

Current Owner Report

File No.: 116409

Date Issued: 4/26/2023

The information contained in this report is issued only to and for the benefit of:

We have searched the records of Delaware County, Ohio records for the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 4993 Bean Oller Road, Delaware, OH 43015
Permanent Parcel No: 420-440-01-007-000

And find the record title to be shown in the name of Edward F. Flahive, Successor Trustee of the Phyllis Ann Wilders Revocable Living Trust dated September 13, 2000 for the period ending April 18, 2023 at 7:00AM.

We have found the following monetary liens of record:

Edward F. Flahive, Successor Trustee of the Phyllis Ann Wilders Revocable Living Trust dated September 13, 2000 who acquired title in Official Record Book 2026, Page 2808-2811 and filed for record 20th day of April, 2023 of the Deed Records of Delaware County, Ohio.

PRIOR DEED Phyllis Ann Wilders, Trustee of the Phyllis Ann Wilders Revocable Living Trust, dated September 13, 2000 who acquired title in Official Record Book 114, Page 2529-2530 and filed for record 31st day of July, 2001 of the Deed Records of Delaware County, Ohio.

PRIOR DEED Phyllis Ann Wilders who acquired title in Official Record Book 415, Page 580 and filed for record 23rd day of January, 1978 of the Deed Records of Delaware County, Ohio.

Easement appearing of record in Deed Book 235, (page) 221, Recorder's Office, Delaware County, Ohio.

Easement appearing of record in Deed Book 366, (page) 656, Recorder's Office, Delaware County, Ohio.

Easement appearing of record in Deed Book 384, (page) 74, Recorder's Office, Delaware County, Ohio.

Easement appearing of record in Deed Book 350, (page) 275, Recorder's Office, Delaware County, Ohio.

Easements appearing of Record in Lease Book 8, (page) 167 Recorder's Office Delaware County, Ohio.

Easements appearing of Record in Lease Book 9, (page) 244 Recorder's Office Delaware County, Ohio.

Reserved Access Easement appearing of record in Deed Book 415, (page) 580, Recorder's Office, Delaware County, Ohio.

Memorandum of Trust, filed for record April 20, 2023, and recorded in (book) 9922026 (page) 2808-2811 Recorder's Office, Delaware County, Ohio.

Bankruptcy Courts are clear for Edward F. Flahive, Successor Trustee of the Phyllis Ann Wilders Revocable Living Trust dated September 13, 2000.

US Patriot Act Search is clear for Edward F. Flahive, Successor Trustee of the Phyllis Ann Wilders Revocable Living Trust dated September 13, 2000.

Property taxes for parcel 420-440-01-007-000 for the year 2022 are as follows. First installment of \$1,955.79 is Paid ; Second installment of \$1,955.79 is Due July 10, 2023. If payment status of either installment is delinquent, interest is levied upon unpaid amount. Taxes for the year 2023 are undetermined, not yet due and a lien on the premises.

No Mortgages of record at Delaware County Recorder's Office.

TAX INFORMATION:

VALUATION:	420-440-01-007-000
Land:	\$65,770.00
Building:	\$35,140.00
Total:	\$100,910.00
Property:	4993 Bean Oller Road, Delaware, OH 43015

This report does NOT reflect unindexed or misindexed matters or any matter filed after April 18, 2023 at 7:00AM.

The Company reserves the right to raise exceptions and requirements or determine that it will not issue a title policy based upon the details of the transaction, the review of the closing documents, and changes in recording and title searching capabilities resulting from the COVID-19 virus.

THIS REPORT IS NOT A COMMITMENT TO INSURE AND THEREFORE DOES NOT CONTAIN THE REQUIREMENTS AND EXCEPTIONS WHICH WOULD APPEAR IN A COMMITMENT TO INSURE OR THE EXCEPTIONS WHICH WOULD APPEAR IN A TITLE POLICY.

THE LIABILITY UNDER THIS REPORT IS LIMITED TO THE AMOUNT PAID FOR SAID REPORT.

Great American Title Agency

By:



EXHIBIT "A"
LEGAL DESCRIPTION

Being situated in the County of Delaware, in the State of Ohio, and in the Township of Concord, and being bounded and described as follows:

Being a part of Lot 8, Section 4, Township 4, Range 20 and commencing at a railroad spike set in the centerline of Township Road 140, (Bean-Oller Road) where it intersects the east line of Lot 8, (West line of Lot 3); thence along the centerline of said Township Road 140, North 86°46'30" West a distance of 660.00 feet to a railroad spike set at THE TRUE PLACE OF BEGINNING; thence South 03°01' 02" West (passing over an iron pipe set at 30.00 feet) a total distance of 1341.22 feet to an iron pipe set on the south line of Lot 8, (North line of Lot 9); thence along the common lot line, North 87°02'47" West a distance of 337.05 feet to an iron pipe found; thence North 03°50'08" East (passing over an iron pipe set at 1312.89 feet) a total distance of 1342.89 feet to a railroad spike set in the centerline of Township Road 140 (Bean-Oiler Road); thence along the centerline of said Township Road, South 86°46'30" East a distance of 317.87 feet to the True Place of Beginning.

Containing 10.088 acres, more or less, subject to all easements, restrictions and rights of way of record.

This description is from a survey dated December 2, 1977 by Franklin D. Stults, Registered Surveyor No. 4873.

Parcel Number: 420-440-01-007-000