



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52169270

CLIENT: AO Real Estate, Realtors

OWNER: Steven L Blamer and Irene S Blamer

PROPERTY: 5117 Columbia Road, Pataskala OH 43062

EFFECTIVE DATE: July 28, 2022

SOURCE OF TITLE:

Steven L. Blamer and S. Irene Blamer

SOURCE OF TITLE:

Deed Volume 270, Page 832

Recorder's Office, Licking 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
063-149340-00.00 (1.63 acres): First half taxes are PAID in the amount of
\$488.46; Second half taxes are UNPAID AND A LIEN, NOW DELINQUENT
plus penalty in the amount of \$488.46. (VALUATIONS: Land \$15,230.00;
Building \$0.00; TOTAL \$15,230.00). Call Treasurer's Office for amount due.

Taxes for the year 2021 are as follows: AS TO PARCEL NUMBER
063-149352-00.00 (.63 acre - Lot 20): First half taxes are PAID in the amount of
\$838.70; Second half taxes are UNPAID AND A LIEN, NOW DELINQUENT in

the amount of \$838.70 plus penalty. (VALUATIONS: Land \$7,110.00; Building \$19,600.00; TOTAL \$26,710.00). Call Treasurer's Office for amount due.

NOTE: Call the treasurer/auditor for future assessments.

OTHER INFORMATION:

Any portion of the subject property lying within the boundaries of any road or roadway, public or private.

We do not affirmatively insure the quantity of acreage set forth in the description referred to in Schedule A.

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:	Jack D. Jude and Deborah A. Jude
GRANTEE:	Steven L. Blamer and S. Irene Blamer
DATE FILED:	May 24, 1989
RECORDED:	Deed Volume 270, Page 832 Recorder's Office, Licking County, Ohio

Exhibit "A"
Legal Description
For File: 52169270

PARCEL ONE

Situated in State of Ohio, County of Licking and Township of Lima, to-wit:

Being located in Lot No. 25 of Quarter Township 1, Township 1, Range 15, U.S.M. Lands, and being 2.087 acres of the original tract conveyed to William M. and Shirley A. Lines by deed record in Deed Book 546 at page 661, all references being to records of the Recorder's Office, Licking County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the centerline of County Road No. 38 and at the Southeasterly corner of the said William M. and Shirley A. Lines tract, being also the intersection of the centerline of the said County Road No. 38 with the southerly projection of the westerly line of Lot No. 20 of Swinning Subdivision as the Plat of same is shown of record in Plat Book 5 at page 156; thence along the centerline of the said County Road No. 38, North 89 deg. 27' West, 100.0 feet to a point; thence North 0 deg. 38' East, (being parallel to the easterly line of Lot No. 21 of the said Swinning Subdivision, and passing an iron pin at 25.0 feet) 390.75 feet to an iron pin; thence North 89 deg. 25' West, 102.0 feet to an iron pin at the northeasterly corner of the said Lot No. 21 and in the westerly line of the said Lines tract; thence along the westerly line of the said Lines tract, North 0 deg. 05' East, 380.68 feet to an iron pin at the northwestlycorner of the said tract; thence along the northerly line of the said tract, South 89 deg. 13' East 118.0 feet to an iron pin at the northeasterly corner of the said tract; thence along an easterly line of the said tract, South 0 deg. 05' East, 299.5 feet to an iron pin at a corner of the said Lines tract; thence along a northerly line of the said tract, South 89 deg. 26' East, 84.0 feet to an iron pin at a northeasterly corner of the said Lines tract, being the northwestly corner of the said Lot No. 20 of the said Swinning Subdivision; thence along the westerly line of the said Lot No. 20, South 0 deg. 38' 40" West, (passing an iron pin at 446.5 feet) 471.5 feet to the place of beginning, containing 2.087 acres, more or less.

EXCEPTING from the above described premises .46 acre, more or less, conveyed to Richard Mark Shcaffer and Phyllis Ann Schaffer by deed recorded in Volume 684 at page 95 of the Deed Records of Licking County, Ohio.

Being part of the same premises conveyed to Roy Schaffer and Mary Jane Schaffer by deed recorded in Volume 657 at page 537 of the Deed Records of Licking County, Ohio.

PARCEL TWO

Situated in the State of Ohio, County of Licking and Township of Lima:

Being Lot Number Twenty (20) in Swinning Subdivision as shown on the plat thereof recorded in Plat Volume 5, page 156 of the plat records of Licking County, Ohio.

Being the same premises conveyed to Roy Schaffer and Mary Jane Schaffer by deed recorded in Volume 599 at page 352 of the Licking County, Ohio records.

Known As: 5117 Columbia Road, Pataskala OH 43062

Parcel No. 063-149340-00.00 / 063-149352-00.00

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.