

TITLE REPORT

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

(1) 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.

(2) 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.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Charlie N. Rodgers	Single	Fee Simple
Tenant: Thomas Rodgers (740) 487-8603		Tenant
Tenant: Hope _____ (740) 487-8594		Tenant
Tenant: Ayden Foley cell (740) 647-2404		Tenant

Mailing Address: 883 Goddard Ave
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 76° 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° 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 76° 53' 37' west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06° 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
Electric Easement
(Sections 16-21)

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
Highway Easement – 30 ft
Easement

Grantor: Franklin Rural School District
Grantee: County of Muskingum
Volume 265, Page 39 recorded 11/03/1936
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.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Muskingum Township: Blue Rock School District: Franklin LSD

AUD. PAR. NO(S)	Land - 100%	Building - 100%	Total - 100%	Taxes
06-42-02-51-000	\$3,100.00	\$31,500.00	\$34,600.00	\$904.15 (Unpaid) \$428.04 (Year) \$220.91 (1 st Half)

(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

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 _____

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
