

TITLE REVIEW

PID	110412
C-R-S	FAI-SR37-06.10
Parcel # (Owner Name)	PCL 020; HUTCHISON, Jeffry D. and Peggy Jo
Date Review Completed	Tuesday, January 19, 2021
Preparer	Allison Durant
Reviewer	Kimber L. Heim

IS THIS A 42 YEAR TITLE (Y/N)

SECTION 1 - Fee/Other Primary Owner	Y	N
Does ODOT Parcel number match Plans?	X	
Do Names on Summary & Title match?	X	
Are ownership names spelled correctly?	X	
Are all available AKA and NKA listed?	X	
Is Owners Property Address listed?	X	
Is Owners Mailing Address listed ?	X	
Is Owners Phone Number listed?	X	
Is Marital status listed for individuals?	X	
Is spouse's (for those married) name listed?	X	
Is Current Owners interest shown?	X	
Is Entity listed in lieu of Marital Status?		X
Is all business entity statuses listed?		X
Is Registered Agent (companies) attached?		X
Are all Tenants & Sub Tenants that occupy, lease, or have interest in parcel listed?		X
Are all Tenant's phone numbers given?		X

SECTION 2 - Description of premises

	Y	N
Are all Contiguous parcels listed?		X
Description matches Chain & Instruments?	X	
Are all differences in the Acreage for the Deeds, Tax Maps, or Plans notes?		X

SECTION 3 - Mortgage, Lien & Encum.

	Y	N
Are all (or none) Mortgages listed?		X
Are all (or none) Leases listed?		X
Are all (or none) Easements listed?	X	

SECTION 4 - Defects & Comments

	Y	N
Are all (or none) Defects noted in Title?		

YES or NO

SECTION 5 - Taxes & Assessments	Y	N
Does Auditor Parcel number match Plans?	X	
Does Auditor Parcel number match Legals?	X	
Is tax status (current/delinquent) shown?	X	
is Tax rate identified (35% or 100%)?	X	
Are all Special Assessments listed?		X

SECTION 6 - Current Agricultural Use

	Y	N
Is CAUV status checked?		X

TITLE CHAIN RE 46-1

	Y	N
Does Chain Description describe property?	X	
Does Chain cover ODOT parcel?	X	
Does it show how owner obtained title?	X	
Does Chain flow correctly?	X	
Are all needed links included?	X	
Does Chain go back to the root deed?	X	
Has all interest been accounted for?	X	

TITLE CHAIN & TITLE REPORT

	Y	N
Are all copies of all Deeds (Current & Root), Mortgages, Liens, Encumbrances, Leases, Easements, Auditor's Tax Cards, Plat Maps, Tax Maps, and ETC. all attached?	X	
Is Certificate signed legibly?	X	
Is TITLE REPORT Stored on I Drive?	X	
Is TITLE CHAIN Stored on I Drive?	X	
Is (will) the scanned parcel be in the I drive?	X	

TITLE REVIEW

	Y	N
<i>Is Title Report Acceptable?</i>	X	