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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 | | | | | Single | | | Fee Simple | |
| Mailing Address: | | | 883 Goddard Ave | |
|  | | | Zanesville, OH 43701 | |
| Phone Number | | | 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 1113, 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 76 º 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 76 º53’ 37” east, 132 feet to an iron pin found; thence, south 16 degrees 25’ 37” West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76 º 53’ 37’ west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06 º 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. Recorded in Muskingum County at the Muskingum County Recorder’s Office.  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  To:  Grantee:  The Ohio Power Company  P.O. Box 911,  Newark, OH 43055  Volume 378, Page 374  *Date Recorded 05/21/1951*  Grantor:  Franklin Rural School District  To  Grantee:  County of Muskingum  Volume 266, Page 140  *Date Recorded 02/17/1937*  Grantor:  Franklin Rural School District  To  Grantee:  County of Muskingum  Volume 265, Page 39  *Date Recorded 11/03/1936* | | | | | | Easement - Electric  Sections 16-21  Highway Easement – 30ft 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  $904.15 (Unpaid)  $428.04 (Year) |
| 06-42-02-51-000 | $3,100.00 |  | $31,500.00 | |  | $34,600.00 | |  | $220.91 (1st Half) |

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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 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.

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

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

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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from Click or tap to enter a date. 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) 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 | Jacob Bailey |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
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