



**VALMER**

*Land Title Agency*

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

## **CURRENT OWNER REPORT**

**FILE NO:** 52169758

**CLIENT:** AO Real Estate

**OWNER:** Oksana Shnayder

**PROPERTY:** 2178 Colfax Ave., Columbus OH 43224

**EFFECTIVE DATE:** September 12, 2022

**SOURCE OF TITLE:**

Oksana Shnayder

**SOURCE OF TITLE:**

Instrument Number 201012020163511

Recorder's Office, Franklin County, Ohio

Transfer on Death Designation Affidavit of record in Instrument Number 201302040019340.

**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 010-102432-00: First half taxes are PAID in the amount of \$699.81; Second half taxes are PAID in the amount of \$699.81. (VALUATIONS: Land \$5,500.00; Building \$20,790.00; TOTAL \$26,290.00).

NOTE: Call the treasurer/auditor for future assessments.

Future Sewer Assessment in the amount of \$193.20.

**MORTGAGES, LIENS AND OTHER MATTERS:**

Building setback lines, as shown on the recorded subdivision plat.

Easements, as shown on the recorded subdivision plat.

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:	HSBC Bank USA NA as Trustee for the holders of Deutsche ALT-B Securities Mortgage Loan Trust, Series 2006-AB4
GRANTEE:	Oksana Shnyder
DATE FILED:	December 2, 2010
RECORDED:	Instrument Number 201012020163511 Recorder's Office, Franklin County, Ohio

**Exhibit "A"**  
**Legal Description**  
**For File: 52169758**

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

Being Lot Number One Hundred Ninety-two (192) and ten (10) feet off the East side of Lot Number One Hundred Ninety-three (193), in BEAUMONT SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 28, Page 2 and 3, Recorder's Office, Franklin County, Ohio.

**Known As:** 2178 Colfax Ave., Columbus OH 43224  
**Parcel No.** 010-102432-00

## **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.