

November 8, 2019

Brent Semple
Brent.semple65@gmail.com

TTA Number: 2019-M-2568

953 Creek Knoll Drive, Milford, OH 45150

Auditor's Parcel Number(s): 18-71-01L-178.

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 Glenn Gifford by virtue of a Quit Claim Deed dated August 1, 2005, recorded August 16, 2005 at Official Record Book 1904, Page 1372; and Survivorship Deed dated July 1, 1993, recorded July 3, 2016 at Official Record Book 368, Page 265 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 18-71-01L-178**, in the name of **Glenn Gifford**, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$20,690.00	\$85,610.00	\$106,300.00

First half year taxes in the amount of \$3,370.54 are paid, second half year taxes in the amount of \$3,370.54 are paid.

ITEM 4. SPECIAL ASSESSMENTS.

Special assessment for Woodcreek light 20911 in the amount of \$36.50 paid semi-annually with the real estate taxes.

ITEM 5. MORTGAGES.

A Mortgage from Glenn Gifford, a married man, Susan Gifford releasing dower, to Fifth Third Mortgage Company in the original amount of \$175,000.00 dated August 2, 2005, recorded on August 16, 2005, in Official Record Book 1904, Page 1375, in the records of Clermont County, Ohio.

A Mortgage from Glenn Gifford, unmarried individual, to Fifth Third Bank in the original amount of \$60,000.00 dated December 23, 2005, recorded on January 27, 2006 in Official Record Book 1950, Page 2307, in the records of Clermont County, Ohio.

ITEM 6. EASEMENTS.

Subject to the Declaration of covenants and restrictions for the Planned Unit Development for Woodcreek Association as shown in Deed Book 610, Page 229 and all amendments thereto, in the Clermont County, Ohio records.

Twenty (20) foot private drainage easement as shown in Plat Cabinet 3, Pages 414 and 415, in the Clermont County, Ohio records.

Twenty (20) foot collector line easement as shown in Plat Cabinet 3, Pages 414 and 415, in the Clermont County, Ohio records.

ITEM 7. OTHER MATTERS OF RECORD.

Decree of Divorce by and between Susan Cocks-Gifford and Glenn Gifford filed as Case Number 07DRA0107, in the Clermont County, Ohio records. NOTE: Susan Cocks- Gifford entitled to 40% of equity as of 2004, per decree.

Effective October 30, 2019 at 7:59 A.M.

Respectfully submitted,

By /s/ Charles R. Barrowman III
Charles R. Barrowman III
Attorney at Law

2019-M-2568

Parcel Number: 18-71-01L-178.

Exhibit 'A'

Situated in Miami Township, Clermont County, State of Ohio and in Military Survey Numbers 992, 2800, 4848 and 3627 and being more particularly described as follows:

Being all of Lot Number One Hundred Seventy Eight of Woodcreek P.U.D., Block E, Phase II, as recorded in Cabinet 3, Pages 414 and 415, of the Clermont County, Ohio Recorder's Plat Records.