

TITLE REPORT

C/R/S	MUS-376-5.09
PARCEL	010-WD
PID	115989

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

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 degrees 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 degrees 53' 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 degrees 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06 degrees 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 Mortgage Found		

(3-B) LEASES

Name & Address	Commercial/Residential	Term
No Leases Found		

degrees symbol in the "symbol" menu @ Right

(3-C) **EASEMENTS**

Name & Address	Type
The Ohio Power Company P.O. Box 911, Newark, OH 43055 Volume 378, Page 374 Dated 05/01/1951	Easement – In Sections 1-36

Grantee: <u>5</u> County of Muskingum Grantor: Franklin Rural School District	<i>grantor</i>	Highway Easement – 30ft Easement
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Volume 266, Page 140
Dated 06/26/1936

to grantor

Grantee: <u>5</u> County of Muskingum Grantor: Franklin Rural School District	Highway Easement - 30ft Easement
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Volume 265, Page 39
Dated 06/23/1936

date recorded

(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	Building	Total	Taxes
	<i>100% of 35%</i>	<i>100% of 35%</i>	<i>100% of 35%</i>	
	\$3,100.00	\$31,500.00	\$34,600.00	\$904.15 (Prior) \$428.04 (Current)

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
 Comments:

1/2 + 1st gr. ?

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 

Print Name Jacob Bailey

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

DIST 05 CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Douglas E. Bagley, an unmarried man	Charlie N. Rodgers	06/03/2020	06/29/2020 @ 2:23PM	Bk 2922, Pg 825	\$9.00	Warranty Deed
Situating in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:						
Situating 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 degrees 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 degrees 53' 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 degrees 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06 degrees 20' 03" East, 563.97 feet to the point of beginning and containing 1.061 acres, more or less.						
Prior Deed Reference: Vol 1136, Pg 153						

*Deed volume
@ Register
Insert name
Transfer fee
Transfer fee
copy/paste*

DIST 05 CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Anna Faith Knox, unmarried	Douglas E. Bagley	07/10/1997	07/22/1997 @ 9:20AM	Vol 1136, Pg 153	\$36.00	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:</p> <p>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:</p> <p>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 degrees 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 degrees 53' 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 degrees 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06 degrees 20' 03" East, 563.97 feet to the point of beginning and containing 1.061 acres, more or less.</p>						
Edgar D. Knox, Deceased (1/2 Interest) <i>add Case No M1151</i>	Anna Faith Knox (1/2 Interest), aka Faith Knox <i>UNDIVIDED ONE-HALF INTEREST</i>	03/19/1997	04/09/1992 @ 10:15AM	Vol 1133, Pg 8	N/A	Certificate of Transfer
<p>Prior Deed Reference: Vol 1133, Pg 8 ✓</p> <p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows: <i>in the State of Ohio, in The State of Ohio, in The</i></p> <p>Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.</p> <p><i>Acquired 1/2 Interest to obtain full interest of property.</i></p> <p>Prior Deed Reference: Vol 561, Pg 24 ✓</p>						

DIST 05 CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Wilbert C. Nabb and Evelyn M. Nabb, husband and wife	Edgar Knox and Faith Knox	08/01/1968	08/02/1968 @ 2:35PM	Vol 561, Pg 24	\$3.00	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</p> <p><i>Small → twice</i></p> <p>Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.</p> <p><i>Add the return "The property herein is in the State of Ohio, and in the"</i></p> <p>Prior Deed Reference: Vol 514, Pg 672 ✓</p>						

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Pleasant L. Drake and Dortha L. Drake, husband and wife	Wilbert C. Nabb and Evelyn M. Nabb	02/16/1962	02/16/1962 @ 4:10PM	Vol 514, Pg 672	Stamps Unreadable	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</p> <p><i>And the State of Ohio, and in the</i></p> <p>Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.</p> <p>Prior Deed Reference: Bk 456, Pg 173 ✓</p>						