



COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud." [Ohio Revised Code §3999.21]

Transaction Identification Data for reference only:

Issuing Agent: **LANDSEL TITLE AGENCY, INC.**
Issuing Office: **961 N. HAMILTON ROAD, SUITE 100, GAHANNA, OH 43230**
ALTA® Universal ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: **PI-10483**
Property Address: **154-156 North Oakley, Columbus, OH 43204**
Revision Number:

SCHEDULE A

1. Commitment Date: **January 12, 2022 at 8:00 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **TBD**
Proposed Policy Amount: \$ *tbd*
 - (b)
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.
4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:
24 CT REAL ESTATE, LLC

Countersigned:
LANDSEL TITLE AGENCY, INC.

By: 
Authorized Signatory

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SCHEDULE A
(CONTINUED)

Chain of Title:

Quitclaim Deed from David Provens to 24 CT Real Estate, LLC, recorded 7/27/2005 as Instrument No. 200507270149750 in the Recorder's Office of Franklin County, Ohio.

Limited Warranty Deed from Wachovia Bank NA fka First Union National Bank as Trustee of the Amortizing Residential Collateral Trust Series 2000-BC3, without recourse, its successors and assigns forever, to David Provens, recorded 9/4/2003 as Instrument No. 200309040281260 in the Recorder's Office of Franklin County, Ohio.

Sheriff's Deed from Franklin County Sheriff, to Wachovia Bank NA fka First Union National Bank as Trustee of the Amortizing Residential Collateral Trust Series 2000-BC3, without recourse, its successors and assigns forever, recorded 6/17/2003 as Instrument No. 2003061701871521 in the Recorder's Office of Franklin County, Ohio.

Warranty Deed from Daniel L. Phalen, married, to Corneal Rowe, recorded 2/1/2000 as Instrument No. 200002010021986 in the Recorder's Office of Franklin County, Ohio.

5. The Land is described as follows:

Situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

Being Lot Number 45 of Highland Park Subdivision of Lots Nos. 17 and 18 of Plat "B" of the Partition of the Estate of William Sullivant, deceased of record in Complete Record 61, Page 80 of the Records of the Court of Common Pleas of Franklin County, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, Page 327, Recorder's Office, Franklin County, Ohio.

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SCHEDULE B, PART I

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

a. **Deed from 24 CT REAL ESTATE LLC to TBD conveying the subject property set forth under Schedule A.**

5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.

6. Taxes as to Parcel No.: **010-021034-00**

Taxes for the first half of Tax Year 2021 in the amount of \$431.50 due 1/31/2022 are unpaid.

Taxes for the second half of Tax Year 2021 in the amount of \$431.50 due 6/20/2022 are not yet due and payable.

Assessments: None

Valuations: Land - **\$2,630.00** Building - **\$13,580.00** Total - **\$16,210.00**

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7. Satisfaction and release of mortgage from DAVID L. PROVENS AND KELLY T. PROVENS, MARRIED to NATIONAL CITY BANK, filed 12/24/2003, recorded in Instrument No. 200312240402875, to secure the amount of \$50,499.00, Recorder's Office, Franklin County, Ohio.
8. The Company requires for its review satisfactory copy of the "Articles of Organization," the Operating Agreement and the regulations of the limited liability company, any amendment thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents.

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SCHEDULE B, PART II

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Any lien, or right to a lien, for labor, services, or material heretofore or hereafter furnished.
5. Oil, natural gas, coal or other minerals previously conveyed, leased or retained by prior owners.
6. Pursuant to ORC 109.31, leases for oil or natural gas, pipeline agreements or any other instrument related to the production or sale of oil or natural gas recorded in the County Recorder's Office subsequent to the Date of Policy will not be terminated or extinguished by a foreclosure of the mortgage described in Schedule A hereof. (As to Loan Policy only).
7. Subject to taxes for the year **2021** and all subsequent years, not yet due and payable.

Parcel No. 010-021034-00 **Assessed Value:** \$16,210.00

8. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
9. Platted utility easement as shown on recorded plat.
10. Building restriction line as shown on recorded plat.

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