

From: Kelly.Naber@ctt.com,

To: barlowfive@aol.com,

Subject: FW: Prelim title - 917 Larrivood

Date: Tue, Feb 23, 2021 10:27 am

Attachments: winmail.dat (27K), image001.jpg (921), image002.jpg (974)

to: Kelly

NBY-1-18-5

Lot #46 Mirram Acres
Sec 2

Can you do a prelim for this property? Please see below. Thanks.

Kelly Naber
Sr. Escrow Officer
Chicago Title Company
1430 Oak Ct., Ste. 101
Beavercreek, OH 45430
Phone: 937-912-3987

[A92E8992]IMPORTANT NOTICE: FUNDS REQUIRED FOR CLOSING

Funds required for closing in excess of \$10,000.00 must be sent to Chicago Title by wire transfer. All wired funds must be received by Chicago Title before closing. Funds required for closing in excess of \$10,000.00 must be sent to Chicago Title by wire transfer. All wired funds must be received by Chicago Title before closing. Funds required for closing not exceeding \$1,000.00 may be in the form of a personal check made payable to Chicago Title. Funds required for closing not exceeding \$10,000 must be in the form of a cashier's check payable to Chicago Title. All checks must be received by Chicago Title at or before closing. We cannot accept checks payable to someone else and endorsed to Chicago Title. We cannot accept cash, credit cards, debit cards, or ACH transfers. Thank you for your cooperation.

[9F32AF70]WARNING: DON'T BE A VICTIM OF WIRE FRAUD

Wire fraud is on the rise. Cyber criminals are known to hack email accounts and send emails with fake wiring instructions. These emails are convincing and sophisticated. Always confirm wiring instructions with your Escrow Officer at a trusted and verified phone number. Never wire money without confirming that the wiring instructions are legitimate and correct. Please contact us with any questions or concerns about wiring funds for closing.

Direct 937-912-3987

Fax 937-306-1800

Email for packages: kelly.naber@ctt.com<<mailto:kelly.naber@ctt.com>>

From: Joseph Lakatos <joeknowsdayton@gmail.com>

Sent: Tuesday, February 23, 2021 10:25 AM

To: Naber, Kelly <Kelly.Naber@ctt.com>

Subject: Prelim title - 917 Larrivood

IMPORTANT NOTICE - This message sourced from an external mail server outside of the Company. Hey Kelly, Joe Lakatos with Home Experts Realty again. Below is all the information and feel free to contact me anytime if you need anything.

Preliminary Title - 917 Larrivood Ave Dayton, 45429

Also the owner of the house, Mary Ruth, has been remarried and requesting her name be changed to - 'Mary Dinneen'

Thank you very much!

Joseph Lakatos - Home Experts Realty

Prelim

TITLE SEARCH - Ohio

CTT File: _____ Examiner: BARLOW
Search Date: 2-23-21 Search Period: _____ Effective Date: _____

Buyer/Borrower: _____
Country: Montgomery Address: 917 Larrivood Ave

Parcel: N64-1-0-5 Legal Desc: lot #46 Miriam Homes Sec 2
(A) Deed/Vesting (Copies attached) _____
Title Vested In: Mary B. Ruth () See Next Page

Deed () Other Dtd: 5-26-99 Rec: 6-2-99 Inst/Bk/Pg: DM 99-340 B12 Cert: _____
() Deed () Other Dtd: _____ Rec: _____ Inst/Bk/Pg: _____

(B1-B2) Taxes (Copies attached) _____ () See Next Page
Year: 2020

	1st Half	2nd Half	Parcel: <u>N64-001-0B-0005</u>	
Tax	\$ <u>1827.73</u>	\$ <u>1827.73</u>	Land	\$ <u>10790</u>
Assess <u>Plus</u>	\$ <u>10.75</u>	\$ <u>10.75</u>	Improvement	\$ <u>39750</u>
Assess <u>WATS</u>	\$ <u>43.60</u>	\$ _____	Total	\$ <u>50540</u>
Assess <u>rent/prop</u>	\$ <u>1.07</u>	\$ _____	Homestead	\$ _____
Total	\$ <u>1883.23</u>	\$ <u>1838.48</u>	CAUV	\$ _____
Status	<u>Paid/Unpaid</u>	<u>Paid/Unpaid</u>	Int/Pen/Del	\$ _____
Due Date (if unpaid)	<u>7/21</u>		Total Due	\$ <u>1838.48</u>

(B1-B2) Mortgages (Copies attached - key pages only) _____ () None () See Next Page
From: _____
To: _____

Amt.: \$ _____ () Open-End Dtd: _____ Rec: _____ Inst/Bk/Pg: _____
Assigned to: DID NOT SEARCH

From: _____
To: _____
Amt.: \$ _____ () Open-End Dtd: _____ Rec: _____ Inst/Bk/Pg: _____
Assigned to: _____

(B1-B2) Other Liens/Defects/Requirements (Copies attached) _____ () None () See Next Page
() Registered Land () PUD () Condo () Mobile Home () New Construction () New Survey/Legal Required

DID NOT SEARCH

(B2) Easements/Restrictions/Miscellaneous (Copies upon request) _____ () None () See Next Page
() Motes and Bounds () Acreage Subdivision Plat B KK-27 (Copy attached)

Records Searched: Buyer () Seller () Prev. Owners
 Recorder () Auditor () Clerk () Probate () Domestic () Bankruptcy
 Taxes () Mortgages () Fed Liens-20 yrs () Other Liens () Easements () Restrictions



BIRTHPLACE *of* INNOVATION

HOME » GOVERNMENT » ELECTED OFFICIALS » TREASURER

TAX INFORMATION

To search for a Manufactured Home, [please click here](#). You will be redirected to the Montgomery County Auditor's website.

Master	Appraisal	Special Assessment	Taxes	Search
Current Parcel ID: N64 00108 0005	Property Owner for Selected Year: RUTH MARY B		Tax Year: 2020 ▼	Pay Taxes Now

Master Information

Parcel	
Address	917 LARRIWOOD AVE
Class	R
Land Use Code	510
Neighborhood	94010000
Total Acres	0

Current Owner	
Owner 1	RUTH MARY B
Owner 2	

Tax Lien	
Eligible	No

Tax Mailing Name and Address (Change of Address Form)	
Mailing Name 1	RUTH MARY B
Mailing Name 2	
Address 1	917 LARRIWOOD AVE
Address 2	
Address 3	DAYTON OH 45429-0000
Mortgage Company	CORELOGIC

District	
Name-School	KETTERING CITY -CSD
Total Rate	123.420000

Homestead	
Homestead	No
Deduction	

Legal	
Legal Desc 1	46 MIRIAM ACRES 2
Legal Desc 2	
Legal Desc 3	

Sales	
Date	06-02-1999
Price	\$110,000.00

Beginning Values	35%	100%
Land	10,790	30,820
Improvements	39,750	113,570
CAUV	0	0
Total	50,540	144,390

Current Values	35%	100%
Land	10,790	30,820
Improvements	39,750	113,570
CAUV	0	0
Total	50,540	144,390

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PARID: N64 00108 0005

PARCEL LOCATION: 917 LARRIWOOD AVE

NBHD CODE: 94010000

Tax Detail

Taxes for Selected Year (Without Payments)

1st Half Real	1st Half Asmt	1st Half Total	2nd Half Real	2nd Half Asmt	2nd Half Total	Total
\$1,827.73	\$55.50	\$1,883.23	\$1,827.73	\$10.75	\$1,838.48	\$3,721.71

Current Taxes Due

	Charges	Payments	Penalties	Interest	Unpaid Balance
1st Half	\$1,883.23	-\$1,883.23	\$0.00		\$0.00
2nd Half	\$1,838.48	\$0.00	\$0.00	\$0.00	\$1,838.48
Full Year	\$3,721.71	-\$1,883.23	\$0.00	\$0.00	\$1,838.48

PARID: N64 00108 0005

PARCEL LOCATION: 917 LARRIWOOD AVE

NBHD CODE: 94010000

Special Assessments

Year	Project	Charge	Fee	Penalty	Interest	Total Charge
2020	11777-APC FEE	\$21.50	\$0.00	\$0.00	\$0.00	\$21.50
2020	31200-LT. LIGHTING	\$41.60	\$2.08	\$0.00	\$0.00	\$43.68
2020	41100-MCD/AP MCD/AQUIFER PRES	\$1.07	\$0.00	\$0.00	\$0.00	\$1.07

DEED

GENERAL WARRANTY DEED, Statutory Form
GENERAL WARRANTY DEED

N64-001-08-0005

WANDA J. WILLIAMS AKA WANDA JEANNE WILLIAMS* Unmarried

*the said Wanda J. Williams also known as Wanda Jeanne Williams acting through Robert Denton Williams, Jr. her Attorney-in-Fact by Power of Attorney recorded in Microfiche 99-348 B09 of the Deed records of Montgomery County, Ohio, of Montgomery County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to MARY B. RUTH Unmarried

whose tax-mailing address is 917 Larriwood Avenue, Kettering, Ohio 45429

the following **REAL PROPERTY:**

2884

Situate in the City of Kettering, County of Montgomery, State of Ohio, and being Lot Numbered FORTY SIX (46) Miriam Acres Plat Section 2, as recorded in Plat Book KK page 27, of the plat records of said county.

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD AND ALL LEGAL HIGHWAYS, AND SUBJECT TO REAL ESTATE TAXES AND ASSESSMENTS DUE AND PAYABLE IN THE JUNE, 1999 INSTALLMENT AND THEREAFTER.

0009126 \$220.00

TRANSCRIBED
29 JUL -2 PM 12:52
A.J. BARNER
AUDITOR

Montgomery County
DEED-99-056860 0001
Joy Clark, Recorder
\$14.00 06/02/99 13:09:05

Prior Instrument Reference: Deed Book 1800, Page 455 and of the Deed Records of MONTGOMERY Deed Microfiche 85-276D05 County, Ohio.

Witness her hand(s) this 20th day of May, 1999

Signed and acknowledged in the presence of:

Wanda J. Williams AKA Wanda Jeanne Williams by Robert Denton Williams, Jr.

Nancy C Rice
WITNESS Nancy C Rice

WANDA J. WILLIAMS AKA WANDA JEANNE WILLIAMS by Robert Denton Williams, Jr. her Attorney-in-Fact

Gregory A Lincoln
WITNESS Gregory A Lincoln

Commonwealth of Pennsylvania

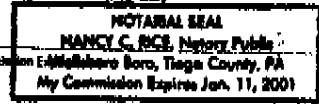
County of Montgomery ss.

BE IT REMEMBERED, That on this 20th day of May, 1999, before

me, the subscriber, a Notary Public in and for said county, personally came, WANDA J. WILLIAMS AKA WANDA JEANNE WILLIAMS* Unmarried *the said Wanda J. Williams also known as Wanda Jeanne Williams acting through Robert Denton Williams, Jr. her Attorney-in-Fact, the Grantee(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

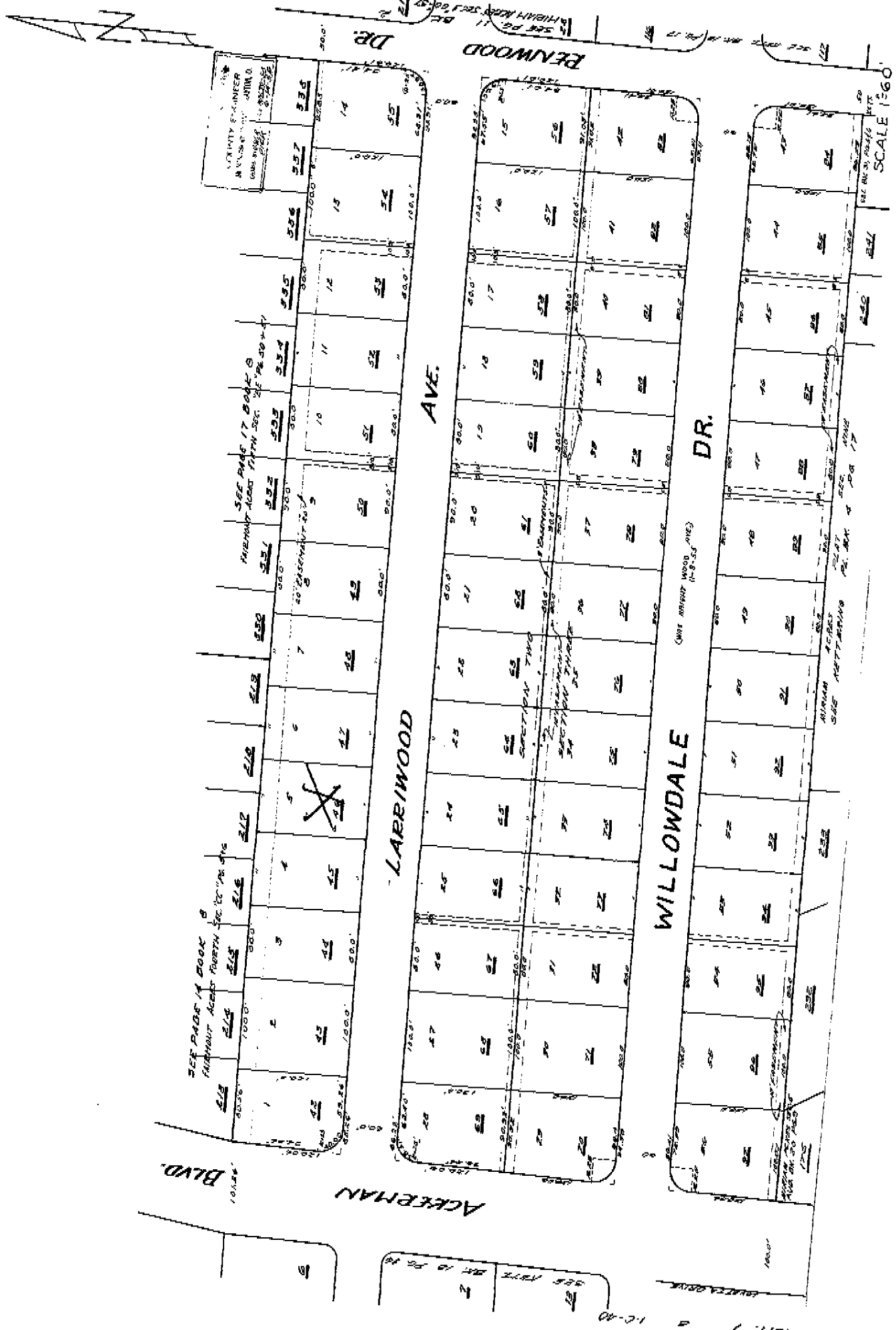
and year aforesaid. *Nancy C Rice*
Notary Public



This instrument was prepared by: Stanley J. Cohen
Attorney at Law

(See)

MIRIAM ACRES
SECTION 2 & 7, B. & MRS. "EK" PG. 27 - CITY OF KETTERING - JUNE 24, 1935
SEC. 3 PL. BK. "MM" PG. 70

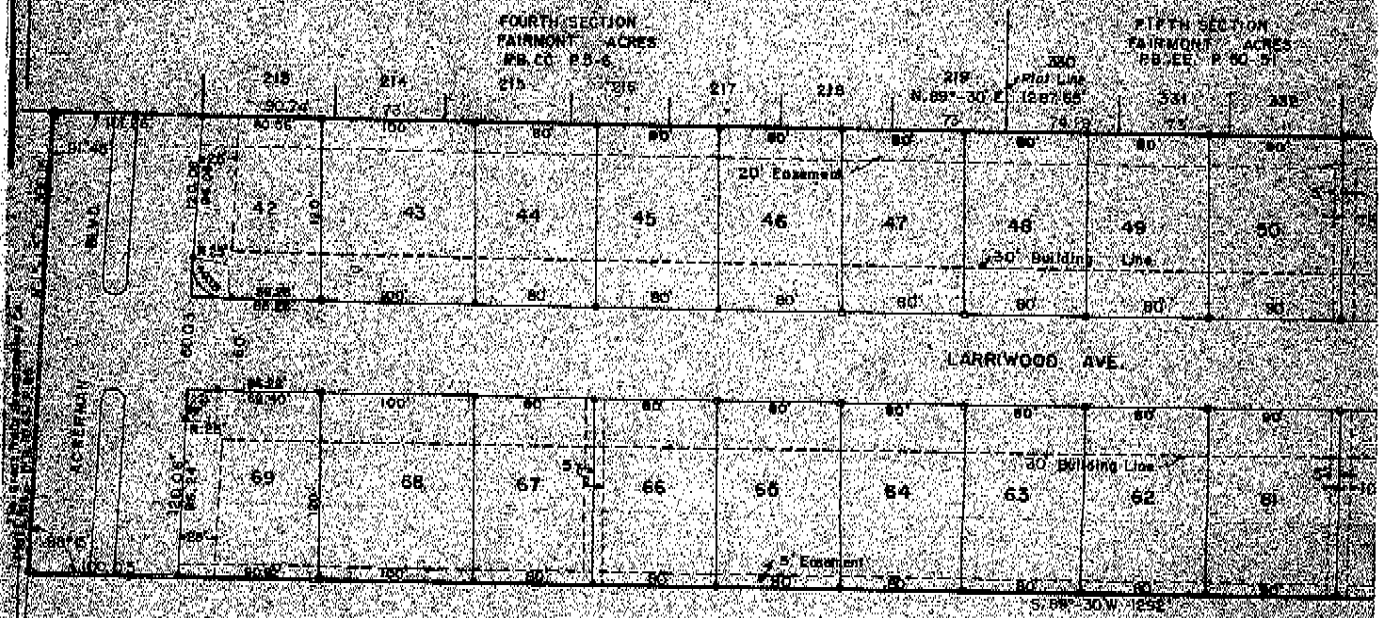


MIRIAM ACRES
SECTION TWO
VILLAGE OF KETCHIKAN

Being a plot of 125 acres, all of which is the Village of Ketchikan, Territory of Alaska, Township 12 North, Range 12 West, County of Montgomery, State of Ohio, being in Section 28, Town 5 North, Range 12 West, as conveyed to F. McWhorter by an instrument in said Book 1502, Page 68 of the Public Records of Montgomery County, Ohio.

Scale 1"=50'

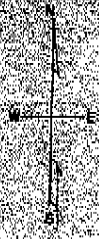
20-11-27
10-1-28



George B. B. Miller & Son
S. B. 1528 P. 628

PROTECTIVE COVENANTS

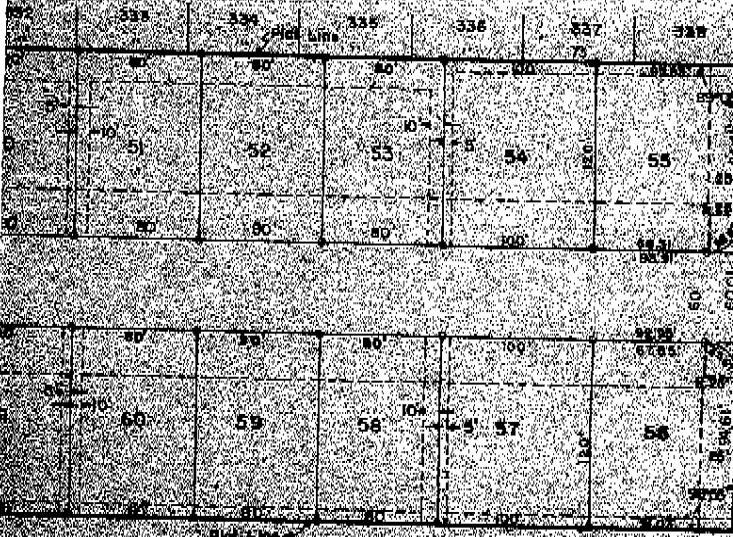
- A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building lot other than a one single-family dwelling, nor to exceed two and one-half stories in height and a private garage for not more than two (2) cars.
- B. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback as shown on the recorded plat. All buildings erected for dwelling purposes shall be attached to provide a rear yard not less than 15 feet of side yard, and may be divided crosswise provided no portion of any building is erected closer than 7 feet to the lot line.
- C. On all corner lots the garage shall not be located nearer than 25 feet to the rear lot line of said corner lot.
- D. No lot shall hereafter be subdivided into parcels for additional residential purposes.
- E. No signs or advertising signs shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- F. No utility easement, which is not one of those authorized hereby, shall be placed on any lot, nor shall any structure be erected thereon, nor shall any structure be erected thereon, nor shall any structure be erected thereon, nor shall any structure be erected thereon.
- G. No dwelling shall be less than 100 feet from any street, and no structure shall be less than 100 feet from any street, and no structure shall be less than 100 feet from any street.
- H. No person shall be permitted to erect a structure on any lot, nor shall any structure be erected thereon, nor shall any structure be erected thereon, nor shall any structure be erected thereon.
- I. No person shall be permitted to erect a structure on any lot, nor shall any structure be erected thereon, nor shall any structure be erected thereon, nor shall any structure be erected thereon.
- J. No person shall be permitted to erect a structure on any lot, nor shall any structure be erected thereon, nor shall any structure be erected thereon, nor shall any structure be erected thereon.
- K. These covenants shall run with the land and shall bind all persons who may hereafter acquire an interest in any lot in this tract, and shall be enforceable by all persons who may hereafter acquire an interest in any lot in this tract.
- L. The covenants shall not be subject to termination or modification by any person, and shall remain in full force and effect until they are terminated or modified by the court.



K.R.C. 117
12-21-54
11-18-54
12-18-54
12-50

We, the undersigned, being all the owners and lien holders of the land hereinafter described, do hereby voluntarily consent to the acquisition of title thereto, and to dedicate the streets as shown to the public use forever.
We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone or other public utility lines or services upon any one or more certain strips of land designated as "Utility easements."

Robert C. Baker
Witness
Harold R. Robertson
Witness
Robert C. Baker
Witness
Harold R. Robertson
Witness
C.W. Zimmerman (as President)
and *Harold R. Robertson* (Vice President)



State of Ohio, Montgomery County SS
Be it remembered that on this 18 day of July, A.D. 1954, before me the undersigned a Notary Public in and for said county and State, personally appeared the above C.W. Zimmerman, President and Harold R. Robertson, Vice President of the C.W. Zimmerman, Inc., who acknowledged that they do sign the foregoing plat, and that the same is their free act and deed, personally and as officers and freeholders and deed of said corporation.
In testimony whereof, I have hereunto set my hand and notary seal the day and year last above written.

Harold R. Robertson
Notary Public in and for
Montgomery County, Ohio

MIRIAM ACRES
SECTION ONE
P.B. 66 P. 37

State of Ohio, Montgomery County SS
C.W. Zimmerman, President, being lawfully sworn, deposes and says that he, within this is signed into execution, has not acknowledged by any officer, being or having any interest in or lien upon the real estate herein described.
Subscribed to before me and subscribed in my presence by the said C.W. Zimmerman, President, this 18 day of July, A.D. 1954.

C.W. Zimmerman

Harold R. Robertson
Notary Public in and for
Montgomery County, Ohio

Approved by the Planning Commission of the Village of Kettering
on this 22 day of July, A.D. 1954.
Walter B. ...
Chairman
Walter B. ...
Secretary

NOTES:
I hereby certify that the dimensions of this drawing are correct, and are as set out as shown. Curve characters are measured as follows:

Signed by *Robert C. Baker*
Notary Public in and for
Montgomery County, Ohio

Signed by *Harold R. Robertson*
Notary Public in and for
Montgomery County, Ohio

... shall be subject to the minimum building line unless some other provision is made in the plat.
... shall be subject to the minimum building line unless some other provision is made in the plat.
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