

Current Owner Report

File No.: 117900

Date Issued: 3/1/2024

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: 4167 Liberty Road, Delaware, OH 43015
Permanent Parcel No: 419-420-01-045-000

And find the record title to be shown in the name of Hallie Lawrence Heath for the period ending February 20, 2024 at 7:00AM.

We have found the following monetary liens of record:

Richard A. Heath and Hallie Lawrence Heath who acquired title in Official Record Book 42, Page 1911 and filed for record 20th day of July, 2000 of the Deed Records of Delaware County, Ohio.

Easement appearing of record in Deed Book 662, (page) 321, Recorder's Office, Delaware County, Ohio.

Easement appearing of record in Official Record Book 918, (page) 1198 Recorder's Office, Delaware County, Ohio.

Easement appearing of record in Official Record Book 975, (page) 971 Recorder's Office, Delaware County, Ohio.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of land.

Outsale filed for record June 30, 2010 in (book) 975 (page) 971, Recorder's Office, Delaware County, Ohio.

Bankruptcy Courts are clear for Hallie Heath and Lawrence Heath & Hallie Lawrence Heath.

US Patriot Act Search is clear for Hallie Heath and Lawrence Heath & Hallie Lawrence Heath.

An Open Ended Mortgage from Hallie Ann Heath aka Hallie Lawrence Heath, unmarried (borrower) dated January 5, 2024 and filed on January 9, 2024 in (book) 2072 (page) 1643 , of the official property records of Delaware County, Ohio in the amount of \$97,250.00 and in favor of PNC Bank, N.A. (lender).

Taxes for parcel 419-420-01-045-000 for the first half of 2023 in the amount of \$2,116.50 are paid. Taxes for the second half of 2023 in the amount of \$2,116.50 are due July 19, 2024. Taxes for the year 2024 are undetermined, not yet due and a lien on the premises.

TAX INFORMATION:

VALUATION: 419-420-01-045-000
Land: \$31,820.00
Building: \$57,750.00

Total: \$89,570.00
Property: 4167 Liberty Road, Delaware, OH 43015

This report does NOT reflect unindexed or misindexed matters or any matter filed after February 20, 2024 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

Tract I:

Being a 1.0 acre tract of land out of the Southwest corner of a 51 acre tract of land owned by Anna S. Lawrence, as recorded in Deed Book 287, Page 500 and Page 502, Delaware County Recorder's Office.

Being in Range 19, Township 4, Section 4, and being in the Southwest corner of Farm Lot 19.

Beginning at an iron pipe set in the centerline of County Road No. 9 (Liberty Road) and on a division line between Farm Lot No. 19 and Farm Lot No. 18, said point being N. 01°40' E., 2865.63 ft. from a railroad spike found at the intersection of County Road No. 9 and Township Road No. 140; thence S. 89°10' E. along the line between Farm Lot No. 19 and Farm Lot No. 18, a distance of 208.72 ft. to an iron pipe; passing an iron pipe at a distance of 27.61 ft.; thence N. 01° 21' 20" E. 208.71 ft. to an iron pipe; thence N. 89°10' W. 208.72 ft. to a railroadspike set in the centerline of County Road No. 9, passing an iron pipe at a distance of 181.11 feet; thence along the centerline of said County Road No. 9, S. 01°21' 20" W. 208.71 feet to the place of beginning, containing 1.0 acres, more or less.

Tract II:

Being situated in the Township of Liberty, County of Delaware and State of Ohio;

Being a part of Farm Lot 19, Section 4, Township 4, Range 19 , and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of County Road 9 (Liberty Road) at the southwest corner of Farm Lot 19, also being the southwest corner of a 1.00 acre tract of land owned by Richard A. - and Hallie Lawrence Heath, as described in Deed Book 325, Page 632; thence along the common line between Farm Lot 19. and Farm Lot 18 , South 89° 10' East a distance of 208.72 feet to an iron pipe found at the southeast corner of the 1.00 acre tract of land , said iron pipe being THE TRUE PLACE OF BEGINNING; thence along the east line of said 1.00 acre tract, North 01° 21' 20" East a distance of 208.71 feet to an iron pipe found at the northeast corner of the 1.00 acre tract; thence South 89° 10' East a distance of 208.71 feet to an iron pipe set; thence South 01' 21' 20" West a distance of 208.71 feet to an iron pipe set on the south line of Farm Lot 19 (north line of Farm Lot 18) also being the north line of a 48.487 acre tract of land owned by David R. and Mary E. Smith, as described in Deed Book 321, Page 386; thence along the common line of Farm Lot 19 and Farm Lot 18, North 89° 10' West a distance of 208.71 feet to The True Place of Beginning; containing 1.00 acres, more or less, subject to all easement, restrictions and rights of way of record.

SAVE AND EXCEPT FOR TRACT I:

Situated in the State of Ohio, County of Delaware, Township of Liberty, Farm Lot 19, Quarter Township 4, Township 4, Range 19, United States Military District and being out of Tract I as shown in the deed to Hallie L. Heath of record in Deed Volume 529, Page 260 and Official Record 42, Page 1191 and described as follows:

Beginning at a railroad spike found marking the southwest corner of said Tract I, the same being the southwest corner of said Farm Lot 19, being a corner to that 84.359 acre tract conveyed to The Preservation Park District of Delaware County of record in Official Record 755, Page 1249 and in the centerline of Liberty Road (Twp. Rd. 9), said railroad spike being S 03° 39' 54" W, with said centerline, the same being the west line of said Quarter Township 4, 464.25 feet from a railroad spike found marking the centerline intersection of said Liberty Road with Ford Road (Twp. Rd. 142);

Thence N 03° 39' 54" E, with the west line of said Tract I, the same being said centerline and said west quarter township line, 208.77 feet a railroad spike found marking the northwest corner of said Tract I, the same being a corner to that 94.065 acre tract conveyed to The Board of Trustees of Liberty Township, Delaware County, Ohio of record in Official Record 755, Page 1256;

Thence S 86° 52' 04" E, with the common line to said Tract I and 94.065 acre tract, 40.00 feet to an iron pin set;

Thence S 03° 39' 54" W, across said Tract I being 40.00 feet easterly of and parallel to said centerline, 208.76 feet to an iron pin set in the south line of said Tract I, the same being a north line of said 84.359 acre tract;

Thence N 86° 53' 10" W, with the common line to said Tract I and 84.359 acre tract, the same being the south line of said Farm Lot 19, 40.00 feet to the Point of Beginning. Containing 0.192 acre, more or less, inclusive of the present right-of-way which occupies 0.096 acre. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on March 31, 2008 and is based on existing records and an actual field survey. A drawing of the above description is attached hereto and made a part thereof.

Iron pins set are 3/4" diameter iron pipe, 30" long with a plastic cap inscribed "Advanced 7661"

Bearings are based on the Ohio State Plane Coordinate System per NAD83, North Zone (1986 Adj.). All references are to the records of the Recorder's Office, Delaware County, Ohio.

Parcel Number: 419-420-01-045-000