



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52169649

CLIENT: AO Real Estate

OWNER: Peter R. Hurlbut

PROPERTY: 316 E. Eighteenth Ave., Columbus OH 43201

EFFECTIVE DATE: September 1, 2022

SOURCE OF TITLE:

Peter R. Hurlbut

SOURCE OF TITLE:

Instrument Number 199806080140535
Recorder's Office, Franklin County, Ohio

TAX INFORMATION:

The lien of all taxes for the year 2022, but which are not yet due and payable.

Taxes for the year 2021 are as follows: AS TO PARCEL NUMBER
010-054284-00: First half taxes are PAID in the amount of \$4,797.52; Second half
taxes are PAID in the amount of \$4,797.52. (VALUATIONS: Land \$22,890.00;
Building \$104,510.00; TOTAL \$127,400.00).

NOTE: Call the treasurer/auditor for future assessments.

MORTGAGES, LIENS AND OTHER MATTERS:

Mortgage from Peter R. Hurlbut, single man, to ABN Amro Mortgage Group, Inc., dated April 28, 2004, filed for record May 27, 2004, and recorded in Instrument Number 200405270122086, Recorder's Office, Franklin County, Ohio, to secure \$115,200.00. Further assigned to Nationstar Mortgage, LLC, in Instrument Number 201610060136310, and filed for record October 6, 2016.

Mortgage from Peter R. Hurlbut, unmarried, to Keybank National Association, dated March 30, 2007, filed for record April 11, 2007, and recorded in Instrument Number 200704110063759, Recorder's Office, Franklin County, Ohio, to secure \$50,000.00.

Homeowners/Condominium Association dues required by the restrictive covenants set forth herein may result in a lien on the insured premises, if any. The Company assumes no responsibility for ascertaining the status of these charges. The purchaser/insured is cautioned to obtain the current status of these charges, if any.

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.

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:

GRANTOR:	Hurlbut Family Trust dated 10-13-92 by Raymond A. Hurlbut, Trustee and Lucy M. Hurlbut, Trustee
GRANTEE:	Peter R. Hurlbut
DATE FILED:	May 8, 1998
RECORDED:	Instrument Number 19980608014035 Recorder's Office, Franklin County, Ohio

Exhibit "A"
Legal Description
For File: 52169649

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Seventeen (17), Block Number Nine (9) in INDIANOLA SUMMIT,
as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 5, Page 140, Recorder's Office, Franklin County, Ohio.

Known As: 316 E. Eighteenth Ave., Columbus OH 43201
Parcel No. 010-054284-00

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.