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| RE 46 | **TITLE REPORT** | C/R/S | FAI-SR37-06.10 |
| Rev. June 2019 | PARCEL | 006-SH1,SH2,T |
|  | PID | 110412 |
|  |  |  |

**X** 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 |
| CHAOS, LLC  | N/A | 100% |
| Mailing Address: | 6644 Woolard RoadPleasantville, OH 43148 |
|  |       |
| Phone Number | 740-467-2857 (Jeffrey P & Jacqueline M Watson) |
| Property Address:Registered Agent: | 8010 Lancaster-Newark RoadBaltimore, OH 43105Jonathon C. Clark, AttorneyClark & Clark and Associates130 E. Chestnut StreetLancaster, 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: 049-02544-00Recorded 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 3542-3547MORTGAGOR: The Vinton County National Bank 521 East Main Street Lancaster OH 43130MORTGAGEE: CHAOS, LLC 6644 Woolard Rd NE, Pleasantville, OH 43148 | 08/20/2018 | $700,000.00 |
|  (3-B) |  | **LEASES** |
|  Name & Address | Commercial/Residential | Term |
| No Leases recorded in the Fairfield County Recorder Office. |       |       |
|  (3-C) |  | **EASEMENTS** |
|  Name & Address | Type |
| OR BK 1804 PGS 447-451OR BK 1715 PGS 1856-1860GRANTOR: Thomas O. Weidner, aka Thomas Oscar Weidner, and Ruth Ann Weidner Husband and Wife 8010 Lancaster-Newark Road Baltimore, OH 43105GRANTEE: STATE OF OHIO, DEPARTMENT OF TRANSPORTATION 9600 Jacksontown Road Jacksontown, OH 43130 | SEWER WROW SH Easement |
|  (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) |
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|  (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 |

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

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| (6) |  | **CAUV (Current Agricultural Use Value)** |
|  |  | Is the property under the CAUV Program: Yes: [ ]  No: **X**Comments: |
|  |  |       |

This Title Report covers the time period from 9/16/1980 to 8/31/2020. 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, SH2 and T and presently standing in the name of CHAOS, LLC as the same are entered upon the several public records of Fairfield County.

|  |  |  |
| --- | --- | --- |
| Date & Time | 08/31/2020 @ 4:30 pm | (am/pm) |

|  |  |
| --- | --- |
| Signed |  |
| Print Name | Kimber L. Heim |

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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) 006 - and presently standing in the name of 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 |
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