



3480 W. MARKET STREET | SUITE 202 | FAIRLAWN, OHIO 44333
(330) 835-1655 | FAX: (330) 835-1650 | EMAIL: sarah@kingdomtitle.net

Property Address: 3093 S. Main Street, Akron, OH 44319
Current Owner: Princeton Commercial S Holdings LLC
As of July 28, 2017

Liens:

1. Listed for taxes in the County Treasurer's Tax Duplicate for the year 2016:
Bayview Loan Servicing LLC

Parcel No. 1902811

Taxes and assessment for the first half of 2016, in the amount of \$1,024.95 are PAST DUE and payable.

Taxes and assessment for the second half 2016, in the amount of \$1,024.46 are PAST DUE and payable.

Assessments, Homestead Exemption or Delinquency included in the above mentioned amount as follows:

AMOUNT DUE through 2nd half 2016 is \$24,172.24 plus penalty, if any

Sewer Maint- DSSS-9999 - \$40.26 per half

Muskingham Watershed -9999 - \$3.00 per half

Parcel No. 1902812

Taxes and assessment for the first half of 2016, in the amount of \$455.23 are PAST DUE and payable.

Taxes and assessment for the second half 2016, in the amount of \$455.23 are PAST DUE and payable.

Assessments, Homestead Exemption or Delinquency included in the above mentioned amount as follows:

AMOUNT DUE through 2nd half 2016 is \$1,436.70 plus penalty, if any

This is a current owner Lien Search only and is not to be considered Title Insurance.

KRISTEN M. SCALISE, CPA, CFE
Summit County Fiscal Officer
Consideration: \$96,260.00 Fee: \$385.70
TRANSFERRED

01/27/2017 #1375

By: CDL, Deputy Fiscal Officer
in compliance with ORC 319.202

56274033

Page 1 of 2

Summit Fiscal Officer KRISTEN M. SCALISE, CPA, CFE
Recording Fee: \$28.00 Recorded 01/27/2017 03:50:14 PM

QUIT-CLAIM DEED

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company for valuable consideration paid, grant(s) to: **Princeton Commercial S Holdings LLC**, whose tax mailing address is **113 Barksdale Professional Center, Newark, DE 19711** the following **REAL PROPERTY**: Situated in the County of **Summit**, in the State of **Ohio**, and in the Township of **Coventry**, and more particularly described as follows:

Parcel 1:

Situated in the Township of Coventry, County of Summit and State of Ohio:

And known as being a part of Tract 13 of said township and described as follows:

Beginning at the intersection of the center line of South Main Extension and the North line of said Tract 13;

Thence East Two Hundred Twenty-one and Seventy-six hundredths (221.76) feet on the said lot line;

Thence South 0 deg. 30' West, One Hundred Thirty-Two (132) feet;

Thence West Two Hundred Twelve and Eighty-Five Hundredths (212.85) feet to the center line of said South Main Street Extension;

Thence North 3 deg. 22' West One Hundred Thirty-Two and Twenty-Three Hundredths (132.23) feet on the center line of the road to the place of beginning, containing Sixty-Six One Hundredths (0.66) of an acre.

PPN: 19-02811; CO-00273-02-009.000

Parcel 2:

Situated in the Township of Coventry, County of Summit and State of Ohio:

And known as being a part of Tract 13 of said township and described as follows:

Beginning at an iron pipe in the North line of said Tract 13, which is also the South line of Lakewood Heights Subdivision, the plat of which is recorded in the Recorder's Office of Summit County, Ohio, in Plat Book 32, Page 76, South 87 deg. 38' 50" East 221.76 feet from the intersection of the North line of said Tract 13, with the center line of South Main Street;

Thence South 87 deg. 38' 50" East along the North line of said Tract 13, and the South line of said Lakewood Heights Subdivision, 198.15 feet to the center line of Leicester Drive as shown on the plat of said Lakewood Heights Subdivision;

Thence South 2 deg. 3' 30" West along the Southern extension of the center line of Leicester Drive, 131.83 feet;

Thence North 87 deg. 41' 7" West 201.83 feet to an iron pipe;

Thence North 0 deg. 59' 21" East 132.00 feet to the place of beginning, containing 0.6057 of an acre of land, be the same more or less.

EXCEPTING however, the East 25 feet of the above described parcel for the extension of Leicester Drive.

The aforesaid parcel was surveyed by George L. Ehrman & Son, Surveyors.

PPN: 19-02812; CO-00273-02-010.000

For information purposes only:

Property Address: 3093 S. Main Street, Akron, OH 44319

Parcel No: 19-02811, Alt ID - CO-00273-02-009.000, 19-02812, Alt ID - CO-00273-02-010.000

This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

Prior Instrument Reference: Official Record/Book 56168536 of the Deed Records of Summit County, Ohio.

Executed this 18th day of January, 2017.

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

By: [Signature]

Name: Sonia Asencio

Assistant Vice President

Title: Assistant Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

SS:

BE IT REMEMBERED, That on this 18th of January, 2017 before me, the subscriber, a Notary Public in and for said state, personally came Sonia Asencio the Assistant Vice President for Bayview Loan Servicing, LLC, a Delaware Limited Liability Company the Grantor(s), and acknowledged the signing of the same to be his/her/their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

[Signature]
Notary Public



15-1688-12-F-R

This instrument prepared by:

J. Terry Kennedy, Attorney at Law

Kennedy & Kennedy Co., LPA

10723 Montgomery Road, Suite 2

Cincinnati, OH 45242

Kristen M. Scalise CPA, CFE

Fiscal Officer, County of Summit

Note: This is a live file and is subject to constant change.

PrintIAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT
Summit County Auditor Division, OH - Tax Year 2016AUG 11, 2017
11:23 AM**BASIC INFORMATION FOR PARCEL 1902811**

PARCEL 1902811
 ALT_ID CO0027302009000
 OWNER BAYVIEW LOAN SERVICING LLC
 ADDR. 3093 S MAIN ST, AKRON 44319-
 DESC. TR 13 132.23FT ON MAIN ST EXT .660A
 DISTRICT 19 COVENTRY TWP-COVENTRY LSD
 INTER-COUNTY 77-0140

NO CARDS: 0
 --LISTER--
 970 01-JAN-16
 VAC/ABAND: R15
 RENTAL REG: Y
 SPEC FLAG:
 LUC: 400 NBR: 10400401
 C - COMMERCIAL VACANT LAND
 HOMESTEAD: No
 Owner Occupancy Credit: No

LAND FOR PARCEL 1902811

CODE	ACRES	CLASS	EXMP	UNIT	INCR/DECR	INFLUENCE	INFLU%	VALUE
02	.6576		65760	100000	100000/100000			65760

ACRE CODE: 02 = BUILDING SITE

SUMMARY ALL CARDS FOR PARCEL 1902811

LAND: 65760	BUILDING: 0	TOTAL: 65760
ASSESSED LAND: 23020	ASSESSED BLDG: 0	ASSESSED TOTAL: 23020

SALES INFORMATION FOR PARCEL 1902811

DATE	DOC#	GRANTOR	AMT	SALE	DESC	PARCELS
27-JAN-17	1375	BAYVIEW LOAN SERVICING LLC	96260	D	MULTI /VALID	2
04-NOV-15	18970	GUSTINSKI STEVEN A	175000	Q	MULTI NOT VALID	7
12-JAN-07	684	3093 PROPERTIES LLC	285000	B	INVESTMENT COMP	2
09-FEB-05	2679	SPENCER ANNETTE				2
02-JUN-04	11252	HARVEY SCOTT R	175000	D	MULTI /VALID	2
07-JAN-02	318	HARVEY LEWIS L JR & BETTY L				2

PERMITS

DATE	PERMIT #	AMOUNT	DESCRIPTION	O/C
17-APR-15	RAZE ALL		2ND QTR RZ	C

NOTES

CA12

AA14

15FC3226 CHK FOR DEMO

Print**Pay by Phone****Pay On-Line****2016 SUMMARY INFORMATION FOR PARCEL 1902811**

MAILING ADDRESS	LUC	400
PRINCETON COMMERCIAL S HOLDINGS LLC	CLASS	C
113 BARKSDALE PROFESSIONAL CENTER	Owner Occupancy Credit	N
NEWARK, DE 19711	HMSTD	N
APPAISED VALUE 65,760	CAUV	N
TAXABLE VALUE 23,020	FOREST	N
BANK CODE	STUB	19205817
TREAS CODE 900 2017 PENDING TAX LIEN SALE	CERT YEAR	2016
CUR YR REFUND	DELQ CONTRACT	N
PRI YR REFUND	BANKRUPTCY	N
MONEY IN ESCROW	FORECLOSURE	N
MONEY IN PRETAX		

Beginning Tax DuplicateWhere Do My Tax Dollars Go? Voter Approved Levy Tax

	<u>First Half Charges</u>	<u>Second Half Charges</u>
Realestate	981.69	981.69
Special Assessment	43.26	43.26
Total	1024.95	1024.95
Due Date	FEB 17, 2017	JUL 14, 2017

Total Tax Amount Due Reflects Payment & Adjustment To Date

	DELQ	1st HALF	2nd HALF
TOTAL REAL ESTATE AND SPECIAL CHARGES	21173.86	1024.95	1024.95
P & I & ADJ	846.96	102.01	-0.49
PAYMENTS	0.00	0.00	0.00
AMOUNT DUE	22020.82	1126.96	1024.46
YEARLY AMOUNT DUE:			24172.24

2016 TAX BILL DETAILS FOR PARCEL 1902811

DATE	SETTLE #	PROJ. ACTION /CODE	1st HALF	2nd HALF
09-DEC-16	1	DUP/INT	0.00	146.18
09-DEC-16	1	306999 DUP/SAI	0.00	0.79
09-DEC-16	1	1AA000DUP/SAI	0.00	1.77
09-DEC-16	1	206619 DUP/SAI	0.00	698.22
04-JAN-17	1	DUP/ORG	1333.90	1333.90
04-JAN-17	1	DUP/RED	-352.21	-352.21
04-JAN-17	1	DUP/ADJ	981.69	981.69
04-JAN-17	1	306999 DUP/SAC	3.00	3.00
04-JAN-17	1	1AA000DUP/SAC	40.26	40.26
20-MAR-17		1AA000ADJ/SAP	4.03	0.00
20-MAR-17		306999 ADJ/SAP	0.30	0.00
20-MAR-17		ADJ/PEN	98.17	0.00
26-APR-17		ADJ/RED	-0.49	-0.49
26-APR-17		ADJ/ADJ	-0.49	-0.49

DELQ REAL ESTATE & ASSESSMENT TAX:	21173.86	
ADJUSTMENT:	0.00	
DECEMBER INTEREST:	846.96	
AUGUST INTEREST:	0.00	
TOTAL	22020.82	

REAL ESTATE CHARGES:	981.69	981.69
SPECIAL ASSESSMENT CHARGES:	43.26	43.26
ADJUSTMENT:	102.01	-0.49
TOTAL CHARGES:	1126.96	1024.46

PAYMENTS: DATE TYPE

TOTAL PAYMENTS: 0.00 0.00

FH/SH AMOUNT DUE: 23147.78 1024.46

SPECIAL ASSESSMENT:

PROJECT	NAME	END	1st HALF	2nd HALF
1AA000	C10 SEWER MAINT- DSSS -9999	9999	40.26	40.26
306999	M06 MUSKINGHAM WATERSHED-9999	9999	3.00	3.00

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END OF PARCEL 1902811

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Kristen M. Scalise CPA, CFE

Fiscal Officer, County of Summit

Note: This is a live file and is subject to constant change.

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IAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT

Summit County Auditor Division, OH - Tax Year 2016

AUG 11, 2017
11:23 AM**BASIC INFORMATION FOR PARCEL 1902812**

PARCEL 1902812
 ALT_ID CO0027302010000
 OWNER BAYVIEW LOAN SERVICING LLC
 OWNER
 ADDR. 3093 S MAIN ST REAR, AKRON 44319-
 DESC. TR 13 E OF E OF RD S MAIN ST .600A
 DESC.
 DESC.
 DISTRICT 19 COVENTRY TWP-COVENTRY LSD
 INTER-COUNTY 77-0140

NO CARDS: 0
 --LISTER--
 958 01-JAN-14
 VAC/ABAND:
 RENTAL REG: N/A
 SPEC FLAG:
 LUC: 400 NBR: 10400401
 C - COMMERCIAL VACANT LAND
 HOMESTEAD: No
 Owner Occupancy Credit: No

LAND FOR PARCEL 1902812

CODE	ACRES	CLASS	EXMP	UNIT	INCR/DECR	INFLUENCE	INFLU%	VALUE
16	.61			50000	50000/50000			30500

ACRE CODE: 16 = RESERVED LAND

SUMMARY ALL CARDS FOR PARCEL 1902812

LAND: 30500	BUILDING: 0	TOTAL: 30500
ASSESSED LAND: 10680	ASSESSED BLDG: 0	ASSESSED TOTAL: 10680

SALES INFORMATION FOR PARCEL 1902812

DATE	DOC#	GRANTOR	AMT	SALE	DESC	PARCELS
27-JAN-17	1375	BAYVIEW LOAN SERVICING LLC	96260	D	MULTI /VALID	2
04-NOV-15	18970	GUSTINSKI STEVEN A	175000	8	Forcl/Sher	7
12-JAN-07	684	3093 PROPERTIES LLC	285000	B	INVESTMENT COMP	2
09-FEB-05	2679	SPENCER ANNETTE				2
02-JUN-04	11252	HARVEY SCOTT R	175000	D	MULTI /VALID	2
07-JAN-02	318	HARVEY LEWIS L JR & BETTY L				2

[Print](#)[Pay by Phone](#)[Pay On-Line](#)**2016 SUMMARY INFORMATION FOR PARCEL 1902812**

MAILING ADDRESS	LUC	400
BAYVIEW LOAN SERVICING LLC	CLASS	C
4425 PONCE DE LEON BLVD 5TH FL	Owner Occupancy Credit	N
CORAL GABLES, FL 33146	HMSTD	N
APPRaised VALUE 30,500	CAUV	N
TAXABLE VALUE 10,680	FOREST	N
BANK CODE	STUB	19204462
TREAS CODE 900 2017 PENDING TAX LIEN SALE	CERT YEAR	2016
CUR YR REFUND	DELQ CONTRACT	N
PRI YR REFUND	BANKRUPTCY	N
MONEY IN ESCROW	FORECLOSURE	N
MONEY IN PRETAX		

Beginning Tax DuplicateWhere Do My Tax Dollars Go? Voter Approved Levy Tax

	<u>First Half Charges</u>	<u>Second Half Charges</u>
Realestate	455.46	455.46
Special Assessment	0.00	0.00
Total	455.46	455.46
Due Date	FEB 17, 2017	JUL 14, 2017

Total Tax Amount Due Reflects Payment & Adjustment To Date

	DELQ	1st HALF	2nd HALF
TOTAL REAL ESTATE AND SPECIAL CHARGES	462.20	455.46	455.46
P & I & ADJ	18.49	45.32	-0.23
PAYMENTS	0.00	0.00	0.00
AMOUNT DUE	480.69	500.78	455.23
YEARLY AMOUNT DUE:			1436.70

2016 TAX BILL DETAILS FOR PARCEL 1902812

DATE	SETTLE #	PROJ. ACTION /CODE	1st HALF	2nd HALF
09-DEC-16	1	DUP/INT	0.00	18.49
04-JAN-17	1	DUP/ORG	618.85	618.85
04-JAN-17	1	DUP/RED	-163.39	-163.39
04-JAN-17	1	DUP/ADJ	455.46	455.46
20-MAR-17		ADJ/PEN	45.55	0.00
26-APR-17		ADJ/RED	-0.23	-0.23
26-APR-17		ADJ/ADJ	-0.23	-0.23
DELQ REAL ESTATE & ASSESSMENT TAX:			462.20	
ADJUSTMENT:			0.00	
DECEMBER INTEREST:			18.49	
AUGUST INTEREST:			0.00	
TOTAL			480.69	
REAL ESTATE CHARGES:			455.46	455.46
SPECIAL ASSESSMENT CHARGES:			0.00	0.00
ADJUSTMENT:			45.32	-0.23
TOTAL CHARGES:			500.78	455.23
PAYMENTS: <u>DATE</u> <u>TYPE</u>				
TOTAL PAYMENTS:			0.00	0.00
FH/SH AMOUNT DUE:			981.47	455.23

SPECIAL ASSESSMENT:

PROJECT	NAME	END	1st HALF	2nd HALF
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END OF PARCEL 1902812[Switch To Map](#)