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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 |
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**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 Road  Pleasantville, OH 43148 | |
|  | | |  | |
| Phone Number | | | 740-467-2857 (Jeffrey P & Jacqueline M Watson) | |
| Property Address:  Registered Agent: | | | 8010 Lancaster-Newark Road  Baltimore, OH 43105  Jonathon 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  MORTGAGEE: 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 447-451  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 | | | | | | SEWER W  ROW 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.

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

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| 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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