



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52176687

CLIENT:

OWNER: Walter V. Ruble and Joan M. Rubel

PROPERTY: 2740 Township Road 254, Lincoln Township OH 43315

EFFECTIVE DATE: September 27, 2024

SOURCE OF TITLE:

Walter V. Ruble and Joan M. Rubel

SOURCE OF TITLE:

Book 331, Page 40

Recorder's Office, Morrow County, Ohio

TAX INFORMATION:

The lien of all taxes for the year 2024, but which are not yet due and payable.

Taxes for the year 2023 are as follows: AS TO PARCEL NUMBER

J24-008-00-014-00: First half taxes are PAID in the amount of \$1,443.57; Second half taxes are PAID in the amount of \$1,443.57. (VALUATIONS: Land \$20,690.00; Building \$68,640.00; TOTAL \$89,330.00).

Premises are subject to a Homestead Exemption. Regular taxes per half would be in the amount of \$1,608.22.

10-911 911 Special Assessment for the year 2023: First half PAID in the amount

of \$25.00; Second half PAID in the amount of \$25.00.

NOTE: Call the treasurer/auditor for future assessments.

MORTGAGE(S), LIEN(S) AND OTHER INFORMATION:

Mortgage from Walter V Ruble and Joan M. Ruble, husband and wife, to U.S. Bank, NA, dated January 21, 2013, filed for record February 13, 2013, at 2:12 p.m., and recorded in Book 787, Page 151, Recorder's Office, Morrow County, Ohio, to secure \$71,000.00.

Reservations, conditions and restrictions of record in Plat Book 6, Page 121.

Easement and Right of Way to Ohio Power Company of record in Book 332, Page 812.

5" Easement for Ingress/Egress for plan, construct, maintain, repair, replace and/or remove a curtain drain of record in Book 334, Page 255.

Oil and Gas Lease to Dynasty Production, Inc. of record in Volume 122, Page 258, assigned in Volume 124, Page 226, assigned in Volume 124, Page 356. Affidavit of Non-Production of record in Book 143, Page 209. No further exam was made.

Easements, as shown on the recorded subdivision plat.

Building setback lines, as shown on the recorded subdivision plat.

Homeowners/Condominium Association dues required by the restrictive covenants set forth herein may result in a lien on the insured premises, if any. The Company assumes no responsibility for ascertaining the status of these charges. The purchaser/insured is cautioned to obtain the current status of these charges, if any.

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, as to Loan Policy only.

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

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: Rolling Meadows Company, an Ohio General Partnership
GRANTEE: Walter V. Ruble and Joan M. Ruble
DATE FILED: December 11, 1995
RECORDED: Book 331, Page 40
Recorder's Office, Morrow County, Ohio

Exhibit "A"
Legal Description
For File: 52176687

Situated in the County of Morrow, in the State of Ohio and in the Township of Lincoln:

Being a part of the Northwest Quarter of Fractional Section 18, Quarter 3, Township 7 North, Range 17 West, being Lot Number 14 of ROLLING MEADOWS SUBDIVISION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, Page 121, Recorder's Office, Morrow County, Ohio, subject to the protective covenants for Rolling Meadows Subdivision as the same are recorded in said Recorder's Office in Plat Book 6, Page 121.

Known As: 2740 Township Road 254, Lincoln Township OH 43315

Parcel No. J24-008-00-014-00

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.