

January 27, 2022

Brent Semple

TTA Number: 2022-M-7174

2592 Bethel Maple Road, Bethel, OH 45106

Auditor's Parcel Number(s): 32-30-23C-158.

To Whom It May Concern:

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 Theodore Snider by virtue of a General Warranty Deed dated February 27, 2017, filed for record on March 17, 2017 and recorded in Official Record Book 2695, Page 909 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 32-30-23C-158**, in the name of **Theodore Snider**, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$5,110.00	\$22,720.00	\$27,830.00

2021 First half year taxes in the amount of \$634.76 are unpaid, 2021 second half year taxes in the amount of \$634.76 are unpaid.

NOTE: Parcel Number: 32-30-23C-158. **An outstanding balance of \$5,567.76 is past due and delinquent for the prior year real estate taxes.**

ITEM 4. SPECIAL ASSESSMENTS.

None.

ITEM 5. MORTGAGES.

None.

ITEM 6. EASEMENTS.

Rights of the public in Bethel Maple Road and Patterson Road.

A ten (10) foot utility easement as shown on survey TL52-5 at Official Record Book 1186, Page 8, in the Clermont County, Ohio records.

Subject to easements in favor of Tate Monroe Water Association, Inc., as shown in Official Record Book 1036, Page 112, Official Record Book 1189, Page 2013 and recorded in Official Record Book 1272, Page 975, in the Clermont County, Ohio records.

ITEM 7. OTHER MATTERS OF RECORD.

Estate of Theodore A. Snider, deceased. Note: Probate Case filed for record on August 17, 2020, as Case Number 20ES14564, in the Clermont County, Ohio records.

Effective January 11, 2022 at 7:59 A.M.

Respectfully submitted,

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

Parcel Number: 32-30-23C-158.

Exhibit 'A'

Situated in the State of Ohio, Clermont County, Tate Township, in Breckenridge's military Survey Number 2373 and being more particularly described as follows:

Commencing at a bolt found at the intersection of the centerlines of Bethel Maple Road and Patterson Road; thence, with the centerline of Bethel Maple Road,
North 45° 14' 50" West, 86.75 feet to a mag nail found; thence, leaving said centerline,
North 10° 11' 00" East, 22.85 feet to a 5/8 inch iron pin found in the North line of said road and the place of beginning; thence, with the line of Debra Sparks, as recorded in Official Record Book 951, page 307;
thence,
North 10° 11' 00" 57.50 feet to a 5/8 inch iron pin; thence,
South 82° 36' 36" East, 123.30 feet to an iron pin; thence,
South 5° 47' 50" West, 115.06 feet to a 5/8 inch iron pin on the North right-of-way of Patterson Road;
thence along said right-of-way,
North 84° 12' 10" West, 49.25 feet to an iron pin; thence, on the North right-of-way of Bethel Maple Road,
North 45° 14' 50" West, 99.43 feet to an 5/8 inch iron pin found and the place of beginning.

Containing 0.284 acres of land, more or less.

The bearings of the above tract are based on Official Record Book 951, page 308.

The above description is taken from and in accordance with a Field Survey and Plat by Paul Byrnside, Ohio Registered Surveyor Number 4391, dated November 12, 1998.



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FOR SERVICES RENDERED

TOTAL AMOUNT DUE:

\$200.00

PAYMENT DUE UPON RECEIPT
Please return one copy of this invoice with your payment.

Thank you!