

ByceRealty CONTRACT TO PURCHASE AT ONLINE AUCTION

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

1. **PROPERTY DESCRIPTION:** The undersigned Purchaser, herein referred to as the "Buyer(s)" agrees to purchase from the undersigned owner (seller) through *Byce Realty*, (Auctioneer/Broker), the following described real estate in Mahoning County **OH and known as 1413 Belmont Ave, Youngstown, OH Parcel#530080083**. Buyer _____ Does _____ Does Not, exercise the option to purchase Parcel #530080131 for \$100 having full knowledge of Seller disclosure that there is an existing underground storage tank on this property; and will pay closing costs for this parcel as indicated on Addendum A.
2. **PRICE AND TERMS:** Purchaser agrees to pay the amount of the high bid \$ _____ plus the buyer premium of \$ _____ for a **Total Contract Price of \$ _____** for the Real Estate as follows: A non-refundable (except in the case of a non-marketable title) down payment of \$ 10,000 to apply toward the Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason other than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.
3. **BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before 30 days from the date of this contract. If such date falls on a weekend or holiday, closing shall be the next business day.
4. **Buyers will close at title company indicated according to fee schedule provided in Addendum A.**
5. If buyer does not close on or before scheduled closing date, seller may, at seller's option, extend the closing date in consideration for a sum of \$100 per day after original closing date.
6. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.
7. **BINDING OBLIGATION:** Purchaser is **buying the property As-Is, Where-Is and without Recourse**. If Purchaser fails to close for any reason whatsoever, except a non-marketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the property. **Time is of the essence and this is an irrevocable offer to purchase, with no contingencies.** In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.
8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Sellers's knowledge: (a) there are no known undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except _____ (c) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed, except _____ Inspections regarding habitability and use of the Real Estate are the responsibility of the Purchaser. All Inspections were to be completed prior to Auction. **PURCHASER(S) ARE RELYING SOLELY UPON THEIR EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE BROKER or REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.**
9. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEER/BROKERS are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.
10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by legal deed with release of dower right, if any, AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing, except restrictions and easements of record and except the following assessments (certified or otherwise): _____
Buyer(s) agree to costs presented at auction and agree to close at title company indicated at auction and on attached Addendum A.
11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. Any fuel will be conveyed less normal depletion. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser.

While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the property immediately to protect Purchasers' interest.

12. **DISCLOSURE:** ☐ Buyer ☐ Seller - is a licensed Real Estate Broker or Sales Person.
13. **POSSESSION:** Possession shall be given at **legal recording**, subject to Tenants' Rights, with deed. (Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.
14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement and Consumer Guide To Agency.
15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
16. **TERMS: The property is sold: RESERVE: This offer is subject to the approval of the church.**
17. Down payment of \$10,000 must be deposited at the time of Auction as down payment by company, corporate or personal check (presented with positive I.D). This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of broker, or Title Company as agreed as escrow agents for the sellers. Credit card deposits, if accepted, will be held in trust account of ByceAuction, LLC and upon funds being received by credit card company, transferred to title company escrow account. Buyers allow Broker to act as trust agent for this purpose and agree to pay any processing fee as disclosed in association with credit card deposits.
18. A 10% percent Buyer Premium will be added to the high bid amount to determine the final contract-selling price paid by the purchaser.
19. Taxes will be prorated to date of closing and paid by the seller, calculated using latest available tax duplicate information.
20. This property is being sold at Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information obtained was obtained by public sources deemed reliable. However, neither the Broker nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the sellers. The seller and Auction Company reserve the right to preclude any person from bidding who did not meet registration requirements or if there are any questions as to the person's mental stability. Auctioneer may use reverse bidding to establish high bid price.
21. Auction Firm hereby acknowledges that they represent the Seller. An Agency Disclosure Statement must be signed by the high bidder.
22. Seller is responsible for real estate tax prorata, mortgage releases and guarantees the title to be marketable and free and clear of all liens. **The buyer and seller, split 50/50, the survey cost, if a survey is required for a transfer. *Buyer is responsible for all other costs associated with closing and as stated in statement of title covered on auction day and the associated fees outlined in Addendum A.**
23. By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure form and their right to rescind the Contract to Purchase.
24. Real Estate is sold through ByceAuction & Realty who is the agent of the SELLER and in no way represents the fiduciary interest of the BUYER(S).
25. **OTHER:** Specifically included in the sale are the Church Pews fixed to floor in worship area, the 3 well sink with grease trap and commercial stove both in kitchen area. It is the intention of the church to sell all remaining equipment and fixtures by auction including wall mounted TV's. Buyer accepts any remaining personal property in the church at time of transfer.
26. **EXPIRATION AND APPROVAL:** This offer is shall remain open for acceptance until 5 PM April 1st, 2019 and may not be withdrawn prior to this date and time to allow the church to confirm the sale. Make Deed to: (print)
_____/Survivorship: _____ (in name of buyer unless otherwise noted)
27. **Electronic Signatures & Endorsements:** Contracts & legal documents may be signed "electronically" and signature pages may be signed separately and individually by parties, including facsimile or email transmission including addendums. Instructions to Broker may also be made via email with documentation of same retained by Broker in file

Print Sign Date

PURCHASER: _____

PURCHASER: _____

FULL ADDRESS: _____

PHONE NUMBERS: _____

WITNESS: _____

Print Sign Date

SELLER: _____

SELLER: _____

FULL ADDRESS: _____

PHONE NUMBERS: _____

WITNESS: _____

_____ \$ _____ X _____ % _____

Initial:

CONSUMER GUIDE TO AGENCY RELATIONSHIPS Byce Realty, Expires 12/31/2020

We are pleased you have selected Byce Realty to help you with your real estate needs. Whether you are selling, buying or leasing real estate Byce Realty can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

Representing the Sellers: Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. Also, in rare circumstances, a listing broker may offer "sub-agency" to other brokerages which would represent the seller's interests and owe the seller these same duties.

Representing Buyers: When purchasing real estate, buyers usually want to be represented in the transaction, and choose to work with a real estate agent. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction. **Dual Agency:** Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent. **Representing Both the Buyer & Seller:** On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties. **Working With Byce Realty.** Byce Realty does offer representation to both buyers and sellers. Therefore, the potential exists for an agent to represent a buyer who wishes to purchase property listed with a different agent within our company.. If this occurs, each agent will represent their own client, but Byce Realty and its managers will act as a dual agent. This would mean the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Byce Realty will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information. In the event that both the buyer and seller are represented by the same agent, the agent and Byce Realty will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contracts. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party. If Byce Realty is not compensated by the listing broker or the seller, its compensation will be paid by the buyer, pursuant to a written agreement with the buyer. If dual agency occurs, you will be asked for your consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent from our company be assigned to represent you or you may seek representation from another brokerage. As a buyer, you may also choose to represent yourself on properties Byce Realty has listed. In that instance, Byce Realty will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages: When Byce Realty lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. Byce Realty does reserve the right, in some instances, to vary the compensation it offers to other brokerages. However, as a seller, you should understand that even if Byce Realty shares a fee with a brokerage representing the buyer it does not mean that you will be represented by the buyers brokerage. Byce Realty will represent your best interests as the buyers brokerage will represent the buyer. When acting as a buyer's agent, Byce Realty accepts compensation offered by the listing broker.. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Representation of Multiple Clients: Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. . We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. **Your signature will not obligate you to work with our company if you do not choose to do so.**

Name (Please Print)

Name (Please Print)

Signature

Date

Signature

Date



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.

AGENT(S)

BROKERAGE

The seller will be represented by _____ and _____.

AGENT(S)

BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ with Byce Realty will:

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.
- ☐ represent only the (check one) XXXX **seller** in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

Commitment For Issuance Of Title Guaranty - 1972 Rev.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, for a valuable consideration, hereby commits to issue its Title Guaranty to the party (parties) designated in Schedule A, as Owner or Mortgagee of the estate or interest designated herein in the land described in Schedule A, upon execution and recording of any deed, or other document necessary to create the estate or interest guaranteed, or of any release, satisfaction, or cancellation of any interest, lien, or encumbrance shown herein whose deletion is requested in such Title Guaranty.

This Commitment is subject to the provisions of Schedules A and B hereof, the Conditions and Stipulations hereof, and the Exclusions from Coverage and the Conditions and Stipulations of said Title Guaranty.

This Commitment shall be valid only when the specific identity of the proposed party guaranteed and the amount of the Guaranty have been inserted in Schedule A by the Company, either at the date of the issuance of this Commitment, or, subsequently by Endorsement.

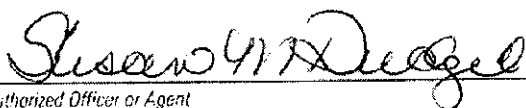
This Commitment is preliminary to and contingent upon the issuance of such Guaranty and all liability and obligations hereunder shall expire 90 days after the effective date hereof, or upon issuance of the Title Guaranty, whichever is earlier.

CONDITIONS AND STIPULATIONS

1. Issuance of the Title Guaranty is subject to matters which shall intervene between the date of this Commitment and the date of issuance of said Guaranty. Issuance is further subject to matters in existence at the date of issuance of this Commitment and not excepted herein, but which shall cause no loss to the party guaranteed.
2. Liability of the Company under this Commitment shall be only to the named party guaranteed and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or, (b) to eliminate exceptions shown in Schedule B, or, (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. Liability shall in no event exceed the amount stated in Schedule A hereof, and is subject to the insuring provisions, the Exclusions from Coverage, and the Conditions and Stipulations of said Title Guaranty all of which are hereby incorporated herein by reference as though set forth in full and which shall be binding upon the proposed party guaranteed except as expressly modified herein.
3. Any claim, actions or rights of action that the proposed guaranteed may have against the Company arising out of the status of the title or interest covered by this Commitment must be based on and are subject to the provisions of this Commitment.
4. Notice of claim, loss or damage must be given in the manner and within the time stipulated in said Title Guaranty.
5. In addition to the matters contained in the Exclusions from Coverage and the Conditions and Stipulations of the Title Guaranty, this Commitment is also subject to the following:
 - A. Any change in the status of record title, or any lien, encumbrance, cloud or other matter appearing of record, subsequent to the effective date of this Commitment and prior to the date of issuance of the Title Guaranty.
 - B. This is a commitment for a guaranty of record title only as more fully defined in said Title Guaranty.


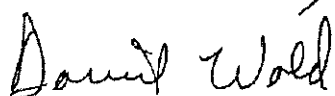
IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A, to be valid when countersigned by a validating officer or other authorized signatory.

Countersigned:


Authorized Officer or Agent

ORT Form 2278 rev. 1/93

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary

Issued by Old Republic National Title Insurance Company

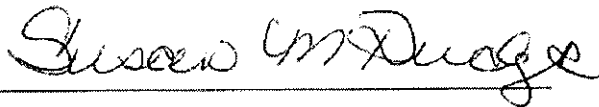
Title Guaranty Commitment Form
Schedule A

File Number: **257035**

Commitment Number: **257035**

1. Effective date: **February 19, 2019, at 7:59 am**
2. Proposed Party or Parties to be guaranteed:
 - (a) Owner **Centenary United Methodist Church, a non-profit Ohio religious corporation**
 - (b) Mortgagee
 - (c) Other
3. Amount of Coverage: **\$100,000.00**
4. Record title to the land described in this Commitment is at the date hereof vested in:
Centenary United Methodist Church, a non-profit Ohio religious corporation
5. The estate or interest in the land described in this Schedule is:
Fee Simple
6. Description of land referred to in this Commitment:
SEE ATTACHED EXHIBIT "A"

Issuing Agent



Title Guaranty Commitment Form
EXHIBIT "A"

File Number: 257035

Commitment Number: 257035

Parcel No. 1

Situated in the City of Youngstown, County of Mahoning and State of Ohio, and known as being City Lots Nos. 16878 and 16879, according to the latest enumeration of Youngstown City Lots and Out-Lots, bounded and described in one parcel as follows:

Beginning at the intersection of the north line of Fairgreen Avenue with the easterly line of Belmont Avenue; thence east along the north line of Fairgreen Avenue, a distance of 94.5 feet to the southwest corner of City Lot 16880; thence north along the west line of said City Lot 16880, a distance of 150 feet to the northwest corner of said City Lot 16880; thence North 87° 43' West, parallel with the north line of Fairgreen Avenue, a distance of 171.9 feet to the easterly line of Belmont Avenue; thence South 24°20' East along the easterly line of Belmont Avenue, a distance of 167.72 feet to the place of beginning, as shown by Tod's Subdivision, plat of which is recorded in Volume 11, Page 55, Mahoning County Records of Maps, be the same more or less, but subject to all legal highways.

Parcel No. 2

Situated in the City of Youngstown, County of Mahoning and State of Ohio, and known as being City Lot 16880, according to the latest enumeration of Youngstown City Lots and Out-Lots, bounded and described as follows:

Beginning on the north side of Fairgreen Avenue at a point which is distant East 94.5 feet from the intersection of the north line of Fairgreen Avenue with the easterly line of Belmont Avenue; said point of beginning being also the southeast corner of City Lot 16879; thence north along the east line of said City Lot 16879, a distance of 150 feet to the northeast corner of said City Lot 16879; thence east parallel to the north line of Fairgreen Avenue, a distance of 50 feet to the northwest corner of City Lot 16881; thence south along the west line of said City Lot 16881, a distance of 150 feet to the north line of Fairgreen Avenue; thence west along the north line of Fairgreen Avenue, a distance of 50 feet to the place of beginning, as shown by Tod's Subdivision, plat of which is recorded in Volume 11, Page 55, Mahoning County Records of Maps, be the same more or less, but subject to all legal highways.

THE STATE OF KENTUCKY,
LOGAN COUNTY, SS

Before me, a Notary Public in and for said County, personally appeared the above named, Nellie Bingham Seay and Jos. B. Seay, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. In testimony Whereof, I have hereunto set my hand and official seal at Russellville, Kentucky, this 11th day of May, 1910.

A. J. PAGE

(NOTARIAL SEAL)

NOTARY PUBLIC, Logan Co., Ky.
My commission expires Jan. 17, 1914.

RECEIVED NOV. 5", 1919.
at 10:30 O'CLOCK A. M.
RECORDED JAN. 16", 1920.
Fee \$.90

MARTIN F. FLYNN RECORDER.

67681

GEORGE TOD BY EXR.

TO

M. J. HORNBERGER ET AL.
AS TRUSTEES.

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That I, John Tod, surviving executor of the last will and testament of George Tod, deceased, late of Mahoning county, Ohio, whose said last will and testament is therein probated and of record in Volume 24, Page 100 of the records of wills of said county, the Grantor, for the consideration of One Dollar (\$1.00) and other valuable considerations, received to my full satisfaction of M. J. Hornberger, Wm. A. Edwards, George Boul, Charles M. Miller, R. F. Kay, Thomas Bowdich, William Bolton, Geo. A. Happer and Chris H. Smith, as Trustees of The Belmont Avenue Methodist Episcopal Church, of Youngstown, Ohio, the Grantees, and for the consideration of the agreement on the part of said Grantees, that intoxicating liquors of any kind whatsoever shall never be manufactured or sold on the premises hereinafter described and of the further agreement as to location, size and cost of buildings located thereon, as hereinafter recited, do Give, Grant, Bargain, Sell and Convey unto the said Grantees, their successors and assigns, the following described premises:

Situated in the City of Youngstown, County of Mahoning and State of Ohio, and known as being city lot number sixteen thousand eight hundred and eighty (#16880), according to the latest enumeration of Youngstown city lots and out-lots, bounded and described as follows:

Beginning on the north side of Fairgreen Avenue at a point which is distant east ninety-four and five tenths (94.5) feet from the intersection of the north line of Fairgreen Avenue with the easterly line of Belmont Avenue; said point of beginning being also the south-east corner of city lot #16879; thence north along the east line of said city lot #16879, a distance of one hundred and fifty (150) feet to the north-east corner of said city lot #16879; thence east parallel to the north line of Fairgreen Avenue, a distance of fifty (50) feet to the north-west corner of city lot #16861; thence south along the west line of said city lot #16861, a distance of one hundred and fifty (150) feet to the north line of Fairgreen Avenue; thence west along the north line of Fairgreen Avenue, a distance of fifty (50) feet to the place of beginning, as shown by Tod's subdivision, plat of which is recorded in Volume 11, Page 55, Mahoning County Records of maps, be the same more or less, but subject to all legal highways.

It is covenanted and agreed as part of the consideration for this conveyance and made a condition hereof, that no intoxicating liquors of any kind whatsoever shall ever be manufactured, sold, or in any manner disposed of on the premises herein described, by

258
432

Title Guaranty Commitment Form
EXHIBIT "A"

File Number: 257035

Commitment Number: 257035

Parcel 3

And known as being the westerly part of Youngstown City Lot Number Twenty-Nine Thousand Six Hundred Forty-Four (29644) according to the latest enumeration of lots in said City in George Tod Executors, Et Al, Plat, A Subdivision of part of original Youngstown Township Great Lot No. 30 and 31, as shown by the recorded Plat of said Subdivision in Volume 16 of Maps, Page 87 of Mahoning County Records, and being further described as follows:

Beginning at the intersection of the southerly side of Lora Avenue with the Northeasterly side of Belmont Avenue; thence easterly along the southerly side of Lora Avenue a distance of 100 feet to a point, which point is distant 49.34 feet from the westerly line of Youngstown City Lot No. 29643; thence southerly parallel with the westerly line of Youngstown City Lot No. 29643 a distance of 100 feet to the intersection thereof with the northerly line of Youngstown City Lot No. 16878; thence westerly along the northerly line of Youngstown City Lot No. 16878 a distance of 22.56 feet to the intersection with the northeasterly side of Belmont Avenue; thence Northwesterly along the Northeasterly side of Belmont Avenue a distance of 167.85 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Title Guaranty Commitment Form
Schedule B

File Number: 257035

Commitment Number: 257035

Schedule B of the Title Guaranty to be issued will contain exceptions to the following record matters unless the same are released or satisfied of record to the satisfaction of the Company:

1. **Restrictions contained in Deed Volume 258, Page 432 of Mahoning County Records, copy attached. NOTE: Deleting any covenants, conditions or restrictions that indicate any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or such discrimination.**
2. **Restrictions contained in Deed Volume 266, Page 422 of Mahoning County Records, copy attached. NOTE: Deleting any covenants, conditions or restrictions that indicate any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or such discrimination.**
3. **Taxes listed to Centenary Un Meth Church, Youngstown City Tax District, are as follows:**
 - a) **Permanent Parcel Number 53-008-0-083.00 (YCL 16878, 16879 & 16880)**
Taxes for the First half of 2018, in the net amount of \$-0- (Tax Exempt) plus assessments of \$1.48 and \$82.05, for a total of \$83.53 are, A Lien Due and payable on 3/8/2019.
SPECIAL ASSESSMENTS:
Code 10-911, Emergency 911, runs semi-annual, year to year.
Code 30-151, Lighting, runs semi-annual, year to year
Taxes for the Second Half of 2018, are a lien, not yet due and payable.
Subject to additions of general taxes and assessments, if any, which may hereafter be made by legally constituted tax authorities.
 - b) **Permanent Parcel Number 53-008-0-131.00 (YCL 29644)**
Taxes for the First half of 2018, in the net amount of \$86.03 plus assessment of \$82.11, plus a prior delinquency of \$7,723.98 for a total of \$7,892.12 are, A Lien, and Delinquent, Due and payable on 3/8/2019.
SPECIAL ASSESSMENTS: Code 30-151, Lighting, runs semi-annual, year to year
Taxes for the Second Half of 2018, are a lien, not yet due and payable.
Subject to additions of general taxes and assessments, if any, which may hereafter be made by legally constituted tax authorities.

the grantees herein, their successors or assigns, or by any person holding under them; nor shall more than one dwelling be erected upon said above described premises; said dwelling to be erected so as not to be within a distance of forty-five (45) feet of the north line of Fairgreen Avenue (porches excluded), nor be of a value of less than Four thousand Dollars (\$4,000.00).

Any violation of these conditions or of the terms expressed in the consideration above named shall render this deed null and void, and the title to said premises and the right to possession thereof shall at once revert to said Grantor, his heirs, successors or assigns, and the said Grantees, their successors and assigns, by accepting this deed consent and agree to hold said premises subject to the conditions above expressed.

This conveyance is made under express authority of and pursuant to the power vested in the grantor, by the last will and testament of George Tod, deceased, as appears from the following quotation from said will, to-wit:

"Item 10: I designate as Executors of this will, my nephews John Tod and David Tod and direct that they be not required to give bond as such, I authorize and empower my said executors at their discretion, to sell and convey all or any portion of my real and personal estate, not hereinbefore specifically devised, and to distribute the proceeds thereof according to the provisions of my will, my Executors are authorized at their discretion, to complete any and all contracts which may have been entered into by me, prior to my decease and which may not have been fully completed, and compromise and settle, at their discretion, any and all claims whether in favor of or against my estate."

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their successors and assigns forever.

And I, John Tod, executor as aforesaid, the said grantor, do for myself and my heirs, executors and administrators, covenant with the said grantees, their successors and assigns, that at and until the making of these Presents, I am well seized of the above described premises as a good and indefeasible estate in Fee Simple, and have good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever, except any and all taxes and assessments for the year 1919, which the Grantees herein assume and agree to pay.

And that I will Warrant and Defend said premises with the appurtenances thereunto belonging, to the said Grantees, their successors and assigns forever, against all lawful claims and demands whatsoever, save as above excepted.

In Witness Whereof, I hereunto set my hand the 16th day of Oct. in the year of our Lord one thousand nine hundred and nineteen.

Signed and acknowledged
in the presence of:

C. THORNTON
ANGELA FARRELL

JOHN TOD

Surviving executor of the last
will and testament of George Tod,
deceased.

THE STATE OF OHIO

MAHONING COUNTY, SS. Before me, a Notary Public in and for said County, personally appeared John Tod, surviving executor of the last will and testament of George Tod, deceased, who acknowledged that he did sign the foregoing instrument as executor aforesaid, and that the same is his free act and deed, as such executor and individually.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal this 16th day of Oct. A. D. 1919.

(NOTARIAL SEAL)

C. THORNTON
NOTARY PUBLIC

434

RECEIVED NOV. 5th, 1919.
 at 1:05 O'CLOCK P. M.
 RECORDED JAN. 16th, 1920.
 Fee \$1.20

(REVENUE STAMP \$1.50)
 CANCELLED

MARTIN F. FLYNN RECORDER

67687

GEORGE PIPOLY ET AL.

TO

CARL JOHN PAESCH

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That George Pipoly and Mary Pipoly, husband and wife, in consideration of One Dollar (\$1.00) to us paid by Carl John Paesch, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said Carl John Paesch, his heirs and assigns forever, the following described premises:

Situated in the City of Youngstown, County of Mahoning and State of Ohio, and known as City Lot number Twenty-nine thousand fifty-seven (29057) as late are now numbered in said City. Said lot has a frontage of about 40 feet on the north side of West Grandall Avenue, and extends back therefrom between parallel lines to a depth of about 126 feet.

And all the Estate, Title and Interest of the said George Pipoly and Mary Pipoly either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To Have and to Hold the same to the only proper use of the said Carl John Paesch, his heirs and assigns forever.

And the said George Pipoly and Mary Pipoly, for ourselves and our heirs, executors and administrators, do hereby covenant with the said Carl John Paesch, his heirs and assigns, that we are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is clear, free and unincumbered; And further, That we do Warrant and will Defend the same against all claim or claims, of all persons whomsoever; except taxes and assessments due and payable after December, 1919, all of which the grantee herein assumes and agrees to pay.

In Witness Whereof, the said Mary Pipoly, who hereby releases all her right and expectancy of dower in the said premises, has hereunto set her hand this 4th day of November, in the year of our Lord one thousand nine hundred nineteen.

SIGNED AND ACKNOWLEDGED

IN PRESENCE OF

GEORGE PIPOLY

T. J. MOVY

MARY PIPOLY

ERNEST C. GOULD

STATE OF OHIO

COUNTY OF MAHONING SS. BE IT REMEMBERED, That on this 4th day of November in the year of our Lord one thousand Nine hundred nineteen before me, the subscriber, a Notary Public in and for said County, personally came George Pipoly and Mary Pipoly husband and wife, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

JOSEPH FRIEDMAN

NOTARY PUBLIC.

(NOTARIAL SEAL)

REVENUE STAMP
 \$1.00
 CANCELLED.

RECEIVED NOV. 5, 1919

AT 1:40 O'CLOCK P. M.

RECORDED JAN 16, 1920
 P. M. 3:15

MARTIN F. FLYNN RECORDER

422

At the making of these Presents, it is well seized of the above described Premises as a good and indefeasible estate in FREE SIMPLE, and has good right to bargain and sell the same in manner and form as above written; that the same are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; except any and all taxes, assessments or installments thereof, falling due or becoming payable after December 20th, 1920.

And that it will WARRANT AND DEFEND SAID PREMISES, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns forever, against all lawful claims and demands whatsoever; save as above excepted.

IN WITNESS WHEREOF, The Robert McCurdy Estate Company, by J. H. McEwen, its President, and Robert Bentley, its Secretary, has hereunto caused its corporate signature and seal to be affixed this 19th day of June, in the year of our Lord one thousand nine hundred and twenty.

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

HOWARD D. EVANS
W. B. HALE

(CORPORATE SEAL)

THE ROBERT MCCURDY ESTATE COMPANY
BY - J. H. McEWEN - President.
ROBERT BENTLEY - Secretary.

THE STATE OF OHIO }
MAHONING COUNTY } SS.

BEFORE ME, a Notary Public in and for said County, personally appeared J. H. McEwen and Robert Bentley, to me known, and by me known to be the President and Secretary, respectively, of The Robert McCurdy Estate Company, the corporation which, as Grantor, executed the foregoing instrument, who acknowledged that they executed said instrument as such president and secretary, for and on behalf of said corporation, and that the same is their free act and deed as such president and secretary, and individually, and the free and corporate act and deed of the said The Robert McCurdy Estate Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19 day of June A.D. 1920.

HOWARD D. EVANS - NOTARY PUBLIC.

(NOTARIAL SEAL)
Revenue Stamp
\$.50 Cancelled

RECEIVED OCT. 9-1920.

AT 11:15 O'CLOCK A. M.

RECORDED NOV. 6-1920.

FEE \$1.00

MARTIN F. FLYNN - RECORDER.

81931

GEORGE TOD BY EXR,

TO

TRUSTEES
M. J. HORNBERGER ET AL.,

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That I, John Tod, surviving executor of the last will and testament of George Tod, late of Mahoning County, Ohio, whose said last will and testament is therein probated and of record in volume 24, page 100 of the records of wills of said county, the Grantor, for the consideration of One dollar (\$1.00) and other valuable considerations, received to my full satisfaction of M. J. Hornberger, George Hayter, George Beal, Wm. Bolton, Thos. Bowdich, Chris K. Smith, Chas. N. Miller, W. H. Edwards and Fred Hubbard, Trustees of The Belmont Avenue Methodist Episcopal Church of Youngstown Ohio, and their successors in office, in trust for the use and benefit of the Ministry and Membership of the Methodist Episcopal Church in the United State of America, subject to the Discipline usage and ministerial appointments of said church, as from time to time authorized and declared, and if sold the proceeds shall be disposed of and used in accordance with the provisions of said Discipline, the Grantees, and for the consideration

266/422

of the agreement on the part of said grantees, that intoxicating liquors of any kind whatsoever, shall never be manufactured or sold on the premises hereinafter described and of the further agreement as to location, size and cost of buildings located thereon as hereinafter recited, do give, grant, bargain, sell and convey unto the said grantees, their successors and assigns, the following described premises:

Situated in the City of Youngstown, County of Mahoning and State of Ohio, and known as being city lots numbers sixteen thousand eight hundred and seventy-eight (#16878), and sixteen thousand eight hundred and seventy-nine (#16879), according to the latest enumeration of Youngstown City lots and Out-lots, bounded and described in one parcel as follows:

Beginning at the intersection of the north line of Fairgreen Avenue with the westerly line of Belmont Avenue; thence east along the north line of Fairgreen Avenue, a distance of ninety-four and five tenths (94.5) feet to the south-west corner of city lot #16880; thence north along the west line of said city lot #16880, a distance of one hundred and fifty (150) feet to the north-west corner of said city lot #16880; thence north 87° 43' West, parallel with the north line of Fairgreen Avenue, a distance of one hundred seventy one and nine tenths (171.9) feet to the easterly line of Belmont Avenue; thence south 84° 20' East along the easterly line of Belmont Avenue, a distance of one hundred sixty-seven and seventy-two hundredths (167.72) feet to the place of beginning, as shown by Tod's sub-division, plat of which is recorded in volume 11, page 55, Mahoning County records of maps, be the same more or less, but subject to all legal highways.

It is covenanted and agreed as part of the consideration for this conveyance and made a condition hereof, that no intoxicating liquors of any kind whatsoever shall ever be manufactured, sold, or in any manner disposed of on the premises above described, by the grantees herein, their successors or assigns, or by any person holding under them.

That any church building erected on said premises shall be so erected as not to be within a distance of thirty-five (35) feet from the north line of Fairgreen Avenue, (steps, windows and porches included), nor at any point within a distance of fifteen (15) feet from the easterly line of Belmont Avenue; nor within fifteen (15) feet of the westerly line of city lot number sixteen thousand eight hundred and eighty (#16880).

It is also agreed and covenanted that a permanent church building constructed of brick and stone shall be erected on said premises within a period of five (5) years from May 28th 1919. And in the event said premises are no longer used and for church purposes, and said grantees herein, their successors or assigns, desire at any time, to sell or dispose of said premises, then and in that event, the conveyance of said property shall contain the same conditions and restrictions as to location, size and cost of buildings, etc. as all other lots so sold on the north side of Fairgreen Avenue.

Any violation of these conditions or of the terms expressed in the consideration above named shall render this deed null and void, and the title to said premises and the right to possession thereof, shall at once revert to said grantor, his heirs, successors or assigns, and the said grantees, their successors or assigns, by accepting this deed consent and agree to hold said premises subject to the conditions above expressed.

This conveyance is made under express authority of and pursuant to the power vested in the grantor, by the last will and testament of George Tod, deceased, as appears from the following quotation from said will, to-wit:

"Item 10:- I designate as Executors of this will, my nephews John Tod and David Tod and direct that they be not required to give bond as such. I authorize and empower my said Executors at their discretion, to sell and convey all or any portion of my real

and personal estate, not hereinbefore specifically devised, and distribute the proceeds thereof according to the provisions of my will; My Executors are authorized at their discretion, to complete any and all contracts which may have been entered into by me, prior to my decease and which may not have been fully completed, and compromise and settle, at their discretion, any and all claims whether in favor of or against my estate".

This conveyance is made in completion of a land contract by and between the said grantor and said grantees, dated May 26th, 1919, to which reference is hereby made.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantees, their successors and assigns forever.

And I, John Tod, executor as aforesaid, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said grantees, their successors and assigns, that at and until the making of these presents, I am well seized of the above described premises as a good and indefeasible estate in Fee Simple, and have good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever, except such claims and demands as may have attached to said premises by or through the act or default of any person or persons other than said grantor, since said date of May 26th 1919, as well as any and all taxes and assessments falling due or becoming payable after December 20th 1919.

And that I will Warrant and Defend said Premises, with the appurtenances thereunto belonging, to the said Grantees, their successors and assigns forever, against all lawful claims and demands whatsoever, save as above excepted.

IN WITNESS WHEREOF, I have hereunto set my hand the 18th day of September, in the year of our Lord one thousand nine hundred and twenty.

SIGNED AND ACKNOWLEDGED IN THE
PRESENCE OF

W. R. GRAHAM

N. M. SCAPFORD

THE STATE OF OHIO

MAHONING COUNTY SS.

Before me, a Notary Public in and for said County, personally appeared the above named John Tod, surviving executor of the last will and testament of George Tod, deceased, who acknowledged that he did sign the foregoing instrument, as executor aforesaid, and that the same is his free act and deed, as such executor and individually.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my official seal this 18th day of September A. D. 1920.

(NOTARIAL SEAL)

W. R. GRAHAM
NOTARY PUBLIC.

RECEIVED OCT. 11th 1920.

(Revenue stamp)
(24.50 cancelled)

AT 11.35 O'CLOCK A. M.

RECORDED NOV. 5th 1920.

FEE \$1.40

MARTIN F. ELYEN RECORDER.

Property Information		
Property Number	53-008-0-083.00-0	Property Address:
Owner Name	CENTENARY UN METH CHURCH	1413 BELMONT AVE
Owner Address	1413 BELMONT YOUNGSTOWN OH 44504	
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD	
School District	5014 YOUNGSTOWN CSD	
Neighborhood	62300 North Side	Tax Payer Address:
Use Code	685 Public Worship	CENTENARY UN METH CHURCH
Acres	.63400	1413 BELMONT AVE
Description		YOUNGSTOWN OH 44504
LOT 16878 45 X 167.72		USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$35,700	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	0
Owner Occupied	N	Mkt Impr Value	\$228,890	Deed Type	
Divided Property	N	Total	\$264,590	Amount	\$0
New Construction	N	Current Tax		Sale Date	4/1/1969
Foreclosure	N	Annual Tax *	\$2.96	Conveyance	0
Other Assessments	Y	Paid **	\$2.96	Deed #	
Front Ft.	0	Delq	\$0.00		

<< Previous Card Card 1 of 1 Next Card >>

685 Public Worship Building Section 001 Occupancy 001

Year Built	1940	Year Remodel	0	Occupancy	Church
# Stories	1	Story Height	10	Use Code	685
Section Area	5844	Perim/Shape	2		

685 Public Worship Building Section 002 Occupancy 001

Year Built	1940	Year Remodel	0	Occupancy	Church
# Stories	1	Story Height	10	Use Code	685
Section Area	5646	Perim/Shape	2		

Land						
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units
L1Regular Lot	.63360	0	150.00000	150.00000	184.00000	0
						Value
						\$35,700

CAUV Land

No CAUV Land On This Property

Card - 1

Improvements					
IMPR Type	Description	Area	Length	Width	Year Built
Addition	Superstructure	32 SQ FT			
Other Improvement	Paving Asphalt	9000	0	0	1940

Card - 1

Property Sketch and Photos -- Card 1

Property Information					
Property Number	53-008-0-131.00-0			Property Address: BELMONT AVE	
Owner Name	CH CENTENARY UNITED METH				
Owner Address	1413 BELMONT YOUNGSTOWN OH 44504				
Tax Set	53 YOUNGSTOWN CITY YOUNGSTOWN CSD				
School District	5014 YOUNGSTOWN CSD				
Neighborhood	62300 North Side			Tax Payer Address: CH CENTENARY UNITED METH 1413 BELMONT AVE YOUNGSTOWN OH 44504 USA	
Use Code	400 Commercial - Vacant Land				
Acres	.21000				
Description					
LOT 29644 PART 100 X 150 IRR LORA					

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$6,000	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	0
Owner Occupied	N	Mkt Impr Value	\$0	Deed Type	
Divided Property	N	Total	\$6,000	Amount	\$0
New Construction	N	Current Tax		Sale Date	12/30/1981
Foreclosure	N	Annual Tax *	\$7,734.94	Conveyance	0
Other Assessments	Y	Paid **	\$87.43	Deed #	
Front Ft.	0	Delq	\$0.00		

[<< Previous Card](#) Card 1 of 0 [Next Card >>](#)


Land							
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.22550	0	168.00000	161.00000	61.00000	0	\$6,000

CAUV Land
No CAUV Land On This Property

Card - 1

Improvements					
IMPR Type	Description	Area	Length	Width	Year Built
No Improvements Found					

Card - 1

Property Sketch and Photos -- Card 1	
<div style="border: 2px solid black; border-radius: 50%; width: 100px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">  </div>	