

HARTUNG TITLE AGENCY
(SEARCH ONLY TITLE REPORT)

1. Search Date: May 8, 2019 at 7:30 a.m.

2. Not Applicable

(a)...N/A.....

N/A

NOT APPLICABLE

(b)...N/A.....

N/A

NOT APPLICABLE

3. The estate or interest in the land described or referred to in this report is **fee simple**

4. Title to the **fee simple** estate or interest in said land is at the search date vested in:

JUDITH M. ALLEN

Recorded as Document RN 200204172, Erie County, Ohio Official Records

5. The land referred to in this report is described as follows:

(For Description see EXHIBIT 'A' attached hereto and made a part hereof.)

Prepared by: Hartung Title Agency, Inc.
327 E. Washington St.
Sandusky, Ohio 44870
419-625-5700

By: 
Authorized Countersignature

Exhibit 'A'

Situated in the Village of Kelleys Island, County of Erie and State of Ohio:

That part of Lot 12, Village of Kelleys Island, Erie County, Ohio bounded and described as follows:

Commencing at a found railroad spike at the intersection of Monagan Road and Lincoln Road;

Thence North $89^{\circ} 30' 00''$ East, along the centerline of Lincoln Road, a distance of 1715.35 feet to the point of beginning;

Thence continuing North $89^{\circ} 30' 00''$ East, along the centerline of Lincoln Road, a distance of 125.00 feet to a point;

Thence South $00^{\circ} 00' 35''$ East, a distance of 225.15 feet to the northerly line of the Maureen Lentz property Recorded in Volume 395, Page 475, Erie County, Ohio Deed Records, said point being marked by a set $\frac{1}{2}$ " x 30" capped iron bar, passing through a set $\frac{1}{2}$ " x 30" capped iron bar at 20.00 feet;

Thence South $89^{\circ} 30' 00''$ West, along a line parallel with the centerline of Lincoln Road and being the northerly line of the Maureen Lentz property, Recorded in Volume 395, Page 475, Erie County, Ohio Deed Records, a distance of 125.00 feet to a set $\frac{1}{2}$ " x 30" capped iron bar;

Thence North $00^{\circ} 00' 35''$ West, a distance of 225.15 feet to its intersection with the centerline of Lincoln Road, said point being the point of beginning and passing through a set $\frac{1}{2}$ " x 30" capped iron bar at 205.15 feet.

Said parcel contains 28143.75 square feet or 0.6461 acres of land being subject to legal highways, leases, easements and restrictions of record.

Bearings used hereon are based upon an assumed meridian and are for the express purpose of showing angular measurement.

This legal description was written based on a field survey made by me during June, 1998 and January, 2001.

OH

SECTION I

(Not Applicable)

SECTION II

(TITLE EXCEPTIONS)

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the search date hereof.**
2. **Any facts, rights, interests, or claims that are not shown in the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.**
4. **Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.**
5. **Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.**
6. **The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies or assessments on real property or in the public records.**
7. **Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Search.**
8. **"Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved."**
9. **Taxes: Taxes shown as Parcel No. 54-01849.000 (Tax Legal: 12-S Side of Lincoln Rd .6461A PCL D)**

Taxes for the first one-half 2018 in amount of \$856.86	PAID
Taxes for the last one-half 2018 in amount of \$856.86	PAYABLE BUT NOT YET DUE

The above tax figure reflects gross amounts minus reduction factor and ten percent rollback deduction, also 2.5% Homestead Deduction, if applicable, bringing amounts actually billed as stated above.

Additions of General Taxes or Assessments, if any, which may hereafter be made by legally constituted Authorities.

SECTION II CONTINUED

9. Taxes Continued:

Taxes and Assessments, if any, for the year 2019 are a lien, but not computed or payable.

We have made no examination for taxes or assessments other than shown on the 2018 tax duplicate.

10. Judgment Entry (arising out of Erie County Common Pleas Court Case No. 2015-CV-0149) regarding the end of Lincoln Road at Lake Erie, filed on January 31, 2017.
(SHOWN FOR INFORMATION)
11. Agreed court entry (arising out of Erie County Common Pleas Court Case No. 2017-CV-0093) regarding non-exclusive access over Lincoln Road, filed for record February 11, 2019 and Recorded as Document RN 201900998, Erie County, Ohio Official Records.
12. Those matters as shown on the plat to establish ingress-egress easements on Lincoln Rd., filed for record February 11, 2019 in Volume 51 at Pages 94-96, Erie County, Ohio Plat Records.
13. Subject to any easement rights, utility rights, and/or governmental direct access limitation, if any, in along and over the right of way known as Lincoln Road.
14. The following person(s): Judith M. Allen, who are currently reflected as owners and/or part owners of the premises described in Schedule A herein, have filed a **TRANSFER ON DEATH DEED** (with designated beneficiary(ies)) under instrument dated March 7, 2002 and recorded under RN 200204172 Erie County, Ohio: For further determination see instrument
15. **NOTE: PURSUANT TO ORC 317.114 (A): EFFECTIVE JULY 1, 2009 STANDARD FORMAT REQUIREMENTS FOR ALL DOCUMENTS FILED IN THE RECORDER'S OFFICE WILL BE STRICTLY IMPOSED. NON-CONFORMING INSTRUMENTS WILL REQUIRE AN ADDITIONAL \$20.00 RECORDING FEE (PAYABLE TO THE COUNTY RECORDER) PER DOCUMENT FILING. (SHOWN FOR INFORMATION)**
16. **INFORMATION NOTE: "Deleting therefrom any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (C)"(NOTE: This item is applicable to all Schedule B items shown under this commitment/policy.)**
17. THE WITHIN REPORT CONTAINS INFORMATION OBTAINED FROM THOSE PUBLIC RECORDS WHICH BY LAW IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND AND WHICH ARE REQUIRED BY LAW TO BE MAINTAINED IN PUBLIC OFFICES IN THE COUNTY IN WHICH THE LAND IS SITUATED. THIS REPORT IS NOT INTENDED TO BE, NOR SHALL IT BE DEEMED TO BE A LEGAL OPINION OF TITLE OR ANY FORM OF TITLE INSURANCE. LIABILITY HEREUNDER IS LIMITED TO THE ACTUAL AMOUNT PAID FOR THIS REPORT.

END OF SECTION II