

TITLE REPORT

C/R/S	FAI-SR37- 6.10
PARCEL	002-SH1/SH2
PID	110412

☒ 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
WAGNER RENTALS, LLC	N/A	100%

Mailing Address: 7496 Ruffner Road
Baltimore, OH 43105

Phone Number

Property Address: 835 Baltimore-Somerset Rd NE
Baltimore OH 43105

Registered Agent:

Douglas J. Shockman
175 S. Third Street
Suite 700
Columbus, OH 43215

Phone: 614-255-7562

(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 Fairfield, Walnut Township, and being more particularly described as follows:
Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:
Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning, containing 80 and eleven one-hundredth acres.

EXCEPTING THEREFROM the following two tracts:

Tract One:

2.62 acres

Tract Two:

10.011 acres

Leaving in said parcel herein to be conveyed 67.48 acres.

APN: 049-02634-00

Current Deed Reference: OR BK 1434, Pages 2871-2873, Instrument# 200600016635, recorded in Fairfield County
Recorded date: 07/05/2006 at 3:23 pm

Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 19, Section 30.
 Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows: Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster- Newark Road (State Route 37), and the northeast corner of Section 30, said point being North 44°46'37" East a distance of 42.46 feet from a 5/8 in rebar set...., containing 10.011 acres.

APN: 049-02634-20

Current Deed Reference: OR BK 1434, Pages 2868-2870, Instrument# 200600016424, recorded in Fairfield County
 Recorded date: 07/05/2006 at 3:23 pm

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
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NO MORTGAGE FOUND, all mortgages released as of 2017

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
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All leases have been released and recorded.

(3-C) **EASEMENTS**

Name & Address	Type
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OR BK 1722 Pgs 2770-2778 GRANTOR: WAGNER RENTALS LLC GRANTEE: State of Ohio (ODOT)	Highway Easement Rec: 10/24/16
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OR BK 1641 Pgs 2499-2505 (Exhibit B) GRANTOR: WAGNER RENTALS LLC GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife	Driveway Easement Rec: 08/12/13
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OR BK 1641 Pgs 2499-2505 (Exhibit C) GRANTOR: WAGNER RENTALS LLC GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife	Utility Easement Rec: 08/12/13
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OR BK 1628 Pgs 3143-3147 GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLC GRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation	Permanent Easement for Water and Sewer lines Rec: 04/03/13
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OR BK 1628 Pgs 3154-3156 AGREEMENT BETWEEN VILLAGE OF BALTIMORE, OHIO WITH WAGNER RENTALS LLC	Agreement for Extraterritorial Water and/or Sewer Services and Consent to Annexation Rec: 04/03/13
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DV 555, Page 678 Grantor: Ruth Ann Taylor and James A Taylor Donald L. Kull and Marilyn Jane Kull Electa Darlene Wagner and Paul Michael Wagner Grantee: Columbia Gas Of Ohio 200 Civic Center Dr. P.O. Box 117 Columbus, Ohio 43216-0117	Gas Easement and Right of Way Filed: 10-27-1987
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DV 503, Page 426
Grantor: Columbia Gas of Ohio
Grantee: E.E. Soliday
99 North Front St.
Columbus, Ohio 43215

Conditional Limited time use-
Gas
Filed: 02-12-1980

DV 449, Page 564
Grantor: Emerald E. Soliday, unmarried
Grantee: The Village of Thurston, Ohio

Right- Of-Way (Water)
Easement
Filed: 06-06-1975

DV 220, Page 713
Grantor: E.E. Soliday & Electa A. Soliday
Grantee: The Ohio Power Company
No Address Provided

Electric Easement
Filed: 06-10-1949

DV 234, Page 229
Grantor: Electa A. Soliday and C.E. Soliday
Grantee: South-Central Rural, Electric Cooperative, Inc.
Box 425
Lancaster, Ohio

Electric Easement
Filed: 06-02-1949

RE 1, Page 305
Grantor: J.W. Race
Grantee: Rural Electric Cooperative, Inc.
No Address Provided

Electric Easement
Filed: 07-27-1938

DV 180, Page 26
Grantor: J.W. Race and Weltha V. Race
Grantor: The Ohio Power Company
No Address Provided

Electric Easement
Filed: 11-19-1932

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Defect in the legal description in words description states "...of Section Thirty" but in parentheses the legal description indicates (3) rather than (30).

CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS included in OR BK 1641, Pgs 2499-2505 concerning development and uses for property which has frontage on SR256 or SR37. Recorded 08/12/13

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

County:	<u>Fairfield</u>		Township:	<u>WALNUT</u>		School District:	<u>Liberty Union - Thurston LSD</u>
AUD. PAR. NO(S)	Land 35%	Building	Total 35%	Taxes			
049-02634-00	\$120,070.00	\$ 00.00	\$120,700.00	\$1,514.20 YRLY/ \$757.10 PER HALF			
049-02634-20	\$ 19,480.00	\$ 00.00	\$ 19,480.00	\$ 135.00 YRLY/\$67.50 PER HALF			

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

Is the property under the CAUV Program: Yes: ☒ No: ☐
Comments:
TAXABLE AMOUNT PER CAUV: \$35,440.00

This Title Report covers the time period from 1/1/1976_to 8/7/2020. 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) **Error! Reference source not found. -Error! Reference source not found.** and presently standing in the name of **Error! Reference source not found.** as the same are entered upon the several public records of Fairfield County.

Date & Time 08/07/2020 4:00 PM (am/pm)

Signed



Print Name KIMBER L. HEIM

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) **Error! Reference source not found. -Error! Reference source not found.** and presently standing in the name of **Error! Reference source not found.** as the same are entered upon the several public records of Choose an item. County.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update
