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| RE 46 | **TITLE REPORT** | C/R/S | MUS-376-5.09 |
| Rev. June 2019 | PARCEL | 010-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 | |
| Charlie N. Rodgers  **Tenant:** Thomas Rodgers (740) 487-8603  **Tenant:** Hope Miller (740) 487-8594  **~~Tenant:~~** ~~Ayden Foley cell~~ ~~(740) 647-2404~~ | | | | | Single | | | Fee Simple  Tenant  Tenant  Tenant | |
| Mailing Address: | | | ~~883 Goddard Ave~~  **1207-1209 Putnam Avenue** | |
|  | | | Zanesville, OH 43701 | |
| Phone Number | | | **740-297-1626 Charlie**  **740-819-3271**  ~~740-868-8423~~  ~~740-891-2887~~ | |
| Property Address: | | | 8895 Gaysport Hill Road | |
|  | | | 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, County of Muskingum, Township of Blue Rock, and bounded and described as follows:  Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described in Deed Volume 1133, Page 9; being further bounded and described as follows:  Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volume 17, Page 432 and 433, thence, South 76º 53’ 37” east, 165.00 feet to an iron pin set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein intended to be described; thence, continuing South 76º 53’ 37” east, 132.00 feet to an iron pin found; thence, south 16° 25’ 37” West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76º 53’ 37’ west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06º 20’ 03” East, 563.97 feet to the point of beginning, and containing 1.061 acres, more or less.  Current Deed Reference: Volume 2922, Page 825  APN: 06-42-02-51-000 | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
| **No Recorded Mortgage Found** | | | | |  | |  | | |
| (3-B) |  | **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
| **No Recorded Leases Found** | | | | |  | | | |  |
| (3-C) |  | **EASEMENTS** | | | | | | | |
| Name & Address | | | | | | Type | | | |
| Grantor: Mose M. Coleman  Grantee: The Ohio Power Company  Volume 378, Page 374 recorded 05/21/1951  Grantor: Franklin Rural School District By: H.C. Seyerle, Clerk of Board of School Dist.  Grantee: County of Muskingum  Volume 266, Page 140 recorded 02/17/1937  Grantor: Franklin Rural School District  Grantee: County of Muskingum  Volume 265, Page 39 recorded 11/03/1936 | | | | | | Electric Easement  (Sections 16-21)  Highway Easement – 30 ft Easement  Highway Easement - 30ft Easement | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| The auditor shows that the current and prior owners have been behind on paying their property taxes. After doing research, there is no evidence of any tax liens being put on the property and/or owners. Reached out to Real Estate Manager for more information regarding the property. | | | | | | | | | |

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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  $1,430.57 (Unpaid)  $415.60 (Year) |
| 06-42-02-51-000 | | | $3,100.00 |  | $31,500.00 | |  | $34,600.00 | |  | $207.80 (Each Half) |
| SPECIAL ASSESSMENT: MUSKINGUM WATERSHED $1.00 per half, $2.00 per year | | | | | | | | | | | |
| (6) |  | **CAUV (Current Agricultural Use Value)** | | | | | | | | | |
|  |  | Is the property under the CAUV Program: Yes:  No:  Comments: | | | | | | | | | |
|  |  |  | | | | | | | | | |

This Title Report covers the time period from 6/1/1954 to 5/4/2023. 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) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County.

|  |  |  |
| --- | --- | --- |
| Date & Time | 05/05/2023 @ 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 5/4/2023 to 7/24/2023. 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) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County. | | | |
| Date & Time | 07/24/2023 @ 9:30 am | (am/pm) | |
|  |  |  | |
|  |  | Signed | SIGNED |
|  |  | Print Name | Allison Durant |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| Updated the tenant names and phone numbers, updated Charlie Rodgers phone number | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 7/24/2023 to 1/8/2024. 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) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County. | | | |
| Date & Time | 01/08/2024 @ 11:30 am | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Kimber L. Heim |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| **Updated Tax Information from the Muskingum County Auditor, also removed Aydin Foley as a tenant, he moved out.** | | | |
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| UPDATE TITLE BLOCK | | | |
| This Title Report covers the time period from 1/8/2024 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) 010-WD and presently standing in the name of Charlie N. Rodgers 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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| 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) 010-WD and presently standing in the name of Charlie N. Rodgers 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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