



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52170250

CLIENT: AO Real Estate

OWNER: 1712 E First St LLC

PROPERTY: 2721 Timber Lane, Dayton OH 45414

EFFECTIVE DATE: November 8, 2022

SOURCE OF TITLE:

1712 E. First St LLC, an Ohio Limited Liability Company

SOURCE OF TITLE:

File #2015-00046008

Recorder's Office, Montgomery 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
E21-01010-0187: First half taxes are PAID in the amount of \$6,140.95; Second
half taxes are PAID in the amount of \$6,140.95. (VALUATIONS: Land
\$59,530.00; Building \$32,960.00; TOTAL \$92,490.00).

#41100 MCD/AP MCD/AQUI Assessment for the year 2021: Due in the first half
tax is PAID in the amount of \$1.94

11777 APC FEE Assessment for the year 2021; First half PAID in the amount of

\$324.30; Second half PAID in the amount of \$324.30.

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:	Mulligan Real Estate, LLC, an Ohio Limited Liability Company
GRANTEE:	1712 E First St LLC, an Ohio Limited Liability Company
DATE FILED:	August 20, 2015
RECORDED:	File #2015-00046008 Recorder's Office, Montgomery County, Ohio

Exhibit "A"
Legal Description
For File: 52170250

Situate in the Township of Harrison, County of Montgomery, State of Ohio, and in the Northeast Quarter of Section 10, Town 2, Range 6 East, being part of a 43.357 Acre tract conveyed to Millat Enterprises Co. by deed recorded at Microfiche No. 77-579-A01, Montgomery County, Ohio Records, more particularly described as follows, to wit:

Beginning at a railroad spike in the centerline of Timber Lane, and on the South line of said Quarter Section, and in the South line of said 43.357 Acre tract, said point being South 86° 01' 55" West, 630.00 feet from an iron pin at the Southeast corner of said Quarter Section; thence with the centerline of Timber Lane, with the South line of said Quarter Section, and with the South line of said 43.357 Acre tract, South 86° 01' 55" West, 500.00 feet to a railroad spike; thence at right angles to said centerline of Timber Lane, North 03° 58' 05" West, 548.53 feet to an iron pin in the North line of said 43.357 Acre tract; thence with the North line of said 43.357 Acre tract, North 85° 33' 50" East, 500.02 feet to an iron pin; thence at right angles to said centerline of Timber Lane, South 03° 58' 05" East, 552.62 feet to the place of beginning, containing 6.320 Acre, more or less subject to all covenants, conditions, restrictions, reservations, easements of record and all legal highways

Known As: 2721 Timber Lane, Dayton OH 45414
Parcel No. E21-01010-0187

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.