



**VALMER**

*Land Title Agency*

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

## **CURRENT OWNER REPORT**

**FILE NO:** 52169040

**CLIENT:** Auction Ohio Real Estate

**OWNER:** Bachir Elyounoussi and Soumaya Elyounoussi

**PROPERTY:** 5293 Karl Road, Columbus OH 43229

**EFFECTIVE DATE:** July 5, 2022

**SOURCE OF TITLE:**

Bachir Elyounoussi and Soumaya Elyounoussi

**SOURCE OF TITLE:**

Instrument Number 200503160048382

Recorder's Office, Franklin County, Ohio

**TAX INFORMATION:**

The lien of all taxes for the year 2022, but which are not yet due and payable.

Taxes for the year 2021 are as follows: AS TO PARCEL NUMBER  
010-129952-00: First half taxes are PAID in the amount of \$1,318.41; Second half  
taxes are PAID in the amount of \$1,318.41. (VALUATIONS: Land \$13,300.00;  
Building \$37,450.00; TOTAL \$50,750.00).

NOTE: Call the treasurer/auditor for future assessments.

**MORTGAGES, LIENS AND OTHER MATTERS:**

Reservations, conditions and restrictions of record in Deed Book 2304, page 401.

Easement to Columbus and Southern Ohio Electric Co. of record in Deed Book 2301, page 448.

Easement to City of Columbus of record in Deed Book 2270, page 53.

Easement to Ohio Fuel Gas Co. of record in Deed Book 2127, page 206.

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

Easements, 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.

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:	Harold R. Harmon and Linda K. Harmon
GRANTEE:	Bachir Elyounoussi and Soumaya Elyounoussi
DATE FILED:	March 16, 2005
RECORDED:	Instrument Number 200503160048382 Recorder's Office, Franklin County, Ohio

**Exhibit "A"**  
**Legal Description**  
**For File: 52169040**

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

Being Lot Number Eleven (11), in FOREST PARK, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 33, Page 98, 99 and 100, Recorder's Office, Franklin County, Ohio.

**Known As:** 5293 Karl Road, Columbus OH 43229  
**Parcel No.** 010-129952-00

## **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.