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| RE 46 | **TITLE REPORT** | C/R/S | MUS-376-5.09 |
| Rev. June 2019 | PARCEL | 012-T |
|  | PID | 115989 |
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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 | |
| Peter Cherevas | | | | | Single | | | Fee Simple | |
| Mailing Address: | | | 8480 Imlay Rd | |
|  | | | Blue Rock, OH 43720 | |
| Phone Number | | | 740-280-0979  614-806-9334  614-751-0309 | |
| Property Address: | | | Rockville Rd | |
|  | | | Blue Rock, OH 43720 | |
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| (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 County of Muskingum, in the State of Ohio, and in the Township of Blue Rock and bounded and described as follows:  Being a part of the east half of Section 20 in the Quarter Township 3, Township 12, Range 12 bounded and described as follows:  Beginning at a stone found at the south east corner of the Northeast Quarter of Section 20, thence along the East line Section 20 South 0 º 07 minutes 17 seconds West 951.58 feet to an iron pin; thence North 62 º 52 minutes 19 seconds West 350.00 feet to an iron pin; thence South 0 º 05 minutes 28 seconds East 300.00 feet to a point in the center of State Route #376 (Rockville Road); thence along the center of said State Route #376 the following ten (10) courses and distances, North 51 º 38 minutes 36 seconds West 155.0 feet to a point; thence North 42 º 28 minutes 09 seconds West 178.7 feet to a point; thence North 39 º 41 minutes 56 seconds West 264.37 feet to a point; thence North 39 º 08 minutes 38 seconds West 172.60 feet to a point; thence North 27 º 04 minutes 09 seconds West 161.78 feet to a point; thence North 19 º 43 minutes 36 seconds West 154.80 feet to a point; thence North 14 º 16 minutes 02 seconds 152.35 feet to a point; thence North 6 º 13 minutes 17 seconds West 147.05 feet to a point; thence North 3 º 54 minutes 12 seconds East 148.63 feet to a point; thence North 9 º 44 minutes 36 seconds East 147.79 feet to a point; thence leaving said centerline North 65 º 48 minutes 34 seconds West 87.87 feet to an iron pin; thence North 16 º 07 minutes 13 seconds East 365.96 feet to an iron pin found; thence South 74 º 35 minutes 08 seconds 400.00 feet to an iron pin found; thence North 16 º 26 minutes 41 seconds East 375.0 feet to an iron pin found; thence South 66 º 16 minutes 43 seconds East 259.38 feet to point in the center of Buttermilk Road; thence along the center of Buttermilk Road South 64 º 47 minutes 26 seconds East 252.33 feet to a railroad spike driven in said road; thence leaving said road along the east line of said Section 20 South 0 º 07 minutes 17 seconds West 779.60 feet to the place of beginning, containing thirty five and eight one hundredths (35.81) acres, more or less, Subject to the easements of the State Route 376 and Buttermilk Road.  Less and Excepting the Following described Real Estate:  Being a part of the east half of Section 20 in the Quarter Township 3, Township 12, Range 12 bounded and described as follows…  ...0.624 acres  Current Deed Reference: Vol 2965, Pg 883-885. Recorded at the Muskingum County Recorder’s Office.  APN: 06-42-02-58-000 | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
| Mortgagor: Bruner Land Company, Inc  P.O. Box 98,  Byesville, OH 43723  *Bk 2965, Pg 887-900*  To  Mortgagee: Peter Cherevas  8480 Imlay Rd,  Blue Rock, OH 43720 | | | | | 01/06/2021 | | $51,500.00/Mortgage with Protected Covenants | | |
| (3-B) |  | **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
| Lessor:  Marjorie J. Gregg  Rockville Rd,  Blue Rock, OH 43720  To  Lessee:  The Clinton Oil Company  4770 Indianola Avenue,  P.O. Box 14981,  Columbus, OH 43214  Reference: Vol 17, Page 327  *Date Recorded: 09/18/1984*  Lessor:  Marjorie J. Gregg  Rockville Rd,  Blue Rock, OH 43720  To  Lessee:  The Clinton Oil Company  4770 Indianola Avenue,  P.O. Box 14981,  Columbus, OH 43214  Reference: Vol 209, Page 157  *Dated: 08/12/1981* | | | | | Commercial  Extension on Lease | | | | Two Years  Six Months |
| (3-C) |  | **EASEMENTS** | | | | | | | |
| Name & Address | | | | | | Type | | | |
| Grantor:  Marjorie J. Gregg  1575 Bowers Lane, Apt. A5,  Zanesville, OG 43701  Perry Shilling  5310 Milford Dr,  Zanesville, OG 43701  Marlene Riggs  2360 Adamsville Road,  Zanesville, OG 43701  Marsha Campbell  4280 Center Road,  Zanesville, OG 43701  Randy Shilling  425 Meadow Lane,  Zanesville, OG 43701  To  Grantee:  Board of County Commissioners of Muskingum County  401 Main St,  Zanesville, OH 43701  Reference: Book 1647, Page 926  *Date Recorded: 02/22/2002*  Board of County Commissioners of Muskingum County  401 Main St,  Zanesville, OH 43701  Reference: Book 959, Page 237  *Dated: 12/12/1985*  Grantor:  Jesse and Lori Fenton  To  Grantee:  The Ohio Fuel Company  P.O. Box 2318  Columbus, OH 43216  Volume 505, Page 496  *Dated: 01/31/1961*  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* | | | | | | Right of Way- Sewage Easement  Release of Easement  Right of Way - Gas  Sections 1-36  Easement - Electric  Sections 16-21 | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| On Deed Vol 2486 Pg 728, Grantor should say an instead of and. Protective Covenant on Deed BK 2965, Page 886. | | | | | | | | | |

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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 |
| 06-42-02-58-000 | $101,400.00 |  | $0.00 | |  | $101,400.00 | |  | $1,176.08 (1st Half Paid) |

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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 5/2/1924 to 5/10/2023. 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) 012-T and presently standing in the name of Peter Cherevas 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) |

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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) 012-T and presently standing in the name of Peter Cherevas 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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