



FULL(42 OR 65 YEAR) SEARCH/EXAMINATION REPORT

SEARCHED TO: 12/31/19
CLIENT:

@7:00A

FROM: 4/3/21
FILE#:

*****TITLE INFORMATION*****

OWNER(S)/SELLER(S): GEORGE WARD LINN II

DEED(S)-SOURCE OF TITLE

TITLE ACQUIRED: 1/13/95

VOL./PG./INSTR. #:

PARCEL #(S):

CONVEYANCE FEE:

OF 683 524

027-083646-00.001

150.00

*****TAXES AND VALUES*****

TAX YEAR: 2019

TOTAL DUE (INCLUDING DELINQUENCIES):

1ST 2ND HALF \$ 1134.00

PD.

UNPD

\$ 4,905.98 DUE: 2/19/20

1ST 2ND HALF \$

PD.

UNPD.

\$

1ST 2ND HALF \$

PD.

UNPD.

\$

LAND \$ 19,850

BUILDING \$ 25,910

TOTAL \$ 45,820

LAND \$

BUILDING \$

TOTAL \$

LAND \$

BUILDING \$

TOTAL \$

*****OPEN MORTGAGES*****

1.) MTG. OE MTG. * NONE FOUND DURING
BORROWER(S): SEARCH PERIOD

MARITAL STATUS:

LENDER:

AMOUNT:

DATED:

FILED:

VOL./PG./INSTR#

ASSIGNEE:

2.) MTG. OE MTG.

BORROWER(S):

MARITAL STATUS:

LENDER:

AMOUNT:

DATED:

FILED:

VOL./PG./INSTR#

ASSIGNEE:

3.) MTG. OE MTG.

BORROWER(S):

MARITAL STATUS:

LENDER:

AMOUNT:

DATED:

FILED:

VOL./PG./INSTR#

ASSIGNEE:

*****PROPERTY CHARACTERISTICS*****

STATE: OHIO COUNTY: Licking

TOWNSHIP: HARTFORD

LOT(S): 5, 225 AC

SUBDIVISION: 15-4-1-19 S. 225 AC

PLAT BK.:

PG(S):

PROPERTY ADDRESS: 14881 FAIRGROUNDS RD, CROTON, OH 43013

*****EASEMENTS AND RESTRICTIONS*****

EASEMENTS:

NONE

RESTRICTIONS:

FOUND

DURING

SEARCH

BUILDING SETBACK LINE(S):

PERIOD

*****PROBATE, OTHER LIENS AND MISCELLANEOUS MATTERS*****

* BUYER(S): TBD

* PROBATE ESTATE CASE # 2018 0888 - GEORGE W. LINN FILED 11/16/18
- DATE OF DEATH: 5/21/18 FIDUCIARY: GEORGE D. FLOWERS

SEARCHED BY:

15-4-1-19
S. 235 AC
Hartford
Twp.

15-4-1-19
S. 235 AC
Hartford
Twp.

Taxes

027-083646-00.001
 LINN GEORGE WARD II
 14881 FAIRGROUNDS RD CROTON, OH 43013

Classification: 541 - House trailer on real unplat 0-9.99 Full Rate: 68.10 Effective Rate: 53.518652

2019 Tax Year	Prior Years	1st Half	2nd Half	Total
Taxes/Reductions	\$ 3126.08	\$ 1134.06	\$ 1134.06	\$ 5394.20
Gross Taxes	\$ 3126.08	\$ 1560.17	\$ 1560.17	\$ 6246.42
Tax Reduction	\$ 0.00	\$ 334.06	\$ 334.06	\$ 668.12
Non-Business	\$ 0.00	\$ 92.05	\$ 92.05	\$ 184.10
Owner Occupied	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Homestead	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Reduction Total	\$ 0.00	\$ 426.11	\$ 426.11	\$ 852.22
Total	\$ 3126.08	\$ 1134.06	\$ 1134.06	\$ 5394.20
Pen/Int/Adj	\$ 645.84	\$ 0	\$ 0	\$ 645.84
Penalties	\$ 543.71	\$ 0.00	\$ 0.00	\$ 543.71
Aug Interest	\$ 35.17		\$ 0.00	\$ 35.17
Dec Interest	\$ 66.96		\$ 0.00	\$ 66.96
Adjustments	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total	\$ 645.84	\$ 0.00	\$ 0.00	\$ 645.84
Recoupment	\$ 0	\$ 0	\$ 0	\$ 0
Specials	\$ 0	\$ 0	\$ 0	\$ 0
Gross Due	\$ 3771.92	\$ 1134.06	\$ 1134.06	\$ 6040.04
Payments	\$ 0	\$ 0	\$ 0	\$ 0
Net Due	\$ 3771.92	\$ 1134.06	\$ 1134.06	\$ 6040.04

< For more details, click on any gray bar with a plus sign. >

6/10/2019 02:53:50 PM

683
524

27980

WARRANTY DEED

James L. Brown and Jenny L. Brown, husband and wife, for valuable consideration paid, grants with general warranty covenants to: George Ward Linn II unmarried, whose address is 12529 Crouse-Willison, Croton, Ohio 43013. the following Real Property;

Situated in the County of Licking in the State of Ohio and in the Township of Hartford; being a part of Lot 19, Quarter 1, Township 4, Range 15 and described as follows:
Beginning at an iron pin set at the southwest corner of Lot 15, on the east line of Lot 19; thence North 81 deg. 40' 45" West, along a north line of 15.86 acres (DV778,pg.763), passing through an iron pipe found at 509.98 feet, a total distance of 542.17 feet to a railroad spike found in the center of Fairgrounds Road (County Road 44); thence along the center of said road (1) North 32 deg. 14' 10" East, 313.76 feet to a railroad spike set; (2) North 42 deg. 36' 17" East, 153.62 feet to a railroad spike set; (3) North 54 deg. 57' 01" East, 181.70 feet to a railroad spike set and (4) North 64 deg. 06' 29" East, 227.71 feet to a railroad spike found on the east line of Lot 19, at the northwest corner of the aforesaid 15.86 acres; thence South 7 deg. 37' 42" West, along the east line of Lot 19, passing through an iron pipe found at 22.52 feet, a total distance of 666.61 feet to the point of beginning, containing 5.225 acres, as surveyed in Nov. 1987 by Barnes & Tracy, Surveyors, Mt. Vernon, Ohio, Thomas M. Tracy, Surveyor #6399, Ohio North based on Deed Record 778, page 763.

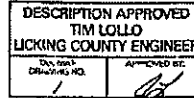
NOTE: Iron pins set are 5/8" X 30" with plastic ID cap. Subject to easements and rights-of-way of record. Being part of 100 acres described in Deed Volume 717, page 285.

SEC.319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY TH 150.00

Prior Deed Reference: Volume 209 page 472

Subject to all Easements, Right of Ways and Restrictions of record. Date JANUARY 13 1995
All Grantor's Release all rights of dower herein. George D. Buchanan
Licking County Auditor TH

Signed this 13th day of January, 1995.



Signed and acknowledged
in the presence of:

R. Leroy Bungus
Witness R. Leroy Bungus

James L. Brown
James L. Brown

Terry K. Bungus
Witness Terry K. Bungus

Jenny L. Brown
Jenny L. Brown

State of OHIO, County of KNOX, SS.

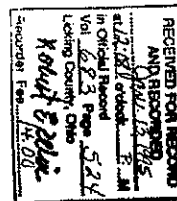
Be it Remembered, that on this 13th day of January, 1995, before me, a notary public in and for said county, personally came, James L. Brown and Jenny L. Brown the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed. In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



R. Leroy Bumpus
NOTARY



R. LEROY BUMPUS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 27, 1997



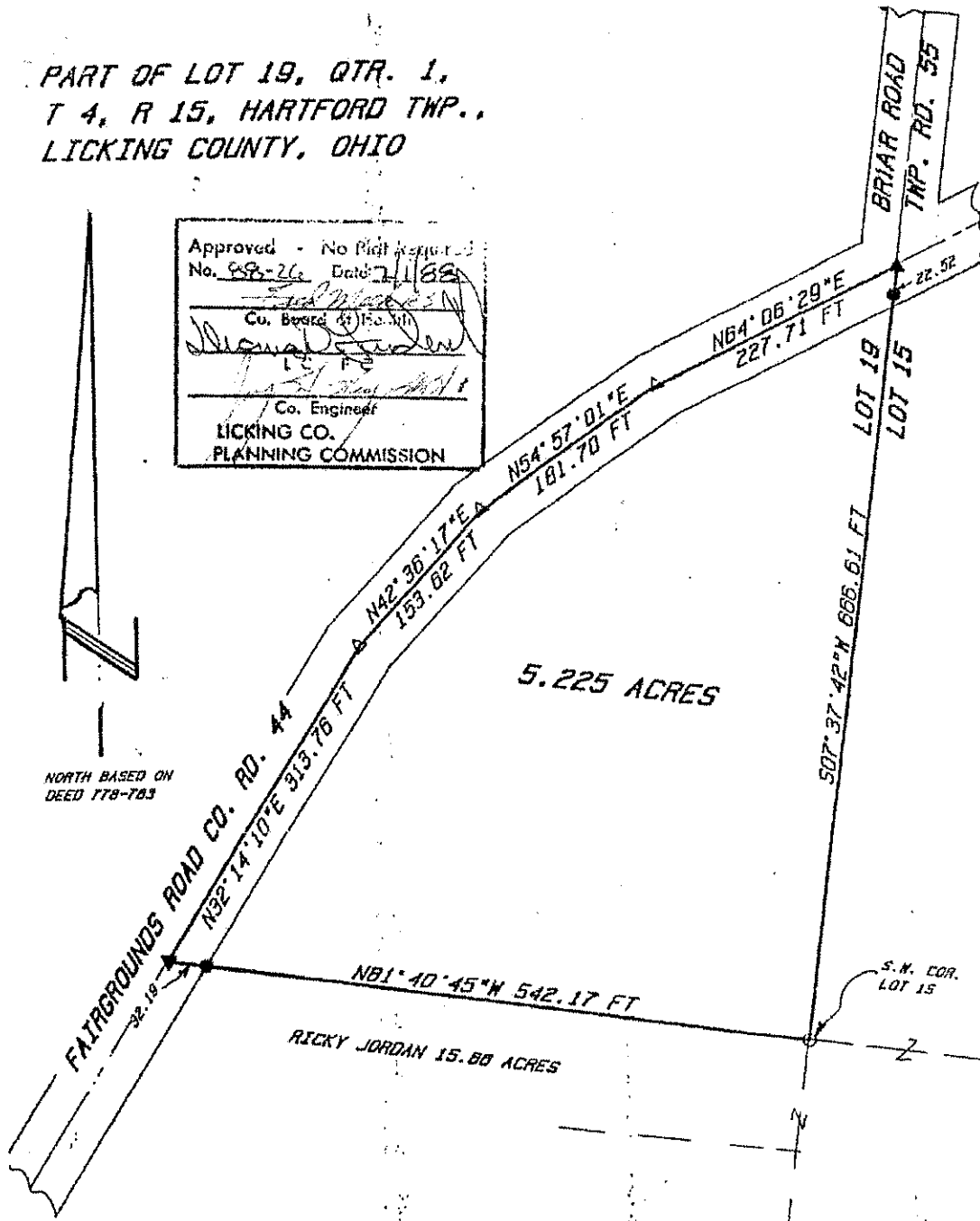
27980

Prepared By: James R. Norris Attorney at Law Centerburg, Ohio 43011 (614) 625-6381

PART OF LOT 19, QTR. 1,
T 4, R 15, HARTFORD TWP.,
LICKING COUNTY, OHIO

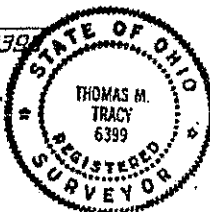
Approved - No Right Reserved
No. 898-26 Date 7/1/88
Co. Board of L.C. 111
Co. Engineer
LICKING CO. PLANNING COMMISSION

NORTH BASED ON
DEED 778-783



I CERTIFY THIS PLAT TO BE A
TRUE COPY OF A SURVEY MADE FOR
CATHERINE SMITH AT THE REQUEST OF
JIM BROWN,

Thomas M. Tracy
THOMAS M. TRACY SURVEYOR NO. 6399
BARNES AND TRACY SURVEYORS
MOUNT VERNON, OHIO NOV. 1987
D.R.M.



SCALE 1 IN. = 100 FT.

- IRON PIPE FOUND
- IRON PIN SET
- ▲ R.R. SPIKE FOUND
- △ R.R. SPIKE SET