

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
JTBD Investments, LLC, an Ohio limited liability company 8010 Newark Lancaster Road Baltimore, OH 43105	NA N/A	 100%
Members: Todd Taylor Mandy Taylor		
TODD TAYLOR CHAOS, LLC		
Mailing Address: 8010 Newark Lancaster Road Baltimore, OH 43105		
6644 Woolard Road Pleasantville, OH 43148		
Phone Number 614-565-0040 cell 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~~
Instrument 202100023551 recorded 09/08/2021

(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		
202100023552 MORTGAGOR: HEARTLAND BANK 6887 East Main Street Reynoldsburg, OH 43068 MORTGAGEE: JTBD Investments, LLC, an Ohio limited liability company 8010 Newark Lancaster Road Baltimore, OH 431045	8/27/2021	\$475,000.00
202100023552 MORTGAGOR: HEARTLAND BANK 6887 East Main Street Reynoldsburg, OH 43068 MORTGAGEE: JTBD Investments, LLC, an Ohio limited liability company 8010 Newark Lancaster Road Baltimore, OH 431045	8/27/2021	\$380,000.00

(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 \$200.00/monthly	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

Property transferred to new owners last week of August 2021

(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	\$16,310.00	\$11,690.00 \$58,430.00	\$28,000.00 \$74,740.00	\$739.43/half \$1,478.86/year Per Auditor New Tax Info being calculated

(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 8/24/2020 to 9/7/2021. 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 9/07/2021 @ 3:42pm (am/pm)

Signed _____

Print Name _____

Kimber L. Heim

Comments from the agent who prepared the Title Update

New owner finally took title last week of August 2021.

UPDATE TITLE BLOCK

This Title Report covers the time period from 9/7/2021 to 9/10/2021. 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 JTBD Investments, LLC, an Ohio limited liability company as the same are entered upon the several public records of Fairfield County.

Date & Time 9/10/20/21 at 11:45 am (am/pm)

Signed _____

Print Name _____

Kimber L Heim

Comments from the agent who prepared the Title Update

Change of ownership information updating new instrument information and mortgage information.

UPDATE TITLE BLOCK

This Title Report covers the time period from 9/10/2021 to _____ . 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 JTBD Investments, LLC, an Ohio limited liability company as the same are entered upon the several public records of Fairfield County.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update