



VALMER

Land Title Agency

**10710 Blacklick-Eastern Rd, Ste 100
Pickerington, OH 43147
614-860-0005**

CURRENT OWNER REPORT

FILE NO: 52164989

CLIENT: AO Real Estate, Realtors

OWNER: Robert P. Clark and Corinne L. Clark

PROPERTY: 8579 Kilbourne Road, Sunbury OH 43074

EFFECTIVE DATE: June 24, 2021

SOURCE OF TITLE:

Corinne L. Clark and Robert P. Clark

SOURCE OF TITLE:

Official Record 1083, Page 1571

Recorder's Office, Delaware County, Ohio

TAX INFORMATION:

The lien of all taxes for the year 2021, but which are not yet due and payable.

Taxes for the year 2020 are as follows: AS TO PARCEL NUMBER
517-200-01-163-000: First half taxes are UNPAID AND A LIEN, NOW
DELINQUENT in the amount of \$1,418.93 plus penalty; Second half taxes are
UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of
\$1,418.93. (VALUATIONS: Land \$41,720.00; Building \$35,320.00; TOTAL
\$77,040.00).

NOTE: Prior delinquency, Call Treasurer's Office for amount due.

11-439 Sheets Ditch Maint Assessment for the year 2020: First half UNPAID

AND A LIEN, NOW DELINQUENT in the amount of \$27.97, plus penalty;
Second half UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount
of \$27.96.

NOTE: Tax bills are being mailed to the Delaware County Treasurer.

NOTE: Call the treasurer/auditor for future assessments.

Divorce of record in Delaware Court of Common Pleas Case Number 08 DR B
010018 between Steven Prose, Sr and Corinne Prose.

Robert Clark married Corinne Prose, as solemnized June 9, 2008, of record in
Marriage Record 00208254PML, Probate Court, Delaware County, OH.

Divorce of record in Delaware Court of Common Pleas Case Number 18 DS D
060353 between Robert P Clark and Corinne L. Clark.

Easement(s) of Record in Deed Book 546, Page 336.

Any portion of the subject property lying within the boundaries of any road or
roadway, public or private.

We do not affirmatively insure the quantity of acreage set forth in the description
referred to in Schedule A.

Any lease, grant, exception or reservation of minerals or mineral rights together
with any rights appurtenant thereto.

Oil and gas leases, pipeline agreements or any other instruments related to the
production or sale of oil and gas which may arise subsequent to the date of the
Policy, as to Loan Policy only.

Coal, oil, natural gas, or other mineral interests and all rights incident thereto now
or previously conveyed, transferred, leased, excepted or reserved.

NOTE: No liability is assumed by Company for ascertaining the status of utility charges,
and the insured is cautioned to obtain the current status of these payments.

FOR INFORMATIONAL PURPOSES ONLY:

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|-------------|---|
| GRANTOR: | Corinne L. Clark fka Corinne L. Prose |
| GRANTEE: | Corinne L. Clark and Robert P. Clark |
| DATE FILED: | November 29, 2011 |
| RECORDED: | Official Record 1083, Page 1572 Recorder's Office, Delaware County, OH |

Exhibit "A"
Legal Description
For File: 52164989

Situated in the County of Delaware, in the State of Ohio, and in the Township of Kingston and bounded and described as follows:

Being in the middle part of Lot 10, Section 2, Township 5, Range 17, U.S.M. Lands, Kingston Township, Delaware County, Ohio and more particularly described as follows:

Commencing at a stone in the North line of Lot 6; said stone being 614.45 feet from the Northeast corner of Lot 6; thence South 5 degrees - 01 minutes West a distance of 1850.44 feet to a capped spike in the center line of County Road No. 65; thence South 51 Degrees - 30 minutes West along the center line of County Road No. 65 and passing into Lot 10 at a distance of 999.47 feet, for a total distance of 1448.47 feet to a railroad spike, said railroad spike being the true place of beginning; thence continuing South 81 degrees -30 minutes West along the center line of County Road No. 65 a distance of 550.00 feet to a railroad spike; thence North 3 degrees - 41 minutes East a distance of 729.20 feet to an oak hub; thence North 81 degrees - 30 minutes East a distance of 550.00 feet to an oak hub; thence South 3 degrees - 41 minutes West a distance of 729.20 feet to a railroad spike in the center line of County Road No. 65, said spike being the place of beginning.

Same containing 9.00 acres of land, more or less, and subject to all legal highways.

Known As: 8579 Kilbourne Road, Sunbury OH 43074

Parcel No. 517-200-01-163-000

CURRENT OWNER REPORT

The information contained herein is based solely upon an examination of the real estate records, as hereafter defined in the county where the premises described herein are located. This Current Owner Report discloses the name of the owner, liens and other matters of record affecting the title from the date of the last deed of record purporting to convey the full fee simple interest in said premises, to the date of this report. The index of real estate records searched are those designed by law as imparting constructive notice as to the title to real estate. No liability is assumed for matters not shown by the public records, rights of parties in possession other than the record owners, easements or any claims which would be disclosed by a survey or inspection of the premises, rights of mechanic's or materialmen's lien not yet filed and any taxes or assessments not shown on the current tax duplicate.

This Current Owner Report is solely for the use of the party named herein and is not a contract of indemnity or insurance.