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| RE 46 | **TITLE REPORT** | C/R/S | MUS-376-5.09 |
| Rev. June 2019 | PARCEL | 011-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 | |
| Jennifer N. Bunger and Todd A. Bunger, Sr | | | | | Married | | | Fee Simple | |
| Mailing Address: | | | 6020 Buttermilk Rd | |
|  | | | Blue Rock, OH 43720 | |
| Phone Number:  Email: | | | 740-297-8078  740-704-1278  740-891-0768  jennkenn651@gmail.com  jenniferkennison@hotmal.com | |
| Property Address: | | | 6020 Buttermilk 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, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert, Vol 1064, Page 475, being part of Section 20, and more particularly described as follows:  Beginning at an iron pin found at the Northeast Corner of Lot 12 in the Village of Gaysport Deed 17, Page 432 and 433; thence South 76 Degrees 53 Minutes 37 Seconds 297.00 feet to an iron pin set and the place beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 Degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 566 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easement.  Current Deed Reference: Book 2990, Page 664. Recorded in Muskingum County at the Muskingum County Recorder’s Office.  APN: 06-42-02-56-000 | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
| **No Mortgage found on Record** | | | | |  | |  | | |
| (3-B) |  | **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
| **No Leases found on Record** | | | | |  | | | |  |
| (3-C) |  | **EASEMENTS** | | | | | | | |
| Name & Address | | | | | | Type | | | |
| GRANTOR:  Robert E. and Ruth F. Hunter  to  GRANTEE:  Belmar Tysinger  Volume 668 Page 273  *Date Recorded 01/07/1974*  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:  Fredd Gregg and George Echelberry  To  Grantee:  County of Muskingum  Volume 265, Page 67  *Date Recorded 11/05/1936*  Grantor:  Franklin Rural School District  To  Grantee:  County of Muskingum  Volume 265, Page 39  *Date Recorded 11/03/1936* | | | | | | Natural Gas Pipeline  Easement - Electric  Highway Easement – 30ft Easement  Highway Easement - 30ft Easement  Highway Easement - 30ft Easement | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| On Deed Vol 1064, Page 475, the deed reference is incorrect. Reference should be Vol 796, Page 149. | | | | | | | | | |

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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 |
| 06-42-02-56-000 | $18,300.00 |  | $5,300.00 | |  | $23,600.00 | |  | ~~$655.12~~ Past Due**$668.76**  ~~$150.73~~ 1st half **$141.10**  ~~$165.81~~ 2nd half **$141.10** |

Special Assessment:

MUSKINGUM WATERSHED ~~$3.00 per half~~ **$1.00 per half**

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

This Title Report covers the time period from 5/2/1924 to 5/5/2023. 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) 011-WD and presently standing in the name of Jennifer N. Bunger and Todd A. Bunger, Sr the same are entered upon the several public records of Muskingum County.

|  |  |  |
| --- | --- | --- |
| Date & Time | 05/16/2023 @ 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 5/16/2023to 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) 011-WD and presently standing in the name of Jennifer N. Bunger and Todd A. Bunger, Sr the same are entered upon the several public records of Muskingum County. | | | |
| Date & Time | 11/30/2023 at 9:00 am | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Kimber L. Heim |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| Updated tax information and added a missing easement for a gas line. | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 11/30/2023to 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) 011-WD and presently standing in the name of Jennifer N. Bunger and Todd A. Bunger, Sr 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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