



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52172017

CLIENT: Auction Ohio, LL

OWNER: Jerrud C Smith, Successor Trustee of the John C. Smith and Helen G. Smith Revocable Living Trust, dated October 5, 2000

PROPERTY: 8234 Bertson Place, Columbus OH 43235

EFFECTIVE DATE: May 23, 2023

SOURCE OF TITLE:

Jerrud C. Smith, Successor Trustee of the John C. Smith and Helen G. Smith Revocable Living Trust, dated the 5th day of October, 2000

SOURCE OF TITLE:

Instrument Number 200012070248133 and Instrument Number
202206300096749

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
250-003852-00: First half taxes are PAID in the amount of \$5,420.90; Second half
taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of
\$5,420.90. (VALUATIONS: Land \$42,000.00; Building \$82,430.00; TOTAL
\$124,430.00).

NOTE: Call the treasurer/auditor for future assessments.

Memorandum of Trust and Affidavit of Successor Trustee of record in Instrument Number 202206300096749.

Reservations, conditions and restrictions of record in Deed Book 2638, Page 361.

Easement(s) of Record in Deed Book 2587, Page 411 and Deed Book 3712, Page 372.

Easements, as shown on the recorded subdivision plat.

Building setback lines, 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, 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: John C. Smith and Helen G. Smith (aka Helen L. Smith)
GRANTEE: John C. Smith and Helen G. Smith as Trustee of The Cohn
C. Smith and Helen G. Smith Revocable Living Trust date the 5th day of October, 2000
DATE FILED: December 7, 2000
RECORDED: Instrument Number 200012070248133
Recorder's Office, Franklin County, Ohio

Exhibit "A"
Legal Description
For File: 52172017

Situated in the State of Ohio, County of Franklin, and in the Township of Sharon:

Being Lot Number One (1), in FLINT RIDGE TERRACE NO. 2, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 35, Page 3, Recorder's Office, Franklin County, Ohio.

Known As: 8234 Bertson Place, Columbus OH 43235

Parcel No. 250-003852-00

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.