



**First American Title™**

**ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

**Schedule A**

**Transaction Identification Data for reference only:**

Issuing Agent: **Title One Agency, Inc.** Issuing Office: **2800 W. Market Street**

Commitment No. **2111268** Issuing Office File No.: **2111268**

Property Address: **Lot 4 Lakewood Boulevard, Akron, OH 44314**

Revision No.

**SCHEDULE A**

1. Commitment Date: **January 29, 2021 at 6:00 a.m.**
2. Policy to be issued:
  - (a)  ALTA® Owner's Policy of Title Insurance (6-17-06)  
 ALTA® Homeowner's Policy of Title Insurance (Rev. 12-2-13)  
 Proposed Insured: **TO BE DETERMINED**  
 Proposed Policy Amount: **\$1.00**
  - (b)  ALTA® Loan Policy of Title Insurance (6-17-06)  
 ALTA® Expanded Coverage Residential Loan Policy (Rev. 12-2-13)  
 Proposed Insured: **TO BE DETERMINED**  
 Proposed Policy Amount:
  - (c)  2006 ALTA® [Policy]  
 Proposed Insured: \_\_\_\_\_  
 Proposed Policy Amount: \$ \_\_\_\_\_
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 Commitment Date vested in:  
**Fred Shorder, Trustee of the Sammi L Shorder Sole Benefit Trust dated July 13, 2020**
5. The Land is described as follows:  
**See Appendix A**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

Issuing Agent: **Title One Agency, Inc.**

**2800 W. Market Street**

**Akron, OH 44333**

**(330)867-6411**

By **Kimberly B. Gregory**

**Authorized Signature**

**Insurance fraud warning: any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of fraud.**

**This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.**

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

**The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.**

**Reprinted under license from the American Land Title Association.**

	ALTA Commitment for Title Insurance
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule B1 &amp; BII</b>	

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Duly authorized and executed Deed from current owner to proposed Owner to be executed and recorded at closing.
6. Duly authorized and executed Mortgage from Proposed Owner to Lender to be insured

**SCHEDULE B, PART II  
Exceptions**

**THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.**

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. 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.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.

7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Items on the Plat of Lakewood Heights Allotment as recorded in Plat Book 15, Pages 2 and 3 of the Summit County Records.
10. Memorandum of Trust for Fred Shorder, Trustee of the Sammi L. Shorder Sole Benefit Trust dated July 13, 2020 recorded August 25, 2020 as Document No. 56577163 of the Summit County Records.

Taxes: Parcel No. 68-33053  
 \$92.90 per half year. 1<sup>st</sup> half 2020 now due and payable  
 2<sup>nd</sup> half 2020 not yet due and payable.

The above figure includes \$37.88 per half for street lighting and sweeping.

NOTE: The following twelve/twenty four month chain of title is given at the customer request and is for informational purposes only.

Deed Type: General Warranty Deed  
 Grantors: Terry J. Shorder, a widowed person  
 Grantees: Fred Shorder, Trustee of the Sammi L. Shorder Sole Benefit Trust dated July 13, 2020  
 Instrument: Document No. 56562348  
 Dated: July 13, 2020  
 Recorded Date: July 30, 2020  
 Consideration: \$0.00  
 BOOK:  
 PAGE:

Deed Type: Trustee's Deed  
 Grantors: Robert Quinlan, Successor Trustee under the John P. Allison Revocable Livind Trust dated June 4, 2009  
 Grantees: Terry J. Shorder  
 Instrument: Reception No. 56171528  
 Dated: November 10, 2015  
 Recorded Date: November 13, 2015  
 Consideration: \$6,000.00  
 BOOK:  
 PAGE:

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
 The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
 Reprinted under license from the American Land Title Association.



**COMMITMENT FOR TITLE INSURANCE FORM**

**Appendix A**

**Situated in the City of Akron, County of Summit and State of Ohio: And known as being all of Sublot Number Four (4) in the Lakewood Heights Allotment, the plat of which is recorded in Plat Book 15, Pages 2 and 3 of Summit County Records of Plats**

Print Pay by Phone Pay On-Line

Kristen M. Scallise CPA, CFE

Fiscal Officer, County of Summit

IAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT
Summit County Auditor Division, OH - Tax Year 2020

Reference Year
FEB 05, 2021
08:58 AM

Print

BASIC INFORMATION FOR PARCEL 6833053

PARCEL 6833053
ALT\_ID 060071708010000
OWNER SHORDER FRED TRUSTEE
OWNER
ADDR LAKEWOOD BLVD , -
DESC LAKEWOOD HTS LOT 4 ALL
DESC
DESC
DISTRICT 68 AKRON CITY-AKRON CSD
INTER-COUNTY77-0530

NO CARDS: 0
-LISTER-
817 01-JAN-20
VAC/ABAND:
RENTAL REG: N/A
SPEC FLAG:
LUC: 500 NBR: 30100259
R - RESIDENTIAL, VACANT LAND, LOT
HOMESTEAD: No
Owner Occupancy Credit: No

LAND FOR PARCEL 6833053

Table with columns: CODE, ACTUAL, BASE, DEPTH, UNIT, DEPRFAC, INCORDECR, INFLUENCE, INFLU%, VALUE. Includes row for LOT CODE: 22 = APL PART LOT.

SUMMARY ALL CARDS FOR PARCEL 6833053

Summary table with columns: LAND, ASSESSED LAND, BUILDING, ASSESSED BLDG, TOTAL, ASSESSED TOTAL. Values: LAND: 4760, ASSESSED LAND: 1670, BUILDING: 0, ASSESSED BLDG: 0, TOTAL: 4760, ASSESSED TOTAL: 1670.

SALES INFORMATION FOR PARCEL 6833053

Table with columns: DATE, DOC#, GRANTOR, AMT, SALE, DESC, PARCELS. Lists sales events from 30-JUL-20 to 17-JUN-09.

NOTES

AA14
DTE/BOR APPROVED 5/9/2013

Print Pay by Phone Pay On-Line

2020 SUMMARY INFORMATION FOR PARCEL 6833053

Table with columns: MAILING ADDRESS, APPRAISED VALUE, TAXABLE VALUE, BANK CODE, TRESAS CODE, CUR YR REFUND, PRI YR REFUND, MONEY IN ESCROW, MONEY IN PRETAX, LUC, CLASS, Owner Occupancy Credit, HMSTD, CAUV, FOREST, STUB, CERT YEAR, DELQ CONTRACT, BANKRUPTCY, FORECLOSURE.

Beginning Tax Duplicate

Where Do My Tax Dollars Go? Voter Approved Levy Tax

Table showing tax breakdown: Real estate (55.02), Special Assessment (37.88), Total (92.90), Due Date (FEB 28, 2021).

Total Tax Amount Due Reflects Payment & Adjustment To Date

Table with columns: DELQ, 1st HALF, 2nd HALF. Rows include TOTAL REAL ESTATE AND SPECIAL CHARGES, P & I & ADJ, PAYMENTS, AMOUNT DUE.

**2020 TAX BILL DETAILS FOR PARCEL 6833053**

DATE	SETTLE	PROJ. #	ACTION /CODE	1st HALF	2nd HALF
05-JAN-21			DUP/ORG	89.45	89.45
05-JAN-21			DUP/RED	-28.45	-28.45
05-JAN-21			DUP/ADJ	61.00	61.00
05-JAN-21			DUP/RLB	-5.98	-5.98
05-JAN-21		353968	DUP/SAC	36.42	36.42
05-JAN-21		353968	DUP/SAF	1.46	1.46
DELQ REAL ESTATE & ASSESSMENT TAX:				0.00	
ADJUSTMENT:				0.00	
DECEMBER INTEREST:				0.00	
AUGUST INTEREST:				0.00	
<b>TOTAL</b>				<b>0.00</b>	
REAL ESTATE CHARGES:				55.02	55.02
SPECIAL ASSESSMENT CHARGES:				37.88	37.88
ADJUSTMENT:				0.00	0.00
<b>TOTAL CHARGES:</b>				<b>92.90</b>	<b>92.90</b>
<b>PAYMENTS: DATE TYPE</b>					
<b>TOTAL PAYMENTS:</b>				<b>0.00</b>	<b>0.00</b>
<b>FH/SH AMOUNT DUE:</b>				<b>92.90</b>	<b>92.90</b>

**SPECIAL ASSESSMENT:**

PROJECT	NAME	END	1st HALF	2nd HALF
353968	M03 STREET LIGHTING & SWEEPING	9999	37.88	37.88

*Click the Following Links to Navigate the Tax Years*

[2021](#) [2019](#) [2018](#) [2017](#) [2016](#) [2015](#) [2014](#) [2013](#) [2012](#) [2011](#) [2010](#) [2009](#) [2008](#) [2007](#) [2006](#)







2

# 10707 7/30/20  
 KRISTEN M. SCALISE CPA, CFE  
 Summit County Fiscal Officer  
 \$ Empty \$ D  
 Fee Consideration  
 Transferred  
 Transfer Not Necessary  
 by UB, Deputy Fiscal Officer  
 In compliance with ORC 219.202

Description approved by Tax Maps  
 Approval good for 30 days from  
UB 5/717 7/29/20

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that TERRY J. SHORDER, a widowed person, ("Grantor") hereby gives, grants, remises, and releases, with General Warranty covenants, unto FRED SHORDER, TRUSTEE OF THE SAMMI L. SHORDER SOLE BENEFIT TRUST DATED JULY 13, 2020 ("Grantee"), whose tax mailing address is c/o Fred Shorder, 47 Conger Ave., Akron, OH 44303, the following real property:

Situated in the City of Akron, County of Summit, and State of Ohio:

And known as being all of Sub Lot Number Four (4) in the Lakewood Heights Allotment, the plat of which is recorded in Plat Book 15, Pages 2 and 3, of Summit County Records of Plats.

Permanent Parcel Number: 68-33053  
 Routing No. 05-00717-08-010.000

Prior Instrument Reference: Document 56171528 in Summit County Records recorded 11/13/2015

Also known as 960 Lakewood Blvd., Akron, OH 44314

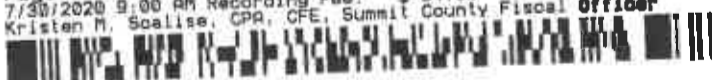
Subject to restrictions, reservations, easements, rights-of-way, and limitations of record, if any; taxes and assessments which are not yet due and payable, the same being prorated to the date of deed transfer; and restrictions by virtue of zoning ordinances, if any, of the City of Akron.

**TO HAVE AND TO HOLD** the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, its heirs and assigns.

(The rest of this page was intentionally left blank.)

DOC # 58582348

Page 1 of 2  
 7/30/2020 9:00 AM Recording Fee: \$ 34.00  
 Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



IN WITNESS WHEREOF, I have hereunto set my hand this 13<sup>th</sup> day of July 2020.

*Terry J. Shorder*  
TERRY J. SHORDER

STATE OF OHIO )  
                          ) SS:  
COUNTY OF SUMMIT )

Before me, a notary public in and for said County and State, personally appeared the above-named Terry J. Shorder who acknowledged, without oath or affirmation, that he did sign the foregoing instrument and that the same is his free act and deed

In testimony whereof, I have hereunto set my hand and official seal.

7/13/2020  
Date

This instrument prepared by:  
James L. Koewler Jr.  
The Koewler Law Firm  
P.O. Box 443 *ew*  
Richfield, OH 44286  
330-659-3579

*James L. Koewler, Jr.*  
Notary Public  
JAMES L. KOEWLER, JR., Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 O. R. C.

DOC # 56562348

Page 2 of 2  
7/30/2020 9:00 AM Recording Fee: \$ 34.00  
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



e

## MEMORANDUM OF TRUST

(Pursuant to Ohio Revised Code Section 5301.255)

I, **FRED SHORDER**, being under oath, state that:

1. I am the only trustee of the Sammi L. Shorder Sole Benefit Trust dated July 13, 2020 .
2. My address is 47 Conger Ave, Akron, OH 44303.
3. The trust grants powers to the trustee in part as follows:  
Property: Notwithstanding any other provision herein, Trustee may sell any trust property at public or private sale, purchase, exchange, lease, mortgage, manage, alter, improve, and in general deal with any trust property (real or personal tangible or intangible) in such manner as the trustee deems appropriate in Trustee's sole and absolute discretion. If, in Trustee's sole judgment, an item of trust property is not worth the cost to retain it, Trustee may abandon such property.
4. The trust does not restrict the power of the trustee to convey any of the trust property.

EXECUTED on July 13, 2020.



**FRED SHORDER, Trustee of the Sammi L.  
Shorder Sole Benefit Trust dated July 13, 2020**

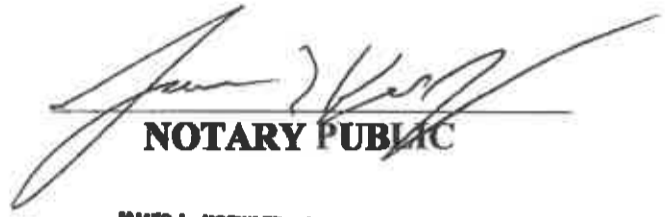
DOC # 56577163

Page 1 of 2  
9/25/2020 11:14 AM Recording Fee: \$ 34.88  
Kristen M. Soalise, CPA, CFE, Summit County Fiscal Officer



STATE OF OHIO     )  
                                  )  
SUMMIT COUNTY    )

The foregoing instrument was acknowledged, without oath or affirmation, before me on July 13, 2020, by **FRED SHORDER**, trustee of the Sammi L. Shorder Sole Benefit Trust dated July 13, 2020.



**NOTARY PUBLIC**

**JAMES L. KOEWLER, JR., Attorney At Law**  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.09 O. R. C.

This instrument prepared by:

James L. Koewler, Jr.  
The Koewler Law Firm  
P.O. Box 443  
Richfield, OH 44286  
330-659-3579  
jkoewler@protectingseniors.com

DOC # 56577163

Page 2 of 2  
9/26/2020 11:14 AM Recording Fee: \$ 34.00  
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer

