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| RE 46 | **TITLE REPORT** | C/R/S | MUS-376-5.09 |
| Rev. June 2019 | PARCEL | 009-WD |
|  | PID | 115989 |
|  |  |  |

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 | |
| Bowen Franklin VanCooney, Jr, aka Bowen F. VanCooney, Bowen F. Van Cooney, and Bowen Franklin Van Cooney, and Linda Lou VanCooney, aka Linda VanCooney, Linda Lou Van Cooney | | | | | Married | | | Fee Simple | |
| Mailing Address: | | | P.O. Box 127 | |
|  | | | Blue Rock, OH 43720 | |
| Phone Number | | | 740-607-5811  740-607-1225 | |
| Property Address: | | | 0 Rockville Rd | |
|  | | | Blue Rock, OH 43720 | |
|  | | |  | |
| (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, Muskingum County, Blue Rock Township, Twp 12, Range 12, being part of the north east quarter of Section 20 and more particularly described as follows:  Tract I: Not in take  Tract III:  Beginning at an iron pin marking the north west corner of Lot No. 11 of the Village of Gaysport as the same is designated and delineated in Deed Book 17 page 432 and 433; thence with the east line of St. Rt. No. 60 north 14 degrees 05 minutes 10 seconds east 24.75 feet to a railroad spike in the center of St. Rt. No. 340, said spike being the true place of beginning for the tract herein to be described; thence continuing north 14 degrees 05 minutes 10 seconds east 378.15 feet to a railroad spike in the center pf Co. Rd. No. 226; thence with the center of road south 70 degrees 43 minutes east 289.97 feet to a railroad spike; thence south 64 degrees 36 minutes 50 seconds east 174.36 feet to a railroad spike; thence south 43 degrees 31 minutes 50 seconds east 406.11 feet to a railroad spike; thence south 50 degrees 59 minutes 55 seconds east 232.26 feet to a railroad spike; in the center of Co. Rd. No. 226; thence leaving said road and with center of old Co. Rd. No. 226 north 76 degrees 01 minutes 15 seconds west 317.69 feet to an iron pin; thence north 73 degrees 18 minutes 40 seconds west 230.56 feet to a railroad spike in the center of St. Rt. No. 340; thence with the center of said road north 63 degrees 00 minutes 05 seconds west 59.13 feet to a railroad spike; thence north 83 degrees 35 minutes 05 seconds west 146.12 feet to a railroad spike; thence north 77 degrees 08 minutes 05 seconds west 264.00 feet to the place of beginning, containing 5.489 acres more or less.  Current Deed Reference: Vol 811, Page 156 recorded in the Muskingum County, OH Recorder’s Office  APN: 06-42-01-14-000 | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
| **No Mortgage on Record** | | | | |  | |  | | |
| (3-B) |  | **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
| **No Leases on Record** | | | | |  | | | |  |
| (3-C) |  | **EASEMENTS** | | | | | | | |
| Name & Address | | | | | | Type | | | |
| Grantor:  Bowen Franklin Vancooney, Jr and Linda Lou Vancooney  To  Grantee:  The Ohio Bell Telephone Company  ***Reference: Vol 1048, Page 129***  ***Recorded: 04/01/1991***  Grantor:  Bowen Franklin Vancooney, Jr and Linda Lou Vancooney  Rockville Rd,  Blue Rock, OH 43720  To  Grantee:  Ohio Department of Transportation, State of Ohio  ***Reference: Vol 1041, Page 455***  ***Recorded: 09/24/1990***  Grantor:  Bowen Franklin Vancooney, Jr and Linda Lou Vancooney  To  Grantee:  The Ohio Bell Telephone Company  ***Reference: Vol 1035, Page 488***  ***Recorded: 04/19/1990***  Grantor:  Bowen Franklin Vancooney, Jr and Linda Lou Vancooney  To  Grantee:  The Ohio Bell Telephone Company  ***Reference: Vol 1032, Page 409***  ***Recorded: 01/25/1990***  Grantor:  Bowen Franklin VanCooney, Jr and Linda Lou VanCooney  Box 81  Blue Rock, OH 43720  To  Grantee:  The Benatty Corporation, Cambridge  5200 Stoneham Road,  North Canton, OH 44720  ***Reference: Vol 917, Page 68***  ***Recorded: 04/19/1990***  Grantor:  Bowen Franklin Vancooney, Jr and Linda Lou Vancooney  To  Grantee:  William Davenport  6460 Buttermilk Rd  Blue Rock, OH 43720  ***Volume 893, Page 73***  ***Recorded: 06/21/1983***  Grantor:  Jesse S. and Lena C. Finton  To  Grantee:  The Ohio Fuel Company  ***Volume 505, Page 495***  ***Recorded: 01/16/1961***  Grantor:  Mose M. Coleman, Nelie Coleman, and George Coleman  To  Grantee:  The Ohio Power Company  ***Volume 378, Page 374***  ***Recorded: 04/03/1951***  Grantor:  John Peyton  To  Grantee:  County of Muskingum  ***Volume 265, Page 56***  ***Recorded: 11/04/1936***  Grantor:  John Peyton  To  Grantee:  County of Muskingum  Volume 265, Page 56  ***Recorded: 11/04/1936*** | | | | | | Easement - Telephone  10’x345’  Highway Easement  0.077 Acres  Easement - Telephone  10’ x 165’ Easement  Easement - Telephone  10’ x 20’ Easement  20’x30’ Construction Easement along SR 60  Construction Easement  20’ varies to 30’ Wide  Pipeline - Right of Way  Ingress and Egress  No Buildings or Structure  10’  Easement – Water Disposal  12’ Wide from center of  Buttermilk to Stream  Right of Way - Gas  Easement - Electric  Easement for Highway Purposes  10’x10’  Easement for Highway Purposes  25’x25’ | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| Deed reference in Title Chain Pg 7 of 9, has reference to Deed VOL 355 Page 555, but actually Deed Vol 325 Page 555 | | | | | | | | | |

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| (5) |  | **TAXES AND SPECIAL ASSESSMENTS** (List by auditor’s tax parcel number, description, amount, etc.) | | | | | | |
| County: | | | Muskingum | Township: | Blue Rock | School District: | Franklin LSD |

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| AUD. PAR. NO(S) | Land (100%) |  | Building (100%) |  | | | Total (100%) |  | Taxes |
| 06-42-01-14-000 | $11,800.00 |  | $0.00 | |  | $11,800.00 | |  | $136.96 (Full Year)  $68.48 (Half Year) |

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| (6) |  | **CAUV (Current Agricultural Use Value)** |
|  |  | Is the property under the CAUV Program: Yes:  No:  Comments: |
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This Title Report covers the time period from 8/30/1973 to 5/8/2023. 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) 009-WD and presently standing in the name of Bowen Franklin Vancooney, Jr and Linda Lou Vancooney as the same are entered upon the several public records of Muskingum County.

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| --- | --- | --- |
| Date & Time | 05/08/2023 @ 7:59AM | (am/pm) |

|  |  |
| --- | --- |
| Signed | signed |
| Print Name | Jacob Bailey |

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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 5/8/2023 to 11/30/2023. 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) 009-WD and presently standing in the name of Bowen Franklin Vancooney, Jr and Linda Lou Vancooney as the same are entered upon the several public records of Muskingum County. | | | |
| Date & Time | 11/30/2023 at 4:44 pm | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Kimber L. Heim |
|  | | | |
| Comments from the agent who prepared the Title Update  Updated easement information and verified tax information current. | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 11/30/2023 to Click or tap to enter a date.. 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) 009-WD and presently standing in the name of Bowen Franklin Vancooney, Jr and Linda Lou Vancooney as the same are entered upon the several public records of Muskingum County. | | | |
| Date & Time |  | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name |  |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
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