

Current Owner Report

File No.: 119624

Date Issued: 12/27/2024

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: 2119 Greenlawn Drive, Delaware, OH 43015
Permanent Parcel No: 519-331-03-005-000

And find the record title to be shown in the name of Ruth M. Landon for the period ending December 20, 2024 at 7:00AM.

We have found the following monetary liens of record:

Ruth M. Landon who acquired title in Official Record Book 212, Page 1667 and filed for record 25th day of June, 2002 of the Deed Records of Delaware County, Ohio.

PRIOR DEED who acquired title in Official Record and filed for record of the Deed Records of Delaware County, Ohio.

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.

Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.

The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or

assessments on real property or in the Public Records.

The following exception will appear in any loan policy to be issued pursuant to this commitment:
Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.

Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

Special Exceptions:

Building setback line as shown on the recorded plat, Delaware County Recorder's Office, Delaware, County, Ohio.

Utility easement as shown on the recorded plat, Delaware County Recorder's Office, Delaware County, Ohio.

Restrictions appearing of record in Deed Book 1955, (page) 86, Recorder's Office, Delaware County, Ohio.

NOTE: We have made no search for uncertified special assessments.

Property taxes for parcel 519-331-03-005-000 for the year 2023 are as follows. First installment of \$1,695.82 is Paid . Second installment of \$1,695.82 is Paid . If payment status of either installment is delinquent, interest is levied upon unpaid amount. Taxes for the year 2024 are undetermined, not yet due and a lien on the premises.

Transfer on Death Affidavit filed for record June 25, 2002, and recorded in (book) 212 (page) 1556 Recorder's Office, Delaware County, Ohio.

Power of Attorney from Ruth M. Landon appointing Rodney Ray Landon as Attorney-in-Fact, filed for record October 31, 2024, and recorded in (book) 2121 (page) 1434, Recorder's Office, Delaware County, Ohio.

NOTE: Homestead form must be filled out for next transfer.

Bankruptcy Courts are clear for & Ruth M. Landon.

US Patriot Act Search is clear for & Ruth M. Landon.

There is a Homestead Credit in the amount of \$229.36 per half, Auditor's Office, Delaware County, Ohio.

A mortgage from Ruth M . Landon, an unmarried woman (borrower) dated June 26, 2019 and filed on July 2, 2019 in (book) 1646 (page) 782, of the official property records of Delaware County, Ohio in the amount of \$101,750.00 and in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Quicken Loans, Inc. (lender).

TAX INFORMATION:

VALUATION: 519-331-03-005-000

File No.: 119624

CURRENT OWNER REPORT

Land:	\$12,250.00
Building:	\$64,720.00
Total:	\$76,970.00
Property:	2119 Greenlawn Drive, Delaware, OH 43015

This report does NOT reflect unindexed or misindexed matters or any matter filed after December 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

Situated in the County of Delaware, in the ownship of Delaware and in the State of Ohio and being bounded and described as follows:

Being Lot Number Six Hundred Forty-Four (644) in the Fred A. Miller Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book Volume 7, Page 429, Recorder's Office, Delaware County, Ohio.

Parcel Number: 519-331-03-005-000