

June 11, 2019

Area Group, LLC
Brent Semple
513-341-9378

TTA Number: 2019-M-1701

45 Apple Road, Amelia, OH 45102

Auditor's Parcel Number(s): 03-45-08.-012A.

Dear Mr. Semple,

Item 1. LEGAL DESCRIPTION OF PREMISES EXAMINED.

See ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This certificate does not purport to cover (a) matters not of record in said county, including rights of persons in possession, questions which an inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations, (b) liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization Acts and receivership liens, unless the lien is filed in the public records of the county in which the property is located. **The limit of liability of this report is \$150.00.**

Item 2. Fee simple title to said premises is vested in the name of Betty Jean Beard aka Betty J. Beard by virtue of an Affidavit of Survivorship dated June 21, 1994, filed for record on June 28, 1994 at Official Record Book 524, Page 648; Survivorship Deed dated March 16, 1985, filed for record on March 20, 1985 at Deed Book 703, Page 574; and Deed dated November 19, 1960, filed for record on November 22, 1960 at Deed Book 389, Page 639 of the Clermont County, Ohio records.

Item 3. REAL ESTATE TAXES

The premises herein described appear in the Clermont Treasurer's **tax duplicate under Treasurer's Number 03-45-08.-012A.** in the name of **Betty Jean Beard aka Betty J. Beard,** and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$8,300.00	\$21,490.00	\$29,790.00

First half year taxes in the amount of \$511.66* are paid, second half year taxes in the amount of \$511.66* are due and payable.

*HOMESTEAD EXEMPTION IS \$212.76, EACH HALF. ANNUAL TAX AMOUNT WITHOUT HOMESTEAD EXEMPTION IS \$1,448.84.

ITEM 4. SPECIAL ASSESSMENTS.

None.

ITEM 5. MORTGAGES.

No open mortgages of record.

ITEM 6. EASEMENTS.

Utility easement in favor of C.G.& E. Co. as shown in Miscellaneous Book 15, Page 111 and Miscellaneous Book 19, Page 460, in the Clermont County, Ohio records.

Rights of the public in Apple Road.

Subject to and together with a fifteen (15) foot driveway easement as shown in Deed Book 345, Page 27, in the Clermont County, Ohio records.

ITEM 7. OTHER MATTERS OF RECORD.

None.

Effective June 3, 2019 at 7:59 A.M.

Respectfully submitted,

By _____
Charles R. Barrowman III
Attorney at Law

Parcel Number: 03-45-08.-012A.

Exhibit 'A'

Situated in Batavia Township, Clermont County, Ohio, and in Gibbon's Military Survey Number 493 and more particularly described as follows:

Being all of Lot Number Twelve (12) of Webb Subdivision as the same is recorded in Plat Book "G", Page 10 of the Plat Records of Clermont County, Ohio.

Excepting therefrom a 0.453 acre tract sold and conveyed by Fred Lippelman and Leona Lippelman to John E. Meyer and Donna R. Meyer by deed dated November 2, 1956, recorded in Deed Book 345, Page 27 of the Deed Records of Clermont County, Ohio.

Subject to a 15 foot driveway easement over the Southerly part of said premises which serves the Easterly one-half of said Lot Number Twelve (12), said easement having been conveyed by Fred Lippelman and Leona Lippelman to John E. Meyer and Donna R. Meyer by deed dated November 2, 1956 and recorded in Deed Book 345, Page 27 of said records.

Subject to easements for the construction and maintenance of electrical transmission lines as granted to the Cincinnati Gas and Electric Company by instruments recorded in Miscellaneous Volume 15, Page 111 and Miscellaneous Volume 19, Page 460 of said records.