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| RE 46 | **TITLE REPORT** | C/R/S | FAI-SR37-06.10 |
| Rev. June 2019 | PARCEL | 006-SH1,T1,T2 |
|  | PID | 110412 |
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**X** 42 YEAR REPORT  ABBREVIATED REPORT **X** UPDATE

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| INSTRUCTION: | |
| (1)  (2) | R.C. 163.01 (E) defines “owner” as “any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated.” ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.  ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual. |

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| (1) |  | **FEE OR OTHER PRIMARY OWNERS** | | | | | | | |
| Name | | | | | Marital Status (Spouse’s Name) | | | Interest | |
| **JTBD Investments, LLC, an Ohio limited liability company**  **8010 Newark Lancaster Road**  **Baltimore, OH 43105**  **Members: Todd Taylor**  **Mandy Taylor**  **~~TODD TAYLOR~~**  ~~CHAOS, LLC~~ | | | | | **NA**  ~~N/A~~ | | | 100% | |
| Mailing Address: | | | **8010 Newark Lancaster Road**  **Baltimore, OH 43105**  ~~6644 Woolard Road~~  ~~Pleasantville, OH 43148~~ | |
|  | | |  | |
| Phone Number | | | **614-565-0040 cell**  ~~740-467-2857 (Jeffrey P & Jacqueline M Watson)~~ | |
| Property Address:  Registered Agent: | | | 8010 Lancaster-Newark Road  Baltimore, OH 43105  ~~Jonathan C. Clark, Attorney~~  ~~Clark & Clark and Associates~~  ~~130 E. Chestnut Street~~  ~~Lancaster, OH 43130~~ | |
|  | | | ~~740-689-9089~~ | |
|  | | |  | |
| (2) |  | **BRIEF DESCRIPTION OF SUBJECT PREMISES** | | (From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel) | | | | | |
| Situated in the Township of Walnut, County of Fairfield and State of Ohio:  Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10’ East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03’ West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10’ West 453.30 feet to the place of beginning, containing 3.12 acres more or less.  APN: 049-02544-00  Recorded in Fairfield County, OH on ~~Instrument 201700000705, in OR Book 1729, Pages 1874-1875~~ | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
| ~~OR BK 1772 PGS 3542-3547~~  ~~MORTGAGOR: The Vinton County National Bank~~  ~~521 East Main Street~~  ~~Lancaster OH 43130~~  ~~MORTGAGEE: CHAOS, LLC~~  ~~6644 Woolard Rd NE, Pleasantville, OH 43148~~  **202100023552**  **MORTGAGOR: HEARTLAND BANK**  **6887 East Main Street**  **Reynoldsburg, OH 43068**  **MORTGAGEE: JTBD Investments, LLC, an Ohio limited liability company**  **8010 Newark Lancaster Road**  **Baltimore, OH 431045**  **202100023552**  **MORTGAGOR: HEARTLAND BANK**  **6887 East Main Street**  **Reynoldsburg, OH 43068**  **MORTGAGEE: JTBD Investments, LLC, an Ohio limited liability company**  **8010 Newark Lancaster Road**  **Baltimore, OH 431045** | | | | | ~~08/20/2018~~  **8/27/2021**  **8/27/2021** | | ~~$700,000.00~~  **$475,000.00**  **$380,000.00** | | |
| (3-B) |  | **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
| OR BK 1816 PGS 2735-2737  LESSOR: CHAOS, LLC  8010 Lancaster-Newark Road  Baltimore, OH 43105  LESSEE: Kennedy Outdoor Advertising LLC  9327 Martinsburg Road  St. Louisville, OH 43071 | | | | | Advertising Land Lease  $200.00/monthly | | | | 15 yrs |
| (3-C) |  | **EASEMENTS** | | | | | | | |
| Name & Address | | | | | | Type | | | |
| OR BK 1804 PGS 447-451  GRANTOR: CHAOS, LLC, an Ohio limited liability company  8010 Lancaster-Newark Road  Baltimore, OH 43105  GRANTEE: Walnut Creek Sewer District  1700 Leitnaker Road NE  Thurston, OH  OR BK 1715 PGS 1856-1860  GRANTOR: Thomas O. Weidner, aka Thomas Oscar Weidner, and Ruth Ann Weidner  Husband and Wife  8010 Lancaster-Newark Road  Baltimore, OH 43105  GRANTEE: STATE OF OHIO, DEPARTMENT OF TRANSPORTATION  9600 Jacksontown Road  Jacksontown, OH 43130  Deed BK 545, Pages 943-944  GRANTOR: Milton McKinley Watson, married  GRANTEE: Eileen M. Ackley  Deed BK 269, Pages 646-647, recorded 05/17/1957 at 9:50 am  GRANTOR: Frank C. Miller and Stella G. Miller  GRANTEE: The Ohio Fuel Gas Company  Deed Vol 270, Page 649, recorded 06/21/1957  RELEASE of EASEMENT for all land s within the highway right of way limits between station 16 + 55 and Station 48 + 33  GRANTOR: The Ohio Fuel Gas Company, a corporation of the State of Ohio  GRANTEE: State of Ohio, State Route No. 256, Sections 15.88-16.50  Easement Book H2, Pages 626-627, recorded 12/17/1951 at 3:00 pm  GRANTOR: Frank C. Miller  GRANTEE: STATE OF OHIO | | | | | | SEWER EASEMENT  ROW SH Easement  10’ sewage drainage system  GAS LINE EASEMENT  HIGHWAY EASEMENT | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| ~~NO defects found~~ **Property transferred to new owners last week of August 2021** | | | | | | | | | |

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| (5) |  | **TAXES AND SPECIAL ASSESSMENTS** (List by auditor’s tax parcel number, description, amount, etc.) | | | | | | |
| County: | | | FAIRFIELD | Township: | WALNUT | School District: | LIBERTY UNION-THURSTON LSD |

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| AUD. PAR. NO(S) | Land 35% |  | Building 35% |  | | | Total 35% |  | Taxes |
| 049-02544-00 | $16,310.00 |  | $11,690.00 | |  | $28,000.00 | |  | $739.43/half  $1,478.86/year |
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| (6) |  | **CAUV (Current Agricultural Use Value)** |
|  |  | Is the property under the CAUV Program: Yes:  No: **X**  Comments: |
|  |  |  |

This Title Report covers the time period from 9/16/1980 to 8/24/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 006 -SH1,T1,T2 and presently standing in the name of CHAOS, LLC as the same are entered upon the several public records of FAIRFIELD County.

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| --- | --- | --- |
| Date & Time | 08/24/2020 @ 4:55 PM | (am/pm) |

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| Signed |  |
| Print Name | KIMBER L. HEIM |

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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 8/24/2020 to 9/7/2021. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 006 -SH1,T1,T2 and presently standing in the name of **Error! Reference source not found.** as the same are entered upon the several public records of Choose an item. County. | | | |
| Date & Time | 9/07/2021 @ 3:42pm | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Kimber L. Heim |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| **New owner finally took title last week of August 2021.** | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 9/7/2020 to 9/10/2021. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 006 -SH1,T1,T2 and presently standing in the name of JTBD Investments, LLC, an Ohio limited liability company as the same are entered upon the several public records of Fairfield County. | | | |
| Date & Time | 9/10/20/21 at 11:45 am | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Kimber L Heim |
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| Comments from the agent who prepared the Title Update | | | |
| **Change of ownership information updating new instrument information and mortgage information.** | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from to . The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 006 -SH1,T1,T2 and presently standing in the name of JTBD Investments, LLC, an Ohio limited liability company as the same are entered upon the several public records of Fairfield County. | | | |
| Date & Time |  | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name |  |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
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