RE 46
Rev. June 2019

TITLE REPORT

C/R/S FAI 37 6.10
PARCEL 020-SH,T
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
Jeffry D. Hutchison aka Jeffry David Hutchison and Peggy J. Hutchison aka Peggy Jo Hutchison, married	Married	100%

Mailing Address: 1175 Baltimore-Somerset RD NE
Baltimore, OH 43105

Phone Number 740 503-0957 (cell)
Property Address: Same

(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 County of Fairfield in the State of Ohio and in the Township of Walnut and bounded and described as follows:

Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at a point on the section line 9.71 chains east from the N. W. corner of said section 29; thence with the section line east 9.00 chains to a point; thence with a line fence south 11.11 chains to an iron pin; thence west 9.00 chains to an iron pin; thence with a fence line north 11.11 chains to the place of beginning. Containing 10 acres, more or less.

Out sale to Lance David Hutchison and Christina L. Hutchison of 3.367 acres. Recorded Deed Book 640 Page 331-332 09/20/1995.

Prior Reference: Vol 222, Page 467

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien

There are no recorded mortgages.

(3-B) LEASES

Name & Address	Commercial/Residential	Term

There are no recorded leases.

(3-C) **EASEMENTS**

Name & Address	Type
Grantor - Bessie Leitnaker Grantee - South Central Rural Electric Cooperative, Inc. Vol REI Page 279 date recorded 07/27/1938	Electric
Grantor - Henry M. Leitnaker, Phillip T. Leitnake, Jane Kistler and Ellen Z. Leitnaker Grantee - Department of Highways, State of Ohio Vol H2 Page 629 date recorded 12/17/1951	Highway Easement
Grantor - Henry M. Leitnaker, Phillip T. Leitnaker, Jane Kistler and Ellen Z. Leitnaker Grantee - Department of Highways, State of Ohio Vol H2 Page 631 date recorded 12/17/1951	Highway Easement
RELEASE: VOL 270 Grantor - Ohio Fuel Gas Company, a corporation Grantee - State of Ohio Vol 270 Page 649 date recorded 06/21/1957	Release

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

There are no defects or title irregularities.

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

County: Fairfield Township: Walnut School District: Liberty Union-Thurston L.S.D.

AUD. PAR. NO(S)	Land 35%	Building 35%	Total 35%	Taxes
0490263200	$24,560.00	$37,800.00	$62,360.00	$2,249.68 a year

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

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

This Title Report covers the time period from 1/28/1947 to 8/26/2020. 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) 020 -SH,T and presently standing in the name of Jeffry D. Hutchison aka Jeffry David Hutchison and
Peggy J. Hutchison aka Peggy Jo Hutchison, married as the same are entered upon the several public records of Fairfield County.

Date & Time 8/26/2020 1:22 PM (am/pm)

Signed Allison Durant

Print Name Allison Durant

UPDATE TITLE BLOCK

This Title Report covers the time period from 1/28/1947 to 1/19/2021. 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) 020 -SH,T and presently standing in the name of Jeffry D. Hutchison aka Jeffry David Hutchison and
Peggy J. Hutchison aka Peggy Jo Hutchison, married as the same are entered upon the several public records of Fairfield County.

Date & Time 1/19/2021 12:18 PM (am/pm)

Signed Allison Durant

Print Name Allison Durant

Comments from the agent who prepared the Title Update

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 05 CRS FAI 37 6.10 P - 020 /SH, T PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
Georgiana H. Press by Executor, George W. Coen	Jeffry D. Hutchison and Peggy J. Hutchison	06/13/1968	07/16/1968	Vol 367, Page 372-374	$11.00	Deed of Executor
		Situated in the County of Fairfield in the State of Ohio and in the Township of Walnut and bounded and described as follows: Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at a point on the section line 9.71 chains east from the N. W. corner of said section 29; thence with the section line east 9.00 chains to a point; thence with a line fence south 11.11 chains to an iron pin; thence west 9.00 chains to an iron pin; thence with a fence line north 11.11 chains to the place of beginning. Containing 10 acres, more or less. Out sale to Lance David Hutchison and Christina L. Hutchison of 3.367 acres. Recorded Deed Book 640 Page 331-332 09/20/1995. Prior Reference: Vol 222, Page 467				
Stanley H. Watson and Irene Watson, his wife	Georgiana H. Press	12/26/1946	01/28/1947	Vol 222, Page 467	$5.50	Warranty Deed – With Dower
		Situated in the County of Fairfield in the State of Ohio and in the Township of Walnut and bounded and described as follows: Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at a point on the section line 9.71 chains east from the N. W. corner of said section 29; thence with the section line east 9.00 chains to a point; thence with a line fence south 11.11 chains to an iron pin; thence west 9.00 chains to an iron pin; thence with a fence line north 11.11 chains to the place of beginning. Containing 10 acres, more or less.				