



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52171342

CLIENT: AO Real Estate

OWNER: Dale E. Brown and Darryl E. Brown, Successor Co-Trustees of the James E Brown, Sr. Trust dated 2/23/1982

PROPERTY: 14400 Weaver Road, Marysville OH 43040

EFFECTIVE DATE: March 20, 2023

SOURCE OF TITLE:

Dale E. Brown and Darryl E. Brown, Successor Co-Trustees of the James E Brown, Sr. Trust dated 2/23/1982

SOURCE OF TITLE:

Official Record 836, page 147

Recorder's Office, Union County, Ohio

TAX INFORMATION:

The lien of all taxes for the year 2023, but which are not yet due and payable.

Taxes for the year 2022 are as follows: AS TO PARCEL NUMBER
29-0030051-000: First half taxes are PAID in the amount of \$1,123.30 -
PENALTY OF \$112.33 STILL DUE; Second half taxes are UNPAID AND A
LIEN, NOT YET DUE AND PAYABLE in the amount of \$1,123.30.
(VALUATIONS: Land \$14,330.00; Building \$49,230.00; TOTAL \$63,560.00).

NOTE: Call the treasurer/auditor for future assessments.

Beach Open Assessment for the year 2022 is as follows: First Half is PAID, in the amount of \$1.00 - PENALTY OF \$0.10 STILL DUE; Second Half is UNPAID AND A LIEN, NOT YET DUE AND PAYABLE, in the amount of \$1.00.

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

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

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: James E. Brown, Sr., deceased and James E. Brown
Trustees of the James E Brown, Sr. Trust dated 2/23/1982

GRANTEE: Dale E. Brown and Darryl E. Brown, Successor
Co-Trustees of the James E Brown, Sr. Trust dated 2/23/1982

DATE FILED: August 12, 2009

RECORDED: Official Record 836, page 147
Recorder's Office, Union County, Ohio

Exhibit "A"
Legal Description
For File: 52171342

Situated in the County of Union, in the State of Ohio, and in the Township of Paris, part of Survey No. 2256, and bounded and described as follows:

COMMENCING at a point in the center of the Weaver Road (C.H. No. 52-A), point being the northwesterly corner of the Albert A. Geer and Clara B. Geer 45 acre tract described in Union County Deed Record Volume 167 Page 19; thence with the centerline of said road South 12°15' East 190 feet to the true point of beginning; thence North 77°15' East (passing over an iron pin at 30 feet) 250 feet to an iron pin; thence South 12°15' East 155 feet to an iron pin; thence South 77°15' West (passing over an iron pin at 220 feet) 250 feet to a point in the center of said Weaver Road; thence with said road centerline North 12°15' West 155 feet to the point of beginning. CONTAINING 0.89 of an acre, more or less, but subject to the legal road right of way.

Map No. 102-00-00-070.000

Known As: 14400 Weaver Road, Marysville OH 43040

Parcel No. 29-0030051-000

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.