

October 8, 2019

George E. Pattison, Attorney at Law
285 East Main Street
Batavia, Ohio 45103

TTA Number: 2019-M-2372

5479 Fomorin Road, Williamsburg, OH 45176

Auditor's Parcel Number(s): 14-23-03K-078.

Dear Mr. Pattison,

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 Richard C. Rapson, Jr. by virtue of a Certificate of Transfer dated September 6, 2019, recorded September 6, 2019 at Official Record Book 2817, Page 2244 dated September 6, 2019, recorded September 6, 2019 at Official Record Book 2817, Page 2244 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 14-23-03K-078**. in the name of Richard C. Rapson, Jr., and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$9,660.00	\$23,030.00	\$32,690.00

First half year taxes in the amount of \$433.78* are paid, second half year taxes in the amount of \$433.78* are paid.

*HOMESTEAD EXEMPTION IS \$158.46, EACH HALF. ANNUAL TAX AMOUNT WITHOUT HOMESTEAD EXEMPTION IS \$1,184.48.

ITEM 4. SPECIAL ASSESSMENTS.

None.

ITEM 5. MORTGAGES.

No open mortgages of record.

ITEM 6. EASEMENTS.

Restrictions as shown in Deed Book 314, Page 561, in the Clermont County, Ohio records.

Twenty (20) foot water easement in favor of Harlan East Fork Water System as shown in HEF Water Book 1, Page 484, in the Clermont County, Ohio records.

ITEM 7. OTHER MATTERS OF RECORD.

Estate of Robert Boone Rapson filed as Probate Case Number 2019 ES 13801, in the Clermont County, Ohio records. NOTE: William Scharber appointed Administrator.

Effective September 26, 2019 at 7:59 A.M.

Respectfully submitted,

By _____
Charles R. Barrowman III
Attorney at Law

Parcel Number: 14-23-03K-078.

Exhibit 'A'

Situated in Jackson Township., Clermont County, Ohio and in Gordon's Survey Number 969, and bounded as follows:

Beginning at a point in the center of Formorin Road, at the Southeast corner of the residence lot of Ben F. Jones, and 140.00 feet Northward; y from the intersection of a private land on the South side of said lot and in the center of Formorin Road; thence with the North line of the residence lot, North 73-1.2° West, 346.50 feet; thence with a fence North 13° East, 125.70 feet to a stake; thence South 73-1/2° East, 346.50 feet to the center of Formorin Road; thence with the center of the road South 13° West, 125.70 feet to the point of beginning and containing one (1) acre of land, more or less,

Subject to easements, conditions, and restrictions, legal highways and zoning ordinances of record, if any.