

RESOLUTION APPROVING RELEASE OF MORTGAGE, CDBG/HOME PROGRAM, COMMUNITY SERVICES & PLANNING DEPARTMENT

WHEREAS, Jake Brand, Director of the Ashtabula County Community Services and Planning Dept., has presented the following Release of Mortgage for the approval of the board, to-wit:

RELEASE OF AFFIDAVIT/MORTGAGE

ACKNOWLEDGMENT OF RELEASE The mortgages recorded on February 8, 2006 and September 24, 2007

COUNTY OF ASHTABULA)
) ss.
STATE OF OHIO)

Permanent Parcel Nos. 03-005-00-040-00 & Property Owner: Arthur E Busch aka Arthur Busch
 03-005-00-041-00

Affidavit Volume No. 364 & 418 Address: 5104 North Ridge Rd. E.
Affidavit Page. No. 1644 & 0835 Address: Ashtabula, OH 44004

WHEREAS, Arthur E Busch aka Arthur Busch participated in the PY 05 Community Housing Impact and Preservation Program to obtain funding to purchase and rehabilitate a home located at 5104 North Ridge Rd., E., Ashtabula, OH 44004; and

WHEREAS, Arthur E Busch aka Arthur Busch has sold, transferred or vacated the dwelling and as a stipulation of the terms of the CDBG/Home program a pro-rated amount is due payable to the County outlined in the Mortgage; and

WHEREAS, Arthur E Busch aka Arthur Busch has complied with the terms outlined in the Mortgage; and

WHEREAS, this Board would agree to release the mortgage; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the above Release of Mortgage is approved in accordance with a copy of said Release now on file in this office.

BE IT FURTHER RESOLVED that the Vice-President of the Board, on behalf of the Board of Commissioners of Ashtabula County, is authorized to execute any and all necessary documents.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2021-314

August 17, 2021

**RESOLUTION APPROVING RELEASE OF MORTGAGE, CDBG/HOME PROGRAM,
COMMUNITY SERVICES & PLANNING DEPARTMENT**

Upon the motion of Casey R. Kozlowski, seconded by J.P. Ducro IV.

VOTE:

**Kathryn L. Whittington
J.P. Ducro IV
Casey R. Kozlowski**

**Absent
Aye
Aye**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

Ohio Real Title Agency, LLC
1213 Prospect Avenue Suite 200
Cleveland, OH 44115
216-373-9900

PNC Bank
Cleveland, OH
6-12-410

533009

Date: 07/30/2021

Order Number: 152119

PAY Six Thousand Two Hundred Forty Eight And 00/100

\$6,248.00

TO THE
ORDER OF

Ashtabula County Treasurer
25 West Jefferson Street
Jefferson, OH 44047

MEMO

5104 North Ridge Road East, Ashtabula

Form 615-BP

Check No. 533009 Paid to Ashtabula County Treasurer

Order No. 152119 Date 07/30/2021

Amount \$6,248.00

Amount Breakdown

Payoff 2nd Mortgage \$6,248.00

Payee: Ashtabula County Treasurer
Order Number: 152119

Closer Name: Patti Lauta

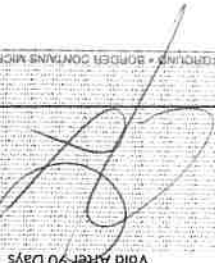
Borrower: Steven Bartone

Seller: Christopher Busch

Property: 5104 North Ridge Road East, Ashtabula, OH 44004

Memo: 5104 North Ridge Road East, Ashtabula

⑈ 533009⑈ ⑆ 071000124⑆ ⑆ 115482185⑈

Void After 90 Days


SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRESSING

Angel Neer

From: Dawn N. Gates <DNGates@ashtabulacounty.us>
Sent: Tuesday, June 29, 2021 4:35 PM
To: Angel Neer
Cc: Heidi A. Barringer
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: Order # 152119; 5104 North Ridge Road East, Ashtabula, OH 44004



That pay off amount is good until the house is transferred. A check can be made payable to Ashtabula County Treasurer but sent to Ashtabula County Community Services. I will be on vacation starting tomorrow until July 7th. If you need any further information, please contact Heidi Barringer at 440-576-1530 or habarringer@ashtabulacounty.us.

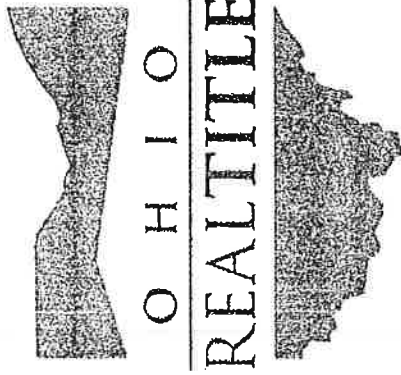
Thank you!

Dawn Gates, Grant Specialist
Ashtabula County Community Services
25 W. Jefferson Street
Jefferson OH 44047
440-576-3853

From: Angel Neer <angelneer@ohiorealtitle.com>
Sent: Tuesday, June 29, 2021 4:32 PM
To: Dawn N. Gates <DNGates@ashtabulacounty.us>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: Order # 152119; 5104 North Ridge Road East, Ashtabula, OH 44004

Thanks Dawn. Is there a good through date and per diem? Also, where should the payoff check be sent to you? This address? *Ashtabula County Community Services*
25 W. Jefferson Street, Jefferson OH 44047?

Thanks,



ANGEL NEER
Escrow Coordinator

54 North State Street, Painesville, Ohio 44077
Phone: (440) 709-1442 | Fax: (440) 290-2967
angelneer@ohiorealtitle.com | www.ohiorealtitle.com



IMPORTANT NOTICES: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and

KNOW ALL MEN BY THESE PRESENTS, THAT Arthur E. Busch aka Arthur Busch in consideration of Six Thousand Dollars (\$6,000.00) paid to them by the Lender, Ashtabula County, Ohio (hereafter the Lender), do hereby Grant, Bargain, Sell and Convey unto the said Lender, its successors and assigns, the following premises commonly known as 5104 North Ridge East Ashtabula OH 44004, and legally described, to wit:

See legal description

TOGETHER with all and singular the buildings, structures and improvements now upon or which may hereafter be put upon the above described premises or any part thereof and all easements, rights of way, licenses and privileges and all and singular the tenements, hereditaments and appurtenances belonging or in any wise appertaining to the said premises and property or any part thereof, and all the estate, title and interest whatsoever of the said Mortgagors of, in and to the above described premises; all such properties hereby granted, bargained, sold and conveyed being hereafter sometimes referred to as the "premises."

To HAVE AND TO HOLD the said premises unto the said Lender, its successors and assigns, forever. And the said Mortgagors for themselves, their heirs, administrators, and executors, do hereby covenant with the said Lender, its successors and assigns, that they are true and lawful owners of said premises and have full power to convey the same and that the same are free and clear of all encumbrances whatsoever except taxes and assessments not yet overdue and further that they do warrant and will defend the same against all lawful claims and demands whatsoever, except those hereinabove set forth.

Instrument
200600001987

And the said Mortgagors further covenant and agree with the Lender as follows:

First: To honor the conditions of the Ten (10) Year Term Promissory Note in the amount of \$ 6,000.00, payable in accordance with the terms of said note and agreement which document contains a declining repayment schedule as follows: That Arthur E. Busch as an Applicant for a deferred loan of \$ 6,000.00 from Ashtabula County's Community Development Block Grant / HOME Housing Program, for the purpose of purchasing with down payment assistance and/or rehabilitating the property located at 5104 North Ridge East Ashtabula OH 44004 agrees to the following: Applicant intends to continue to occupy and own the aforestated property for a period of ten (10) years from this date. Applicant further agrees to execute a Promissory Note payable to the Lender for the principle sum of the aforestated loan. A prorated amount of the principal balance of said note shall be due and payable to the Lender only if applicant sells and/or no longer resides at said property within the ten (10) year period of time, then said Promissory Note shall immediately become due and payable to the Lender as follows:

The principal amount of the loan due shall reduce 8% on the anniversary date of this note each after execution of this note.

The final 20% of this note shall be due and payable to the Lender after the ninth anniversary date of this note if and when the borrower vacates the property, sells the property, transfers title of the property or when the property is sold or transferred as part of the owner's estate.

Second: To pay or cause to be paid all taxes, assessments and other charges which are now or may hereafter be levied, charged, or assessed upon said premises hereinabove described, when due and payable, according to law, as well as all other claims which if unpaid might by law become a lien or charge upon the premises herein described; PROVIDED, however, Mortgagors shall not be required to pay any such tax assessment, charge, levy or claim if the amount, applicability or validity thereof shall be currently contested in good faith by the appropriate proceedings and they shall have deposited with Lender funds sufficient to pay any such contested tax assessments, charge, levy, or claim if same shall finally be found to be owing by the Mortgagors.

Third: To keep or cause to be kept all buildings on the premises and every part and parcel thereof in good condition and repair and will cause to be made all necessary repairs, renewals and replacements so that the value and efficiency generally of the property mortgaged shall not be impaired except through depreciation in the ordinary use of the premises.

Fourth: To keep the buildings and improvements upon the premises hereinabove described insured against loss by fire and windstorm by extended coverage insurance and against such other hazards and liabilities as are commonly insured against by owners of similar property in the **County of Ashtabula, Ohio**, in reasonable amounts in companies approved by the Lender with mortgage clauses in said policies acceptable to and approved by the Mortgage and to pay the premiums therefore and deliver said policies to the Lender as so requested.

Fifth: To comply with all statutes, ordinance, regulations and rules which may be established by any legally constituted public authority with respect to the use, maintenance and care of the property which is subject to this mortgage.

Sixth: Not to change the ownership of the premises described herein without prior written consent of the Lender within the term of this instrument.

Seventh: That each and every covenant, agreement, and obligation hereinabove contained on Mortgagor's part to be done, kept and performed shall be binding and obligatory upon and shall be done, kept and performed by the heirs, administrators, executors and assigns of the Mortgagors.

EXHIBIT A

TRACT ONE:

Situated in the Township of Ashtabula County of Ashtabula and State of Ohio: and specifically described as follow Beginning at an angle point in the center line of the North Ridge Rd. (U. S. Route 20) on the line between properties belonging to J. S. and Marie Harmon on the west and Bessie Caso Miller on the east; thence Southerly along said property line, passing through an iron pin thirty (30) feet at right angles to said road center line, a distance of eight hundred twenty-two and forty-three hundredths (822.43) feet to an iron pin; thence easterly on a line at right angles to said property line a distance of one hundred two and one hundredths (102.01) feet to an iron pin; thence northerly to a line parallel to the aforesaid property line a distance of eight hundred eighty-five and sixty-four hundredths (865.64) feet passing through an iron pin located thirty (30) feet at right angles to the said road center line, to the center of the North Ridge Road; thence southwesterly along the center line of said North Ridge Road a distance of one hundred twenty (120) feet to the place of beginning containing within said boundaries two (2) acres of land.
Parcel No.03-005-00-041-00

TRACT TWO:

Situated in the County of Ashtabula in the State of Ohio and the Township of Ashtabula and bounded and described as follows: Being part of Original Ashtabula Township Lot No. 20 and bounded and described as follows: Beginning in the center line of North Ridge Road at the northeast corner of land conveyed to Edna Mae Herrick by deed dated April 30, 1958 and recorded in Volume 565, Page 374 of Ashtabula County Records; thence North 58° 47' East, along the center line of said North ridge Road to a point which is 15 feet distant by rectangular measurement from the easterly line of said land so conveyed to Edna Mae Herrick; thence South 0° 34' West parallel with the easterly line of said land so conveyed to Edna Mae Herrick and 15 feet therefrom to the southerly line of land conveyed to Clarence H. Miller and Trainie R. Miller by deed recorded in Volume 424, Page 510 of Ashtabula County Records; thence South 69° 44' West along the southerly line of said land so conveyed to Miller, to the easterly line of said land conveyed to Edna Mae Herrick as aforesaid thence North 0° 34' East, along the easterly line of said land so conveyed to Herrick 370.1 feet to the place of beginning.
Parcel No. 03-005-00-040-00

200600001987
Filed for Record in
ASHTABULA COUNTY, OHIO
JUDITH A. BARTA
02-08-2006 At 03:55 PM
MTG 36.00
DR Book 364 Page 1644 - 1646

200600001987 ✓
BUCKEYE TITLE
PICK UP

Eighth: That in the event of default in the payment of any installment of principal or interest on said note when called for by said note, or in the event of default in the performance of any of the covenants contained in this mortgage to be performed by Mortgagors herein, the holder of said note may, at its option, without notice declare the principal of said note and interest accrued hereon to be immediately due and payable and may proceed to enforce the collection thereof by suit at law or in equity or by proceedings to foreclose this mortgage and in any such event, the Lender shall at once become and be entitled to the possession, use and enjoyment of the property hereinabove described, and to the rents, issues, royalties and profits thereof, and such possession and enjoyment shall at once be delivered and surrendered to the Lender on request, and upon refusal, the said delivery may be enforced by the Lender by any civil suits or proceedings and the Lender shall be entitled to a receiver of and fore said premises and the rents, issues, royalties and profits thereof as a matter of right without regard to the solvency or insolvency of the Mortgagors or the value thereof; and such receiver may be appointed by any Court of competent jurisdiction upon ex-parte application and without notice, which is hereby expressly waived, and all rents, issues, royalties, profits, income and revenue shall be applied by said receiver according to law and the orders of said Courts.

PROVIDED, NEVERTHELESS, that if Mortgagors shall fully perform all the covenants to be performed by Mortgagors herein, and shall pay or cause to be paid all sums secured in the Mortgage according to the tenor and effect thereof or according to the tenor and effect of any note given by way of renewal or extension thereof, to the order of THE COUNTY OF ASHTABULA, OHIO: then these presents to be void, otherwise to remain in full force and effect.

Where required by this context, words in singular number shall be construed as plural and works in plural as singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, this note has been duly executed by the undersigned this 3rd. day of Feb. 2006.

Witness: _____

Arthur E. Busch

Mortgagor: Arthur E. Busch

Witness: _____

Witness: _____

Mortgagor: _____

Witness: _____

STATE OF OHIO, COUNTY OF ASHTABULA,

Before me, a Notary Public for the State of Ohio, appeared the above named Arthur E. Busch, UNMARRIED

who acknowledged that he signed the foregoing instrument and that the signing was a free act.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this 3rd. day of

February, 2006

LINDA INGHAM
Notary Public, State of Ohio
My Commission Expires 09/20/10
~~My Commission Expires~~ Freseuga County

Linda Ingham
Notary Public

STATE OF OHIO, COUNTY OF ASHTABULA,

Before me, a Notary Public for the State of Ohio, appeared the above named _____,

who acknowledged that _____ signed the foregoing instrument and that the signing was a free act.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this _____ day of

_____, 2005

My Commission Expires _____

Notary Public

Approved by: _____

KNOW ALL MEN BY THESE PRESENTS, THAT Arthur Busch, THE MORTGAGOR in consideration of Twenty Five Thousand Two Hundred Forty Dollars (\$ 25,240.00) paid to them by the Lender, Ashtabula County, Ohio (hereafter the Lender), do hereby Grant, Bargain, Sell and Convey unto the said Lender, its successors and assigns, the following premises commonly known as 5104 North Ridge Road East Ashtabula OH 44004, and legally described, to wit:

Instrument
200700013050

See legal description

TOGETHER with all and singular the buildings, structures and improvements now upon or which may hereafter be put upon the above described premises or any part thereof and all easements, rights of way, licenses and privileges and all and singular the tenements, hereditaments and appurtenances belonging or in any wise appertaining to the said premises and property or any part thereof, and all the estate, title and interest whatsoever of the said Mortgagors of, in and to the above described premises; all such properties hereby granted, bargained, sold and conveyed being hereafter sometimes referred to as the "premises."

To HAVE AND TO HOLD the said premises unto the said Lender, its successors and assigns, forever. And the said Mortgagors for themselves, their heirs, administrators, and executors, do hereby covenant with the said Lender, its successors and assigns, that they are true and lawful owners of said premises and have full power to convey the same and that the same are free and clear of all encumbrances whatsoever except taxes and assessments not yet overdue and further that they do warrant and will defend the same against all lawful claims and demands whatsoever, except those hereinabove set forth.

And the said Mortgagors further covenant and agree with the Lender as follows:

First: To honor the conditions of the Ten (10) Year Term Promissory Note in the amount of \$ 25,240.00, payable in accordance with the terms of said note and agreement which document contains a declining repayment schedule as follows: That Arthur Busch as an Applicant for a deferred loan of \$ 25,240.00 from Ashtabula County's Community Development Block Grant / HOME Housing Program, for the purpose of purchasing with down payment assistance and/or rehabilitating the property located at 5104 North Ridge Road East Ashtabula OH 44004 agrees to the following: Applicant intends to continue to occupy and own the aforestated property for a period of ten (10) years from this date. Applicant further agrees to execute a Promissory Note payable to the Lender for the principal sum of the aforestated loan. A prorated amount of the principal balance of said note shall be due and payable to the Lender only if applicant sells and/or no longer resides at said property within the ten (10) year period of time, then said Promissory Note shall immediately become due and payable to the Lender as follows:

The principal amount of the loan due shall reduce 8% on the anniversary date of this note each after execution of this note.

The final 20% of this note shall be due and payable to the Lender after the ninth anniversary date of this note if and when the borrower vacates the property, sells the property, transfers title of the property or when the property is sold or transferred as part of the owner's estate.

Second: To pay or cause to be paid all taxes, assessments and other charges which are now or may hereafter be levied, charged, or assessed upon said premises hereinabove described, when due and payable, according to law, as well as all other claims which if unpaid might by law become a lien or charge upon the premises herein described; PROVIDED, however, Mortgagors shall not be required to pay any such tax assessment, charge, levy or claim if the amount, applicability or validity thereof shall be currently contested in good faith by the appropriate proceedings and they shall have deposited with Lender funds sufficient to pay any such contested tax assessments, charge, levy, or claim if same shall finally be found to be owing by the Mortgagors.

Third: To keep or cause to be kept all buildings on the premises and every part and parcel thereof in good condition and repair and will cause to be made all necessary repairs, renewals and replacements so that the value and efficiency generally of the property mortgaged shall not be impaired except through depreciation in the ordinary use of the premises.

Fourth: To keep the buildings and improvements upon the premises hereinabove described insured against loss by fire and windstorm by extended coverage insurance and against such other hazards and liabilities as are commonly insured against by owners of similar property in the **County of Ashtabula, Ohio**, in reasonable amounts in companies approved by the Lender with mortgage clauses in said policies acceptable to and approved by the Mortgage and to pay the premiums therefore and deliver said policies to the Lender as so requested.

Fifth: To comply with all statutes, ordinance, regulations and rules which may be established by any legally constituted public authority with respect to the use, maintenance and care of the property which is subject to this mortgage.

Sixth: Not to change the ownership of the premises described herein without prior written consent of the Lender within the term of this instrument.

Seventh: That each and every covenant, agreement, and obligation hereinabove contained on Mortgagor's part to be done, kept and performed shall be binding and obligatory upon and shall be done, kept and performed by the heirs, administrators, executors and assigns of the Mortgagors.

Eighth: That in the event of default in the payment of any installment of principal or interest on said note when called for by said note, or in the event of default in the performance of any of the covenants contained in this mortgage to be performed by Mortgages herein, the holder of said note may, at its option, without notice declare the principal of said note and interest accrued hereon to be immediately due and payable and may proceed to enforce the collection thereof by suit at law or in equity or by proceedings to foreclose this mortgage and in any such event, the Lender shall at once become and be entitled to the possession, use and enjoyment of the property hereinabove described, and to the rents, issues, royalties and profits thereof, and such possession and enjoyment shall at once be delivered and surrendered to the Lender on request, and upon refusal, the said delivery may be enforced by the Lender by any civil suits or proceedings and the Lender shall be entitled to a receiver of and fore said premises and the rents, issues, royalties and profits thereof as a matter of right without regard to the solvency or insolvency of the Mortgages or the value thereof; and such receiver may be appointed by any Court of competent jurisdiction upon ex-parte application and without notice, which is hereby expressly waived, and all rents, issues, royalties, profits, income and revenue shall be applied by said receiver according to law and the orders of said Courts.

PROVIDED, NEVERTHELESS, that if Mortgages shall fully perform all the covenants to be performed by Mortgages herein, and shall pay or cause to be paid all sums secured in the Mortgage according to the tenor and effect thereof or according to the tenor and effect of any note given by way of renewal or extension thereof, to the order of THE COUNTY OF ASHTABULA, OHIO: then these presents to be void, otherwise to remain in full force and effect.

Where required by this context, words in singular number shall be construed as plural and works in plural as singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, this note has been duly executed by the undersigned this 23rd day of August 2006.

Witness: _____

Arthur Busch
Mortgagor:

Witness: _____

200700013050
Filed for Record in
ASHTABULA COUNTY, OHIO
JUDITH A. BARTA
09-24-2007 At 08:47 am.
MTG .00
DR Book 418 Page 835 - 837

Witness: _____

Mortgagor:

Witness: _____

200700013050
COMMUNITY SERVICES DEPARTMENT
INTEROFFICE MAIL JB

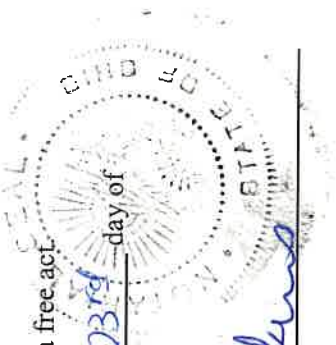
STATE OF OHIO, COUNTY OF ASHTABULA,

Before me, a Notary Public for the State of Ohio, appeared the above named Arthur Busch

who acknowledged that he signed the foregoing instrument and that the signing was a free act.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this 23rd day of

August, 2006



6/1/2010
My Commission Expires

Lisa Hawkins
Notary Public
Lisa Hawkins

STATE OF OHIO, COUNTY OF ASHTABULA,

Before me, a Notary Public for the State of Ohio, appeared the above named _____

who acknowledged that _____ signed the foregoing instrument and that the signing was a free act.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this _____ day of

_____, 2006

My Commission Expires _____

Notary Public _____

Approved by:

EXHIBIT A

TRACT ONE:

Situated in the Township of Ashtabula County of Ashtabula and State of Ohio: and specifically described as follow Beginning at an angle point in the center line of the North Ridge Rd. (U. S. Route 20) on the line between properties belonging to J. S. and Marie Harmon on the west and Bessie Caso Miller on the east; thence Southerly along said property line, passing through an iron pin thirty (30) feet at right angles to said road center line, a distance of eight hundred twenty-two and forty-three hundredths (822.43) feet to an iron pin; thence easterly on a line at right angles to said property line a distance of one hundred two and one hundredths (102.01) feet to an iron pin; thence northerly to a line parallel to the aforesaid property line a distance of eight hundred eighty-five and sixty-four hundredths (865.64) feet passing through an iron pin located thirty (30) feet at right angles to the said road center line, to the center of the North Ridge Road; thence southwesterly along the center line of said North Ridge Road a distance of one hundred twenty (120) feet to the place of beginning containing within said boundaries two (2) acres of land.
Parcel No.03-005-00-041-00

TRACT TWO:

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Parcel No. 03-005-00-040-00

200600001987
Filed for Record in
ASHTABULA COUNTY, OHIO
JUDITH A. BARTA
02-08-2006 At 03:55 PM.
MTG 36.00
DR Book 364 Page 1644 - 1646

200600001987 ✓
BUCKEYE TITLE
PICK UP

RELEASE OF AFFIDAVIT/MORTGAGE

MORTGAGES RECORDED ON
2/8/2006 and 9/24/2007

Releasing current mortgage to
Arthur E Busch aka Arthur Busch

WITNESS SIGNATURES

Lisa Newkirk

IN WITNESS WHEREOF, I have hereunto set my hand
this 17th day of August, 2021.

[Signature]

ASHTABULA COUNTY COMMISSIONERS

[Signature]

COUNTY OF ASHTABULA)
STATE OF OHIO) ss.

~~Kathryn L. Whittington~~
J.P. AUCEO IV

Permanent Parcel Nos. 03-005-00-040-00 &
& 03-005-00-041-00
Affidavit Volume No. 364 & 418
Affidavit Page No. 1644 & 0835

Property Owner: Arthur E Busch aka Arthur Busch

Property Owner: _____

Address: 5104 North Ridge Rd., E
Ashtabula, OH 44004

BEFORE ME, Notary Public in and for said County of Ashtabula and State of Ohio, personally appeared the above-named ~~Kathryn L. Whittington~~ ^{Arthur E Busch aka Arthur Busch}, who acknowledged that ~~she~~ ^{he} did sign the foregoing instrument of these pages and that the same is ~~her~~ ^{his} free act and deed, to conditions of the lien imposed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Jefferson Ohio
this 17th day of August, 2021.

This instrument was prepared by: Heidi A. Barringer
Please INTEROFFICE this to COMMUNITY SERVICES

[Signature]
V.P.

Lisa Newkirk
Notary Public
Comm EXP: 7/14/2025

533009

PNC Bank
Cleveland, OH
6-12-410

Date: 07/30/2021

\$6,248.00

Void After 90 Days



Signature is a copy of the original signature. Original signature is required for cashing.

Ohio Real Title Agency, LLC
1213 Prospect Avenue Suite 200
Cleveland, OH 44115
216-373-9900

Order Number: 152119

PAY Six Thousand Two Hundred Forty Eight And 00/100

TO THE ORDER OF Ashtabula County Treasurer
25 West Jefferson Street
Jefferson, OH 44047

MEMO 5104 North Ridge Road East, Ashtabula

⑆ 533009 ⑆ ⑆ 041000 ⑆ 24 ⑆ ⑆ 166482185 ⑆

Check No. 533009
Order No. 152119
Amount \$6,248.00

Payee: Ashtabula County Treasurer
Order Number: 152119
Closer Name: Patti Lauria
Borrower: Steven Bartone
Seller: Christopher Busch
Property: 5104 North Ridge Road East, Ashtabula, OH 44004
Memo: 5104 North Ridge Road East, Ashtabula

Paid to Ashtabula County Treasurer
Date 07/30/2021
Amount Breakdown
Payoff 2nd Mortgage \$6,248.00

Angel Neer

From: Dawn N. Gates <DNGates@ashtabulacounty.us>
Sent: Tuesday, June 29, 2021 4:35 PM
To: Angel Neer
Cc: Heidi A. Barringer
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: Order # 152119; 5104 North Ridge Road East, Ashtabula, OH 44004



That pay off amount is good until the house is transferred. A check can be made payable to Ashtabula County Treasurer but sent to Ashtabula County Community Services. I will be on vacation starting tomorrow until July 7th. If you need any further information, please contract Heidi Barringer at 440-576-1530 or habarringer@ashtabulacounty.us.

Thank you!

Dawn Gates, Grant Specialist
Ashtabula County Community Services
25 W. Jefferson Street
Jefferson OH 44047
440-576-3853

From: Angel Neer <angelneer@ohiorealtitle.com>
Sent: Tuesday, June 29, 2021 4:32 PM
To: Dawn N. Gates <DNGates@ashtabulacounty.us>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: Order # 152119; 5104 North Ridge Road East, Ashtabula, OH 44004

Thanks Dawn. Is there a good through date and per diem? Also, where should the payoff check be sent to you? This address? *Ashtabula County Community Services*
25 W. Jefferson Street, Jefferson OH 44047?

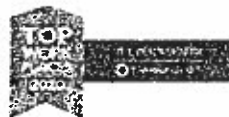
Thanks,



ANGEL NEER
Escrow Coordinator

54 North State Street , Painesville, Ohio 44077

Phone: (440) 709-1442 | Fax: (440) 290-2967
angelneer@ohiorealtitle.com | www.ohiorealtitle.com



IMPORTANT NOTICES: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and