



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52170026

CLIENT: AO Real Estate, Realtors

OWNER: Adrienne L. Wirick

PROPERTY: 50967 State Route 541, Coshocton OH 43812

EFFECTIVE DATE: October 13, 2022

SOURCE OF TITLE:

Adrienne L. Wirick

SOURCE OF TITLE:

Official Record 782, page 4616

Recorder's Office, Coshocton 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

018-00001586.00: First half taxes are PAID in the amount of \$235.77; Second half taxes are PAID in the amount of \$235.77. (VALUATIONS: Land \$6,470.00; Building \$14,400.00; TOTAL \$20,870.00).

NOTE: Call the treasurer/auditor for future assessments.

Muskingum Watershed Assessment for the year 2021 is as follows: First Half is

PAID, in the amount of \$3.00; Second Half is PAID, in the amount of \$3.00.

MORTGAGES, LIENS AND OTHER MATTERS:

Easement for ingress and egress of record in Official Record 782, page 4616.

Oil and Gas Lease to Lake Shore Pipe Line Co., dated March 18, 1969, recorded May 5, 1969, of record in Lease Record 79, page 155, Coshocton County, Ohio, with numerous notations. Assigned to East Ohio Gas Co. of record in Lease Record 84, page 263 and further assigned to Worthington Oil Co. of record in Lease Record 92, page 397. Extension of Lease of record in Lease Record 96, page 358. NOTE: No further examination made.

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

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

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: Marilyn Kay Wright aka Marlyn Kay Wright
GRANTEE: Adrienne L. Wirick
DATE FILED: January 15, 2021
RECORDED: Official Record 782, page 4616
Recorder's Office, Coshocton County, Ohio

GRANTOR: Jack Hamilton aka Jerry Hamilton and Viola Hamilton
GRANTEE: Marilyn Kay Wright
DATE FILED: November 26, 1986
RECORDED: Deed Book 328, page 695
Recorder's Office, Coshocton County, Ohio

Exhibit "A"
Legal Description
For File: 52170026

Situated in the Township of Lafayette, County of Coshocton, and State of Ohio and bounded and described as follows:

Being a part of Lots 17, 24, and 25 in the 3rd Quarter of Township 5N., Range 5W., United States Military Lands and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe set at the Southwest corner of said Lot 17, said iron pipe set being the True Place of Beginning of the land herein described;

thence, with the West line of said Lot 17, North 1° 49' 14" East a distance of 195.56 feet to a point in the centerline of State Route 541, passing 3/4 inch iron pipe set at a distance of 163.00 feet;

thence, with the centerline of said S.R. 541, the following three courses:

1. thence South 63° 52' 50" East a distance of 87.67 feet to a point;
2. thence with a curve to the right having the following properties:
 - Delta = 21° 02' 50"
 - Degree of curve = 10° 45'
 - Radius = 532.99 feet
 - Tangent = 99.01 feet
 - Length = 195.79 feet
 - Chord = 194.69 feet
 - Chord Bearing = South 53° 21' 25" East to a point;
3. thence, with a curve to the left having the following properties:
 - Delta = 8° 47' 32"
 - Degree of curve = 12° 00'
 - Radius = 477.46 feet
 - Tangent = 36.71 feet
 - Length = 73.27 feet
 - Chord = 73.19 feet
 - Chord Bearing = South 47° 13' 46" East to a point;

thence, with the South line of said Lot 17, North 88° 14' 42" West a distance of 20.48 feet to a 1/2 inch iron pipe found;

thence, with the West property line of R.L. and J.R. Smalley (Deed Book 319, Page 99), South $1^{\circ} 43' 23''$ West a distance of 194.00 feet to a 3/4 inch iron pipe set;

thence, through the property of Jack Hamilton, et. al (Deed Book 292, Page 220) the following two courses:

1. thence, North $85^{\circ} 04' 33''$ West a distance of 360.00 feet to a 3/4 inch iron pipe set, passing from Lot 24 into Lot 25 at a 3/4 inch iron pipe set at a distance of 271.72 feet;
2. thence, North $21^{\circ} 49' 50''$ West a distance of 154.00 feet to a 3/4 inch iron pipe set;

thence, with the property line of Mt. Zion Cemetery (No Deed Found) the following two courses:

1. thence South $83^{\circ} 22' 52''$ East a distance of 147.81 feet to a 3/4 inch iron pipe set;
2. thence, with the West line of Lot 24, North $00^{\circ} 41' 26''$ East a distance of 45.50 feet to the True Place of Beginning, containing 2.295 acres, more or less, including all public road right of way and subject to all easements of record.

The above described 2.295 acre tract, more or less, contains 0.762 acre, more or less, in Lot 17; 1.168 acre, more or less, in Lot 24; and 0.365 acre, more or less, in Lot 25.

Further granting a 60 foot right of way easement from the North line of 88.163 acre tract to State Route 541, said right of way to be used for purposes of ingress and egress and future utilities above and below ground, and bounded and described as follows:

Being 15 feet on the right (East) and 45 feet on the left (west) of the following described baseline; Commencing at 1/2 inch iron pipe found at the Northeast corner of Lot 25;

thence, with the North line of an 88.163 acre tract, North $85^{\circ} 04' 33''$ West a distance of 63.63 feet to the True Place of Beginning of the baseline of the 60 foot right-of-way easement herein described;

thence through the property of Jack Hamilton, et. ux. (Deed Book 191, Page 220), North $29^{\circ} 25' 20''$ West a distance of 572.09 feet to a railroad spike set on the centerline of State Route 541 passing from Lot 25 into Lot 16 at a 3/4 inch iron pipe set at a distance of 209.16 feet, said railroad spike set being the end of the baseline of the 60 foot right-of-way easement.

The above description and right-of-way easement based on a survey by Buckeye Land Surveying, Inc., George W. Johnson R.S. 5252 in September, 1980.

Known As: 50967 State Route 541, Coshocton OH 43812

Parcel No. 018-00001586.00

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.