



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52165071

CLIENT: AO Real Estate

OWNER: Center Street Homes LLC

PROPERTY: 345 Hinman Avenue, Columbus OH 43207

EFFECTIVE DATE: June 24, 2021

SOURCE OF TITLE:

Center Street Homes LLC

SOURCE OF TITLE:

Instrument Number 201912020160706
Recorder's Office, Franklin County, Ohio

TAX INFORMATION:

The lien of all taxes for the year 2021, but which are not yet due and payable.

Taxes for the year 2020 are as follows: AS TO PARCEL NUMBER 010-033052-00: First half taxes are UNPAID AND DELINQUENT in the amount of \$980.76, plus penalty; Second half taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of \$980.76. (VALUATIONS: Land \$10,780.00; Building \$26,010.00; TOTAL \$36,790.00).

NOTE: Call the treasurer/auditor for future assessments.

MORTGAGES, LIENS AND OTHER MATTERS:

Mortgage from Center Street Homes, LLC, to Equity Trust Company Custodian FBO Lorna Teeter IRA, dated November 27, 2019, filed for record December 2, 2019, and recorded in Instrument Number 201912020160707, Recorder's Office, Franklin County, Ohio, to secure \$142,455.00.

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.

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: Ernest L. Davis and Stacie P. Davis
GRANTEE: Center Street Homes, LLC
DATE FILED: December 2, 2019
RECORDED: Instrument Number 201912020160706
Recorder's Office, Franklin County, Ohio

GRANTOR: Robert A. Cassady, Jr. and Frances Cassady
GRANTEE: Ernest L. Davis and Stacie P. Davis
DATE FILED: May 14, 2002
RECORDED: Instrument Number 200205140120672
Recorder's Office, Franklin County, Ohio

Exhibit "A"
Legal Description
For File: 52165071

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Sixty-seven (67), in SOUTH SIDE TERRACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 498, Recorder's Office, Franklin County, Ohio.

Known As: 345 Hinman Avenue, Columbus OH 43207
Parcel No. 010-033052-00

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.