



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52169650

CLIENT: AO Real Estate

OWNER: Homes Taylormade LLC

PROPERTY: 706 Harding Road, Marion OH 43302

EFFECTIVE DATE: September 6, 2022

SOURCE OF TITLE:

Homes Taylormade LLC

SOURCE OF TITLE:

Official Record 1626, page 900

Recorder's Office, Marion County, Ohio

TAX INFORMATION:

The lien of all taxes for the year 2022, but which are not yet due and payable.

Taxes for the year 2021 are as follows: AS TO PARCEL NUMBER

12-451000.2600: First half taxes are PAID in the amount of \$1,434.80; Second half taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of \$1,434.80, plus penalty. (VALUATIONS: Land \$10,380.00; Building \$62,280.00; TOTAL \$72,660.00).

NOTE: Call the treasurer/auditor for future assessments.

MORTGAGES, LIENS AND OTHER MATTERS:

Reservations, conditions and restrictions of record in Deed Book 246, page 101.

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: Steven T. Lewis and Faith Lewis
GRANTEE: Homes Taylormade, LLC
DATE FILED: July 15, 2022
RECORDED: Official Record 1626, page 900
Recorder's Office, Marion County, Ohio

GRANTOR: Jeffrey J. Baker, Executor of the Estate of Anna Baker
GRANTEE: Steven T. Lewis and Faith E. Lewis
DATE FILED: August 17, 2018
RECORDED: Official Record 1444, page 424
Recorder's Office, Marion County, Ohio

Exhibit "A"
Legal Description
For File: 52169650

Situated in the State of Ohio, County of Marion, and in the City of Marion:

Known as being 53.48 feet off of the south side of Lot Number 13754 in Vernon Heights Sixth Subdivision to the City of Marion, Ohio; and 39.52 feet off of the north side of Lot Number 13753 in Vernon Heights Sixth Subdivision to the City of Marion, Ohio.

Known As: 706 Harding Road, Marion OH 43302
Parcel No. 12-451000.2600

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.