

## Current Owner Report

File No.: 115443

Date Issued: 8/31/2022

The information contained in this report is issued only to and for the benefit of:

We have searched the records of Delaware County, Ohio records for the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 161 Greenbrier Road, Sunbury, OH 43074  
Permanent Parcel No: 417-144-05-022-000

And find the record title to be shown in the name of Colleen M. Hawkinberry, Executor of the Estate of Virginia M. Hawkinberry (aka Virginia Mae Hawkinberry), deceased for the period ending August 26, 2022 at 7:00AM.

We have found the following monetary liens of record:

Estate of Virginia M. Hawkinberry who acquired title in Official Record Book 538, Page 376 and filed for record 3rd day of October, 1991 of the Deed Records of Delaware County, Ohio.

Easement appearing of record in Official Record Book 966, (page) 2777 Recorder's Office, Delaware County, Ohio.

Matters involving the Probate/Estate of Virginia M. Hawkinberry (aka Virginia Mae Hawkinberry), deceased, filed for record May 24, 2022 and recorded in Case Number 22050785PES, Probate Court, Delaware County, Ohio.

No Mortgage's of record at Delaware County Recorder's Office.

Taxes for parcel 417-144-05-022-000 for the first half of 2021 in the amount of \$1,718.13 are paid. Taxes for the second half of 2021, in the amount of \$1,718.13 are partially unpaid, due and delinquent. Total amount due is \$188.99, plus interest. Taxes for the year 2022 are undetermined, not yet due and a lien on the premises.

There is a Homestead Credit in the amount of \$197.78 per half, Auditor's Office, Delaware County, Ohio.

Bankruptcy Courts are clear for Colleen M. Hawkinberry, Executor of the Estate of Virginia M. Hawkinberry (aka Virginia Mae Hawkinberry), deceased.

US Patriot Act Search is clear for Colleen M. Hawkinberry, Executor of the Estate of Virginia M. Hawkinberry (aka Virginia Mae Hawkinberry), deceased.

### TAX INFORMATION:

VALUATION:	417-144-05-022-000
Land:	\$23,100.00
Building:	\$61,530.00
Total:	\$84,630.00
Property:	161 Greenbrier Road, Sunbury, OH 43074

This report does NOT reflect unindexed or misindexed matters or any matter filed after August 26, 2022 at 7:00AM.

**The Company reserves the right to raise exceptions and requirements or determine that it will not issue a title policy based upon the details of the transaction, the review of the closing documents, and changes in recording and title searching capabilities resulting from the COVID-19 virus.**

**THIS REPORT IS NOT A COMMITMENT TO INSURE AND THEREFORE DOES NOT CONTAIN THE REQUIREMENTS AND EXCEPTIONS WHICH WOULD APPEAR IN A COMMITMENT TO INSURE OR THE EXCEPTIONS WHICH WOULD APPEAR IN A TITLE POLICY.**

**THE LIABILITY UNDER THIS REPORT IS LIMITED TO THE AMOUNT PAID FOR SAID REPORT.**

Great American Title Agency

By: 

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Delaware and Village of Sunbury:

Being Lot Number One Hundred Seventeen (117) in GREENBRIER ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 261, Recorder's Office, Delaware County, Ohio.

Parcel Number: 417-144-05-022-000