



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52171603

CLIENT: AO Real Estate, Realtors

OWNER: Stephen D. Hornung

PROPERTY: 6362 Rider Road, Reynoldsburg OH 43068

EFFECTIVE DATE: April 14, 2023

SOURCE OF TITLE:

Stephen D. Hornung, at the time of death

SOURCE OF TITLE:

Instrument Number 201710160143808

Instrument Number 201109280122905

Recorder's Office, Franklin 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 060-001333-00: First half taxes are PAID in the amount of \$1,258.14; Second half taxes are UNPAID AND A LIEN, NOT YET DUE AND PAYABLE in the amount of \$1,258.14. (VALUATIONS: Land \$8,960.00; Building \$38,750.00; TOTAL \$47,710.00).

NOTE: Call the treasurer/auditor for future assessments.

Premises are subject to a Homestead Exemption. Regular taxes per half would be in the amount of \$1,540.71.

MORTGAGES, LIENS AND OTHER MATTERS:

Mortgage from Stephen D. Hornung and Jill M. Nelson, both single, to WesBanco Bank, Inc., dated September 26, 2011, filed for record September 28, 2011, and recorded in Instrument Number 201109280122908, Recorder's Office, Franklin County, Ohio, to secure \$85,000.00.

Stephen D. Hornung, deceased on July 29, 2022, and was admitted to probate on September 2, 2022, in Case #619465. Letters of Authority issued to Daniel Ray Hornung. Power to sell contained in will.

Any claim by the State of Ohio for reimbursement of Medicaid funds.

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: Jill M. Nelson, deceased
GRANTEE: Stephen D. Hornung
DATE FILED: October 16, 2017
RECORDED: Instrument Number 201710160143808
Recorder's Office, Franklin County, Ohio

GRANTOR: Cheryl L. Ferrall and Steven J. Ferrall

GRANTEE: Stephen D. Hornung and Jill M. Nelson
DATE FILED: September 28, 2011
RECORDED: Instrument Number 201109280122905
Recorder's Office, Franklin County, Ohio

Exhibit "A"
Legal Description
For File: 52171603

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

Being Lot Number Two (2), in BRICE ESTATES NO. 3, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 110, Recorder's Office, Franklin County, Ohio.

Known As: 6362 Rider Road, Reynoldsburg OH 43068
Parcel No. 060-001333-00

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.