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April 19, 2021

Brent Semple

TTA Number: 2021-M-5668

1229 West Galbraith Road, Cincinnati, OH 45231

Auditor's Parcel Number: 247-0005-0116-00

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. **Liability for this report shall not exceed the amount paid for this report.**

Item 2. Fee simple title to said premises is vested in the name of AMH Investments, LLC, an Ohio limited liability company, by virtue of a Quit Claim Deed dated September 22, 2008, filed for record on October 15, 2008, and recorded in Official Record Book 10974, Page 1130 of the Hamilton County, Ohio records.

Item 3. REAL ESTATE TAXES

The premises herein described appear in the Hamilton Treasurer's **tax duplicate under Treasurer's Number 247-0005-0116-00** in the name of AMH Investments, LLC, an Ohio limited liability company, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$8,060.00	\$20,890.00	\$28,950.00

First half year taxes in the amount of \$1,116.57 are unpaid and delinquent in the amount of \$3,402.34, as of April 9, 2021, second half year taxes in the amount of \$1,004.50 are unpaid.

ITEM 4. SPECIAL ASSESSMENTS.

Special Assessment for Cincinnati Urban Forestry, in the amount of \$10.56, paid semi-annually with the first half taxes.

ITEM 5. MORTGAGES.

An Open-End Mortgage from Ian J. Holmes aka Ian Holmes, married, to National City Bank, in the original amount of \$62,200.00 dated May 21, 2008, recorded on June 4, 2008, in Official Record Book 10866, Page 874, in the records of Hamilton County, Ohio

ITEM 6. EASEMENTS.

None.

ITEM 7. OTHER MATTERS OF RECORD.

None.

Effective April 9, 2021 at 7:59 A.M.

Respectfully submitted,

By Jeremy H. Litz
Jeremy H. Litz
Attorney at Law

2021-M-5668

Parcel Number: 247-0005-0116-00

Exhibit 'A'

Situated in Section 25, Town 3, Entire Range 1, Springfield Township, Miami Purchase, Hamilton County, Ohio and more particularly described as follows:

Beginning in the North line of said Section 25 and Westwardly a distance of 590.60 feet from the Northeast corner of said Section 25; thence
North 85° 57' West, along the North line of said Section 25 a distance of 50.00 feet; thence
South 4° 03" West, a distance of 175.00 feet; thence
South 85° 57' East, a distance of 50.00 feet; thence
North 4° 03' East, a distance of 175.00 feet to the place of beginning.