

TITLE REPORT

| | |
|--------|--------------------|
| C/R/S | FAI-SR37- 06.10 |
| PARCEL | 006-SH1,T1,T2 |
| 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 |
|--|--------------------------------|----------|
| CHAOS, LLC | N/A | 100% |
| Mailing Address: 6644 Woolard Road Pleasantville, OH 43148 | | |
| Phone Number 740-467-2857 (Jeffrey P & Jacqueline M Watson) | | |
| Property Address: 8010 Lancaster-Newark Road Baltimore, OH 43105 | | |
| Registered Agent: Jonathan C. Clark, Attorney Clark & Clark and Associates 130 E. Chestnut Street Lancaster, OH 43130 740-689-9089 | | |

(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 Township of Walnut, County of Fairfield and State of Ohio:

Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.

APN: 049-02544-00

Recorded in Fairfield County, OH on Instrument 201700000705, in OR Book 1729, Pages 1874-1875

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

| Name & Address & Phone Number | Date Filed | Amount & Type of Lien |
|--|------------|-----------------------|
| OR BK 1772 PGS 3542-3547 | | |
| MORTGAGOR: The Vinton County National Bank 521 East Main Street Lancaster OH 43130 | 08/20/2018 | \$700,000.00 |
| MORTGAGEE: CHAOS, LLC 6644 Woolard Rd NE, Pleasantville, OH 43148 | | |

(3-B) **LEASES**

| Name & Address | Commercial/Residential | Term |
|---|------------------------|--------|
| OR BK 1816 PGS 2735-2737 LESSOR: CHAOS, LLC 8010 Lancaster-Newark Road Baltimore, OH 43105 LESSEE: Kennedy Outdoor Advertising LLC 9327 Martinsburg Road St. Louisville, OH 43071 | Advertising Land Lease | 15 yrs |

(3-C) **EASEMENTS**

| Name & Address | Type |
|---|----------------------------|
| OR BK 1804 PGS 447-451 GRANTOR: CHAOS, LLC, an Ohio limited liability company 8010 Lancaster-Newark Road Baltimore, OH 43105 GRANTEE: Walnut Creek Sewer District 1700 Leitnaker Road NE Thurston, OH | SEWER EASEMENT |
| OR BK 1715 PGS 1856-1860 GRANTOR: Thomas O. Weidner, aka Thomas Oscar Weidner, and Ruth Ann Weidner Husband and Wife 8010 Lancaster-Newark Road Baltimore, OH 43105 GRANTEE: STATE OF OHIO, DEPARTMENT OF TRANSPORTATION 9600 Jacksontown Road Jacksontown, OH 43130 | ROW SH Easement |
| Deed BK 545, Pages 943-944 GRANTOR: Milton McKinley Watson, married GRANTEE: Eileen M. Ackley | 10' sewage drainage system |
| Deed BK 269, Pages 646-647, recorded 05/17/1957 at 9:50 am GRANTOR: Frank C. Miller and Stella G. Miller GRANTEE: The Ohio Fuel Gas Company | GAS LINE EASEMENT |
| Deed Vol 270, Page 649, recorded 06/21/1957 RELEASE of EASEMENT for all land s within the highway right of way limits between station 16 + 55 and Station 48 + 33 GRANTOR: The Ohio Fuel Gas Company, a corporation of the State of Ohio GRANTEE: State of Ohio, State Route No. 256, Sections 15.88-16.50 | |
| Easement Book H2, Pages 626-627, recorded 12/17/1951 at 3:00 pm GRANTOR: Frank C. Miller GRANTEE: STATE OF OHIO | HIGHWAY EASEMENT |

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

NO defects found

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

County: FAIRFIELD Township: WALNUT School District: LIBERTY UNION-THURSTON LSD

| AUD. PAR. NO(S) | Land 35% | Building 35% | Total 35% | Taxes |
|-----------------|--------------------|--------------------|--------------------|--|
| 049-02544-00 | <u>\$16,310.00</u> | <u>\$11,690.00</u> | <u>\$28,000.00</u> | <u>\$739.43/half</u> <u>\$1,478.86/year</u> |

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

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

This Title Report covers the time period from 9/16/1980 to 8/24/2020. 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) 006 -SH1,T1,T2 and presently standing in the name of CHAOS, LLC as the same are entered upon the several public records of FAIRFIELD County.

Date & Time 08/24/2020 @ 4:55 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) 006 -SH1,T1,T2 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

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 05 CRS FAI SR37 06.10

PARCEL 006-SH1,T1,T2

PID 110412

| Grantor | Grantee | Date Signed | Date & Time Recorded | Volume/Page | Conveyance Fee | Type Instrument |
|---|--|---|----------------------|-----------------------------|----------------|------------------------------|
| Mary Virginia Watson and John C. Watson, wife & husband | Thomas O. Weidner and Ruth Ann Weidner, husband and wife | 12/17/1991 | 12/23/1991 @ 2:59pm | DEED VOL 598 PGS 355-356 | \$55.00 | GENERAL WARRANTY DEED |
| | | Situating in the Township of Walnut, County of Fairfield and State of Ohio: Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less. Prior Deed Reference: Mortgage Vol 565, Pages 498-502 (Land Installment Contract) | | | | |
| Mary Virginia Watson, married | Thomas O. Weidner and Ruth Ann Weidner | 11/30/1988 | 12/06/1988 @ 9:50am | MTG VOL 565 PGS 498-502 | N/A | LAND INSTALLMENT CONTRACT |
| | | Situating in the Township of Walnut, County of Fairfield and State of Ohio: Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less. Land Contract Satisfied 12/17/1991 Prior Deed Reference: Deed Vol 499, Pages 847-848 | | | | |

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 05 CRS FAI SR37 06.10

PARCEL 006-SH1,T1,T2

PID 110412

| Grantor | Grantee | Date Signed | Date & Time Recorded | Volume/Page | Conveyance Fee | Type Instrument |
|--|----------------------|---|----------------------|----------------------------|----------------|-----------------|
| Carol Ardrey and Phillip Ardrey, Wife and Husband | Mary Virginia Watson | 09/01/1980 | 09/16/1980 @2:53pm | DEED BK 499 PGS 847-848 | \$1.00 | Quit Claim Deed |
| | | Situating in the Township of Walnut, County of Fairfield and State of Ohio: | | | | |
| | | Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less. | | | | |
| Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330 | | | | | | |
| Prior Deed Reference: Deed Vol 499, Page 17 | | | | | | |
| Wanda Stevens, unmarried widow, Vera O'Conner Chapman and John Chapman, wife & husband, Helen Emswiler, widow, Margaret Knepper and Dale Knepper, wife & husband, Kathleen Barrett and Woodrow Barrett, wife & husband, Ronald Eymann and Alice Eymann, husband & wife | Mary Virginia Watson | 08/26/1980 | 09/16/1980 @ 2:52pm | DEED BK 499 PGS 843-846 | \$11.50 | Quit Claim Deed |
| | | Situating in the Township of Walnut, County of Fairfield and State of Ohio: | | | | |
| | | Being a part of the Southwest Quarter of Section 20, Township 16 (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres, more or less. | | | | |
| Subject to Lease by Estella Miller, Lessor and Thomas O. Weidner, Lessee, dtd 09/07/1965, recorded in Lease Volume 58, Page 330 | | | | | | |
| Prior Deed Reference: Deed Vol 499, Page 17 | | | | | | |

TRANSFERRED

REAL ESTATE CONVEYANCE

JAN 11 2017

FEE \$360

201700000705
 Filed for Record in
 FAIRFIELD COUNTY, OH
 GENE WOOD, COUNTY RECORDER
 01-11-2017 At 03:13 PM.
 DEED 28.00
 OR Book 1729 Page 1874 - 1875

John A. Slattery, Jr.
 County Auditor, Fairfield County, Ohio

Warranty Deed - Ohio

EXEMPT #

John A. Slattery, Jr.
 County Auditor, Fairfield County, Ohio

Know all Men by these Presents

That

Thomas O. Weidner and Ruth Ann Weidner, husband and wife, of

County of Fairfield, State of Ohio, for valuable consideration paid, grants with

general warranty covenants to Chaos, LLC, whose tax mailing address is 6644

Woolard Road, Pleasantville, OH 43148 the following real property:

Situated in the Township of Walnut, County of Fairfield and State of Ohio:

Being a part of the Southwest Quarter of Section 20, Township 16, (Walnut), Range 18; bounded and beginning at the Southwest corner of said Section 20, being the intersection of the centerlines of State Route 37 and 256; thence North 300.00 feet to a point in the centerline of State Route 37; thence North 89 deg. 10' East 453.55 feet to an iron pipe, passing an iron pipe at 30.00 feet; thence South 0 deg. 03' West 300.00 feet to a point in the centerline of State Route 256; thence South 89 deg. 10' West 453.30 feet to the place of beginning, containing 3.12 acres more or less.

Parcel Number: 049-02544-00

Property Address: 8010 Lancaster-Newark Road, Baltimore, Ohio 43105

Subject to all easements, rights of way, leases, conditions, restrictions, and legal highways, if any, of record. Except for taxes and assessments due and payable after date hereof which the grantees herein assume and agree to pay.

GRANTORS do hereby covenant and warrant unto said GRANTEE, the GRANTEE'S heirs, assigns, and successors, that at the time of the delivery of this deed, that the premises are free from all encumbrances, and that the Grantors do warrant and do hereby agree to defend the same to the Grantee, and the Grantee's heirs, assigns and successors, forever, against the lawful claims and demands of all persons.

Prior Instrument Reference: Deed Volume 598, Page 355 and Deed Volume 628, Page 248, Recorder's Office, Fairfield County, Ohio.

DESCRIPTION REVIEWED AND APPROVED
 FOR TRANSFER TO FAIRFIELD COUNTY
 AUDITOR'S OFFICE TAX MAPS
 BY *CLT* DATE *1-11-17*
049-02544-00

Witness Their hands this 5th day of January, 2017.

Thomas O. Weidner
Thomas O. Weidner
Ruth Ann Weidner
Ruth Ann Weidner

State of Ohio, }
Franklin County, }

ss. Before me, a Notary Public in and
for said County and State, personally
appeared the above named

Thomas O. Weidner, who acknowledged he did sign the foregoing instrument and
that the same is his free act and deed.



JONATHAN CHASE CLARK
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

In Testimony Whereof.
hereunto set my hand and official seal, this 5th day of January, 2017.
[Signature]
Notary Public - State of Ohio

State of Ohio, }
Franklin County, }

ss. Before me, a Notary Public in and
for said County and State, personally
appeared the above named

Ruth Ann Weidner, who acknowledged she did sign the foregoing instrument and
that the same is her free act and deed.



JONATHAN CHASE CLARK
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

In Testimony Whereof.
hereunto set my hand and official seal, this 5th day of January, 2017.
[Signature]
Notary Public - State of Ohio

This instrument prepared by: Jonathan C. Clark
Clark & Clark and Associates, Attorneys at Law
130 East Chestnut Street
Lancaster, Ohio 43130
(740) 689-9089
Lanco Title Agency #16-0106