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| RE 46 | **TITLE REPORT** | C/R/S | FAI 37 6.10 |
| Rev. June 2019 | PARCEL | 020-SH,T |
|  | PID | 110412 |
|  |  |  |

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 | |
| 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 | | |  | |
| 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) | | | | | |
| Situate in the State of Ohio, County of Fairfield, Township of Walnut, in the Northwest Quarter of Section 29, Township 16, Range 18, being a part of the J. & P. Hutchison (367/372), and being more particularly described as follows:  Commencing at a point at the Northwest corner of Section 29, said point being in S.R. #256; THENCE, North 90 degrees 00 mintues 00 seconds East, along the North line of Section 29 and S.R. #256, a distance of 640.86' (by deed 367/372) to a point at the northwest corner of the aforementioned Hutchison parcel, the POINT OF BEGINNING; THENCE, North 90 degrees 00 minutes 00 seconds East, continuing along said north line and road, for a distance of 200.00' to a point; THENCE, South 00 degrees 33 minutes 35 secords West, leaving said north line and road, crossing the Hutchison parcel, passing an iron pipe found at 20.82', for a distance of 733.45' to an iron pipe set in the south line of the Hutchison parcel; THENCE, North 89 degrees 58 minutes 53 seconds West, along Hutchison's south line, for a distrance of 200.00' to an iron pipe found at Hutchison's southwest corner; THENCE, North 00 degrees 33 minutes 35 seconds West, along Hutchison's west line, passing an iron pipe found at 712.56', for a total distance of 733.38' to the POINT OF BEGINNING. CONTAINING 3.367 ACRES of land. Subject to an legal conditions, easements, restrictions, covenants, or rights of way of record.  APN 0490263200  Deed Reference: Vol 640 Page 331 | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
|  | | | | |  | |  | | |
| (3-B) |  | **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
|  | | | | |  | | | |  |
| (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  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  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  RELEASE: VOL 270  Grantor - Ohio Fuel Gas Company, a corporation  Grantee - State of Ohio  Vol 270 Page 649 date recorded 06/21/1957  OR 1719 PGS 3666-3670  Grantor: Eichhorn Limited Partnership, an Ohio limited partnership  Grantee: State of Ohio  Department of Transportation  9600 Jacksontown Road  Jacksontown, OH 43030  OR 1517 PGS 0869-0872  Grantor: Eichhorn Limited Partnership  Grantee: Northeast Ohio Natural Gas Corp.  5640 Lancaster Newark Rd.  Pleasantville, OH 43148, a natural gas public utility  OR 1477 PGS 2270-2277  Deed References Ingress and Egress Easement between 113.854 acre tract and 25.002 acre tract which is not in the take area. Between APN 049-02612-30 and APN 049-02637-13  DEED BK 474 PGS 550  Grantor: M.M. Watson and Esther Watson  Grantee: South Central Power Company, an Ohio corporation  P. O. Box 250  Lancaster, Ohio, and to its successors  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  Deed Book 250, Page 12, recorded 02/19/1953 at 11:43 am  GRANTOR: Esther I Watson Guardian of McKinley M. Watson  GRANTEE: SOUTH-CENTRAL RURAL ELECTRIC COOPERATIVE, INC | | | | | | Electric  Highway Easement  Highway Easement  Release  ROW SH Easement  Temporary for Install  Perpetual for access to pipeline  Ingress and Egress  Electric Easement  HIGHWAY EASEMENT PCL 1  Gas Pipeline Easement | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| Deed shows in the name of Lance David Hutchison and Laura Christine Hutchison, Auditor shows Jeffry David Hutchison and Peggy Jo Hutchison. | | | | | | | | | |

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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 L.S.D. |

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| 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  $1,124.84 due |

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| (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) |

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| Signed |  |
| Print Name | Allison Durant |

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| **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 |  |
|  |  | Print Name | Allison Durant |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
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