

In compliance with Sec.319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968

\$22,252.50

BK 790 PG 1317-1320

TITLE PROFESSIONALS GROUP LTD
PICK UP

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. DEF-508549

mk

This document prepared by:
Ira A. Richardson, III, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

LIMITED WARRANTY DEED

THIS DEED made and entered into on this 16 day of February, 2023, by and between **Bank of America, N.A.**, located at 7105 Corporate Drive, Plano, TX 75024, hereinafter referred to as Grantor(s) and **MC Power Services LLC**, located at 4691 West 150th Street, Cleveland, OH 44135, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Twenty Two Thousand Two Hundred Fifty Two and 5/100 Dollars (\$22,252.50), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Ashtabula County, State of OH:

SEE EXHIBIT "A"

Parcel ID Number: 420200000500

Property commonly known as: 727 Runkle Avenue, Ashtabula, OH 44004

Prior instrument reference: Book: 770; Page: 1671, Recorded: 05/10/2022.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.