

TITLE REPORT

APPROPRIATIONS

C/R/S	FAI-SR37- 6.10
PARCEL	002-SH1/SH2
PID	110412

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☒ UPDATE

INSTRUCTION:

- (1) 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.
- (2) 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.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
WAGNER RENTALS, LLC ACT INVESTMENTS, LLC	N/A	100%

Mailing Address: ~~7496 Ruffner Road~~
 ~~Baltimore, OH 43105~~

3939 Reynoldsburg-Baltimore Road
Baltimore, OJ 43105

Robert Landis
3560 Dolson Court
Suite P
Carroll, OH 43112

DAVID W. LANDIS, III
2370 REYNOLDSBURG-BALTIMORE ROAD
BALTIMORE, OH 43105

Phone Number **740-503-3979 cell phone**

Property Address: 0 Baltimore-Somerset Rd NE
 Baltimore OH 43105

Registered Agent:

SAS AGENT FOR SERVICE, INC.
STEBELTON SNIDER LPA
109 N BROAD ST STE 200
LANCASTER, OH 43130
AGENT: ~~RICK L. SNIDER~~
JOHN L ALDEN

~~Douglas J. Schockman~~
~~175 S. Third Street~~
~~Suite 700~~
~~Columbus, OH 43215~~

~~Phone: 614-255-7562~~
740-654-4141

(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 State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:

Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:

Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM the following ~~two~~ three tracts:

Tract One:

2.62 acres

Tract Two:

10.011 acres

Tract Three:

5.145 acres

Leaving in said parcel herein to be conveyed ~~67.48~~ 62.33 acres.

APN: **049-02634-00**

Known as 835 Baltimore-Somerset Rd NE

Parcel Two:

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30.

Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows: Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster- Newark Road (State Route 37), and the northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 in rebar set....., containing 10.011 acres.

EXCEPTING THE FOLLOWING: 3.099 acres

Leaving a total of 6.91 acres

APN: **049-02634-20**

Known as 835 Baltimore-Somerset Rd NE

Current Deed Reference: ~~OR BK 1434, Pages 2871-2873, Instrument# 200600016425, recorded in Fairfield County~~

~~Recorded date: 07/05/2006 at 3:23 pm~~

202000026495 date recorded 11/20/2020 at 1:40 PM

Both parcels have take areas.

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number

Date Filed

Amount & Type of Lien

~~NO MORTGAGE FOUND, all mortgages released as of 2017~~

MORTGAGOR:

ACT INVESTMENTS LLC, an Ohio Limited Liability Company

3939 Reynoldsburg Baltimore Road NW

Baltimore, OH 43105

06/15/2021

\$1,012,678.91

to

MORTGAGEE:

Farm Credit Mid-America, FLCA

12501 Lakefront Place

P. O. Box 34390

Louisville, KY 40232

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
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All leases have been released and recorded.

(3-C) **EASEMENTS**

Name & Address	Type
OR BK 1722 Pgs 2770-2778 GRANTOR: WAGNER RENTALS LLC GRANTEE: State of Ohio (ODOT)	Highway Easement Rec: 10/24/16
OR BK 1641 Pgs 2499-2505 (Exhibit B) Current Deed GRANTOR: WAGNER RENTALS LLC GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife	Driveway Easement Rec: 08/12/13
OR BK 1641 Pgs 2499-2505 (Exhibit C) Current Deed GRANTOR: WAGNER RENTALS LLC GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife	Utility Easement Rec: 08/12/13
OR BK 1628 Pgs 3143-3147 GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLC GRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation	Permanent Easement for Water and Sewer lines Rec: 04/03/13
OR BK 1628 Pgs 3154-3156 AGREEMENT BETWEEN VILLAGE OF BALTIMORE, OHIO WITH WAGNER RENTALS LLC	Agreement for Extraterritorial Water and/or Sewer Services and Consent to Annexation Rec: 04/03/13
DV 555, Page 678-682 Grantor: Ruth Ann Taylor and James A Taylor Donald L. Kull and Marilyn Jane Kull Electa Darlene Wagner and Paul Michael Wagner Grantee: Columbia Gas of Ohio Inc., an Ohio corporation 200 Civic Center Dr. P.O. Box 117 Columbus, Ohio 43216-0117	Gas Easement and Right of Way Filed: 10-27-1987
DV 503, Page 426-429 Grantor: Columbia Gas of Ohio Inc./Columbia Gas Transmission Corporation Grantee: E.E. Soliday 99 North Front St. Columbus, Ohio 43215	Agreement for Conditional Limited time Gas Service Filed: 02-12-1980
DV 449, Page 564 Grantor: Emerald E. Soliday, unmarried, aka E.E. Soliday Grantee: The Village of Thurston, Ohio	Right- Of-Way (Water) Easement Filed: 06-06-1975
DV 220, Page 713 Grantor: E.E. Soliday & Electa A. Soliday Grantee: The Ohio Power Company No Address Provided	Electric Easement Filed: 06-10-1949
DV 234, Page 229 Grantor: Electa A. Soliday and C.E. Soliday Grantee: South-Central Rural, Electric Cooperative, Inc., a corporation Box 425 Lancaster, Ohio	Electric Easement Filed: 06-02-1949

RE 1, Page 305
Grantor: J.W. Race
Grantee: South Central Rural Electric Cooperative, Inc.
No Address Provided

Electric Easement
Filed: 07-27-1938

DV 180, Page 26
Grantor: J.W. Race and Weltha V. Race
Grantor: The Ohio Power Company
No Address Provided

Electric Easement
Filed: 11-19-1932

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Defect in the legal description in words description states "...of Section Thirty" but in parentheses the legal description indicates (3) rather than (30).

CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS included in OR BK 1641, Pgs 2499-2505 concerning development and uses for property which has frontage on SR256 or SR37. Recorded 08/12/13

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County:	<u>Fairfield</u>	Township:	<u>WALNUT</u>	School District:	<u>Liberty Union - Thurston LSD</u>
AUD. PAR. NO(S)	Land 35%	Building	Total 35%	Taxes	
049-02634-00 Take Area	\$120,070.00	\$ 00.00	\$120,700.00	\$1,462.62 YRLY/ \$731.31 PER HALF	
049-02634-20 Take Area	<u>\$ 19,480.00</u>	<u>\$ 00.00</u>	<u>\$ 19,480.00</u>	\$ 135.00 \$136.40 YRLY/ \$67.50 \$65.20 PER HALF	

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☒ No: ☐

Comments:

CAUV TAXABLE AMOUNT: **\$35,440.00** APN 0490263400 & ~~\$9,040.00~~ **\$3,160.00** APN 0490263420

This Title Report covers the time period from 1/1/1976 to 8/7/2020. 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) 002 SH1/SH2** and presently standing in the name WAGNER RENTALS, LLC as the same are entered upon the several public records of Fairfield County.

Date & Time 08/07/2020 4:00 PM (am/pm)

Signed SIGNED

Print Name KIMBER L. HEIM

UPDATE TITLE BLOCK

This Title Report covers the time period from 8/7/2020 to 12/1/2020. 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 know by the undersigned pertaining to **Parcel(s) 002 SH1/SH2** and presently standing in the name of ACT INVESTMENTS, LLC the same are entered upon the several public records of Fairfield County.

Date & Time 12/01/2020 4:00 PM (am/pm)

Signed

SIGNED

Print Name

Allison Durant

Comments from the agent who prepared the Title Update

Property owner updated, address and telephone updated. Tax valuation and tax data updated.

UPDATE TITLE BLOCK

This Title Report covers the time period from 12/1/2020 to 04/29/2021. 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) 002 SH1/SH2** and presently standing in the name of **ACT INVESTMENTS, LLC** the same are entered upon the several public records of Fairfield County.

Date & Time 04/29/2021 @ 4:00 pm (am/pm)

Signed

SIGNED

Print Name

Allison Durant

Comments from the agent who prepared the Title Update

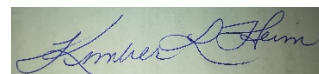
Updated tax information.

UPDATE TITLE BLOCK

This Title Report covers the time period from 04/29/2021 to 09/21/2021. 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) 002 SH1/SH2** and presently standing in the name of **ACT INVESTMENTS, LLC** the same are entered upon the several public records of Fairfield County.

Date & Time 09/21/21 @ 4:00 pm (am/pm)

Signed



Print Name

Kimber L. Heim

Comments from the agent who prepared the Title Update

Title updated for Appropriations. Added name of 50/50 Member Name, Address;
