tal Reduction Am			\$12,924.50
000. Cash At Settlement From/To Borrower		600. Ca	sh At Settlement	Fo/From Seller		
220. Total Paid By/For Borrower 100. Cash At Settlement From/To Borrower 101. Gross Amount due from borrower (line 120) 102. Less amounts paid by/for borrower (line 220)	\$152,437.33	600. Ca 601. Gro	sh At Settlement oss Amount due to	ro/From Seller seller (line 420)	(20)	\$131,000.00
600. Cash At Settlement From/To Borrower 601. Gross Amount due from borrower (line 120)	\$152,437.33 \$114,903.49 \$37,533.84	600. Ca 601. Gre 602. Les	sh At Settlement	ro/From Seller seller (line 420)	520)	

following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection, with the settlement. These disclosures, are likely to incur in connection with the settlement. These disclosures are mandatory.

form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with portinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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. form to be used at the time of loan settlement to provide full disclosure of all

700. Total Sales/Broker's Commission à	esed on price \$0.00	@ % = \$5,403.75		
Division of Commission (line 70	0) as follows:	<u>u</u> 70 – \$5,403.75	Paid From	Paid From
701. \$2,128.75	to Keller Williams Gr	eater Cleveland	Borrower's	Seller's
702. \$3,275.00	to Realty Trust Servic		Funds at	Funds at
703. Commission Paid at Settlement		cs	Settlement	Settlement
704. Referral Fee	to Keystone Asset Mai		\$0.00	\$5,403.7
800. Items Payable in Connection with I	oan	ragement		\$1,146.2
801. Loan Origination Fee %	to			
802. Loan Discount %	to			
803. Origination Fee		770.0		
804. Doc Prep Fee	to ICG10 Capital, LLC		\$3,377.01	
805. Valuation Fee	to ICG10 Capital, LLC		\$500.00	
806. Flood Search Fees	to ICG10 Capital, LLC		\$135.00	
807. Inspection Fee	to ICG10 Capital, LLC		\$10.75	
808. Fund control fee	to ICG10 Capital, LLC		\$750.00	
900. Items Required by Lender To Be Pa	to ICG10 Capital, LLC	ISAOA	\$300.00	
	4/1/2018 @ \$33.8934/day		\$135.57	
902. Mortgage Insurance Premium for mor	ths to		\$130.37	
903. Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender				
1001. Hazard insurance	months @	per month	-	
1002. Mortgage insurance	months @	per month		
1003. City property taxes	months @	per month	+	
1004. County property taxes	months @	per month		
1005. Assessment Taxes	months @			
1006. School property taxes	months @	per month		
1007. HOA/Condo Dues	months @			
1008. Other taxes		per month		
011. Aggregate Adjustment	months @	per month		
100. Title Charges				
101. Settlement or closing fee				
102. Abstract or title search	to PRISM Title & Closin	ng Services, Ltd.		\$400.00
103. Title examination	to			
	to PRISM Title & Closis	ng Services, Ltd.		\$350.00
104. Title insurance binder	to PRISM Title & Closin	ng Services, Ltd.		
105. Document preparation	to PRISM Title & Closin			\$75.00
106. Lender CPL	to PRISM Title & Closin		640.00	\$50.00
107. Attorney's fees	to		\$40.00	
(includes above items numbers:			,	
108. Title insurance	to PRISM Title & Closin	o Services I td)	
(includes above items numbers:			\$171.00	\$753.25
109. Lender's coverage	\$ 140,708.75)	
110. Owner's coverage	\$131,000.00/\$753.25			
111.	to			
112. Title Update				
	to PRISM Title & Closin			\$125.00
113. Lender package processing fee	to PRISM Title & Closin		\$150.00	
114. Buyer Closing Fee	to PRISM Title & Closin		\$375.00	
115. Environmental End	to PRISM Title & Closin			
16. Comprehensive End	to PRISM Title & Closin		\$50.00	
17. Survey Coverage	to PRISM Title & Closin		\$150.00	
18. Document Review			\$25.00	
19. courier/overnight/wire/admin fces			\$100.00	
20. taxes/assessments/utility search fees	to PRISM Title & Closing		\$100.00	
	to PRISM Title & Closing		\$100.00	
21. Prepare Corp Resolution	to PRISM Title & Closing	g Services, Ltd.	\$50.00	
00. Government Recording and Transfer				
01. Recording Fees Deed \$28.00; Mon	gage \$252.00 ; Rel to Gear	uga County OH Recorder	\$280.00	
02. City/county tax/stamps Deed \$524.50		ounty OH Auditor	\$280.00	050100
03. State tax/stamps Deed ; Mortg	age to			\$524.50
04. Tax certificates	to		+	
05. Record Assignment of leases	to Geauga County OH Re	corder	 	
06. Record Assignment of Mtg (2)	to Geauga County OH Re		\$68.00	
07. Assessment Search Service Handling Fe			\$88.00	
00. Additional Settlement Charges	e to PRISM Title & Closing	Services, Liu.		\$18.00
01. Survey	to McSteen & Associates			
02. Termite Inspection			\$165.00	
03. Overnight Handling Fee	to Property of the			
04. Wire Handling Fee	to PRISM Title & Closing			\$20.00
	to PRISM Title & Closing	Services, Ltd.		\$20.00
)5. Home Warranty	to		T	
05. Home Warranty 06. Sellet Coordination Fee			1	
Home Warranty Seller Coordination Fee Total Settlement Charges (enter on line)	to Keystone Asset Manage	ment		\$750.00

disburscenents made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement

Haramaty Limited Gy hundy yaval hara naft	KeyBank National Association By:	
SETTLEMENT AGENT CERTIFICATION The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction—have caused the funds to be disbursed in accordance with this statement Settlement Agent Date Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001	Its:	
1001 and Section 1010. Previous Editions are Obsolete		
	Page 3	form HUD-1 (3/86) Handbook 4305.2
	•	

Parcel # 29-094800

SPECIAL / LIMITED WARRANTY DEED

KeyBank National Association, ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Haramaty Limited, an Ohio Limited Liability Company ("Grantee"), whose tax mailing address is _____ all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 19 East Bel Meadow Lane, Chagrin Falls, Ohio 44022 and situated in the County of Geauga, State of Ohio, described as follows (the "Premises"):

And known as being Sublot Number Eighty-Three (83) in Olson M. Barriball's and Frans X. Thuringer's Bel-Meadow Subdivision of Original Lot Number Seven (7) and Ten (10), Tract Number Three (3), in Russell Township, as shown by plat recorded at Volume Seven (7), Pages Thirty (30) and Thirty One (31), of Geauga County Record of Plats.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Prior Instrument Reference: Book 2040 Page 2369 of the Geauga County, Ohio Records.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or

Special Warranty Deed

Page 1 of 2

Property Address: 19 East Bel Meadow Lane, Chagrin Falls, Ohio 44022

representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:	
KeyBank National Association	
By: VVV C	ReAnne Pietrasz
Its: REO Specialist	NOTARY PUBLIC STATE OF OHIO
Its: KEO Specialist	My Commission Expires January 24, 2021
State of ONIO County of MANOGA, ss:	
Be it remembered, that on this day of	e, the
Association, by and through WWW. YWW.	ita
the signing hereof to be his/her and its free and voluntary act and deed.	dged
In testimony thereof, I have hereunto subscribed my name and affixed my notarial se the day and year aforesaid.	al on
Notary Public	

This instrument prepared by:
David E. Gerner, Esq.
PRISM Title & Closing Services, Ltd. 7900 Tanners Gate Lane Florence, Kentucky 41042

Return Recorded Instrument to: PRISM Title & Closing Services, Ltd. 7900 Tanners Gate Lane Florence, Kentucky 41042 File # 01701939

Special Warranty Deed Property Address: 19 East Bel Meadow Lanc, Chagrin Falls, Ohio 44022

Page 2 of 2