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| RE 46 | **TITLE REPORT** | C/R/S | FAI 37 6.10 |
| Rev. June 2019 | PARCEL | 020-SH,T |
|  | PID | 110412 |
|  |  |  |

42 YEAR REPORT  ABBREVIATED REPORT  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 | |
| Jeffry D. Hutchison aka Jeffry David Hutchison and  Peggy J. Hutchison aka Peggy Jo Hutchison, married | | | | | Married | | | 100% | |
| Mailing Address: | | | 1175 Baltimore-Somerset RD NE  Baltimore, OH 43105 | |
|  | | |  | |
| Phone Number | | | 740 503-0957 (cell) | |
| Property Address: | | | Same | |
|  | | |  | |
|  | | |  | |
| (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 County of Fairfield in the State of Ohio and in the Township of Walnut and bounded and described as follows:  Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at a point on the section line 9.71 chains east from the N. W. corner of said section 29; thence with the section line east 9.00 chains to a point; thence with a line fence south 11.11 chains to an iron pin; thence west 9.00 chains to an iron pin; thence with a fence line north 11.11 chains to the place of beginning. Containing 10 acres, more or less.  Out sale to Lance David Hutchison and Christina L. Hutchison of 3.367 acres. Recorded Deed Book 640 Page 331-332 09/20/1995.  APN: 049-0263200, Recorded in Deed Vol 367, Page 372-374, Deed records of Fairfield County, OH. | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
|  | | | | |  | |  | | |
| (3-B) |  | There are no recorded mortgages.  **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
| There are no recorded leases. | | | | |  | | | |  |
| (3-C) |  | **EASEMENTS** | | | | | | | |
| Name & Address | | | | | | Type | | | |
| Grantor - Bessie Leitnaker  Grantee - South Central Rural Electric Cooperative, Inc.  Vol REI Page 279 date recorded 07/27/1938  Grantor - Henry M. Leitnaker, Phillip T. Leitnake, Jane Kistler and Ellen Z. Leitnaker  Grantee - Department of Highways, State of Ohio  Vol H2 Page 629 date recorded 12/17/1951  Grantor - Henry M. Leitnaker, Phillip T. Leitnaker, Jane Kistler and Ellen Z. Leitnaker  Grantee - Department of Highways, State of Ohio  Vol H2 Page 631 date recorded 12/17/1951  RELEASE: VOL 270  Grantor - Ohio Fuel Gas Company, a corporation  Grantee - State of Ohio  Vol 270 Page 649 date recorded 06/21/1957 | | | | | | Electric  Highway Easement  Highway Easement  Release | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| There are no defects or title irregularities. | | | | | | | | | |

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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 L.S.D. |

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| AUD. PAR. NO(S) | Land 35% |  | Building 35% |  | | | Total 35% |  | Taxes |
| 0490263200 | $24,560.00 |  | $37,800.00 | |  | $62,360.00 | |  | $2,249.68 a year |

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| (6) |  | **CAUV (Current Agricultural Use Value)** |
|  |  | Is the property under the CAUV Program: Yes:  No:  Comments: |
|  |  |  |

This Title Report covers the time period from 1/28/1947 to 8/26/2020. 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) 020 -SH,T and presently standing in the name of Jeffry D. Hutchison aka Jeffry David Hutchison and Peggy J. Hutchison aka Peggy Jo Hutchison, married as the same are entered upon the several public records of Fairfield County.

|  |  |  |
| --- | --- | --- |
| Date & Time | 8/26/2020 1:22 PM | (am/pm) |

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| Signed |  |
| Print Name | Allison Durant |

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| --- | --- | --- | --- |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 1/28/1947 to 1/19/2021. 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) 020 -SH,T and presently standing in the name of Jeffry D. Hutchison aka Jeffry David Hutchison and Peggy J. Hutchison aka Peggy Jo Hutchison, married as the same are entered upon the several public records of Fairfield County. | | | |
| Date & Time | 1/19/2021 12:18 PM | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Allison Durant |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
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