



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52171987

CLIENT: AO Real Estate, Realtors

OWNER: James C Basye

PROPERTY: 6665 Helm Avenue, Reynoldsburg OH 43068

EFFECTIVE DATE: May 18, 2023

SOURCE OF TITLE:

James C. Basys aka James C. Basye Sr.

SOURCE OF TITLE:

Deed Book 3577, Page 508 and Instrument Number 202302220016683
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
060-005588-00: First half taxes are PAID in the amount of \$1,487.75; Second half
taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of
\$1,487.75. (VALUATIONS: Land \$12,570.00; Building \$42,250.00; TOTAL
\$54,820.00).

NOTE: Call the treasurer/auditor for future assessments.

MORTGAGE(S), LIEN(S) AND OTHER INFORMATON:

James C. Basye aka James C. Basye Sr, deceased on December 23, 2022, and was admitted to probate on February 6, 2023, in Case #622206. Letters of Authority issued to Joseph Robinson.

Reservations, conditions and restrictions of record in Deed Book 3477, Page 327.

Easement(s) of Record in Deed Book 3422, Page 668 and Deed Book 1638, Page 389.

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:	Betty Lou Basye, deceased - Took Title as Betty S Basye
GRANTEE:	James C. Basye aka James C. Basye Sr
DATE FILED:	February 22, 2023
RECORDED:	Instrument Number 202302220016683 Recorder's Office, Franklin County, Ohio

GRANTOR:	D.C. Winslow Construction Co
GRANTEE:	James C. Basye and Betty S. Basye
DATE FILED:	April 25, 1977
RECORDED:	Deed Volume 3577, Page 508 Recorder's Office, Franklin County, Ohio

Exhibit "A"
Legal Description
For File: 52171987

Situated in the State of Ohio, County of Franklin, and in the City of Reynoldsburg:

Being Lot Number Twenty-two (22), in REYNOLDSBURG KNOLLS, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 49, Page 29, Recorder's Office, Franklin County, Ohio.

Known As: 6665 Helm Avenue, Reynoldsburg OH 43068
Parcel No. 060-005588-00

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.