

April 21, 2022

Brent Semple

Brent.semple65@gmail.com

TTA Number: 2022-M-7558

3309 Bethel New Hope Road, Bethel, OH 45106

Auditor's Parcel Numbers: 34-069572.0000

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 Ennes Ireton, Jr*. by virtue of a Quit Claim Deed dated May 27, 1994, filed for record on June 7, 1994 and recorded in Deed Book 278, Page 124; and Deed dated December 9, 1967, filed for record December 12, 1967 in Deed Book 101, Page 98 of the Brown County, Ohio records.

***Ennes Ireton, Jr. is deceased, Estate of Ennes Ireton, Jr. is by default the title holder.**

Item 3. REAL ESTATE TAXES

The premises herein described appear in the Brown Treasurer's **tax duplicate under Treasurer's Number 34-069572.0000** in the name of **Enne Ireton, Jr.**, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$93,120.00	\$25,340.00	\$118,460.00

First half year taxes in the amount of \$797.77 are paid, second half year taxes in the amount of \$797.77 are paid.

CAUV Value: \$29,220.00

ITEM 4. SPECIAL ASSESSMENTS.

None.

ITEM 5. MORTGAGES.

No open mortgages of record.

ITEM 6. EASEMENTS.

Right of way in favor of the Brown County Water Association, Inc. as shown in Deed Book 277, Page 733, in the Brown County, Ohio records.

Rights of the public in Bethel-New Hope Road.

ITEM 7. OTHER MATTERS OF RECORD.

Estate of Ennes Ireton, Jr. filed as Case Number 20201161, in the Brown County, Ohio records. Penny Ireton named as Administratrix. Decedent was not a Medicaid recipient.

Complaint to Sell Real Estate to Pay Debts filed as Case Number 20201161 A, B, C, (within the Estate Case), in the Brown County, Ohio records.

NOTE: Transfer is conditional. Next transfer will require a new legal description/survey to be reviewed and approved by the Brown County Tax Map Office.

Effective April 13, 2022 at 7:59 A.M.

Respectfully submitted,

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

Parcel Number(s): 34-069572.0000

Exhibit 'A'

Situate in Clark Township, Brown County, Ohio, being part of C. Wallace Survey Numbers 13555 and 14442 and bounded and described as follows:

FIRST TRACT:

Beginning at a stone corner to Lafayette Redmon; thence with his line North 88° East, 64 poles to a stone in Harrison Colthars line; thence with his line South 2° West, 26 poles to a stone, Jasper Liming's corner; thence with his line South 88° West, 64 poles to a stone, Sarah Penny's line; thence with her line North 2° East, 26 poles to the place of beginning.

Containing Ten Acres and Forty Poles of land, more or less.

SECOND TRACT:

Situate in the entry of Jesse Crosby Number 12152 and bounded and described as follows:

Beginning at a stone in the North line of the survey and corner to Albert Penny's heirs; thence with his line South 88° East, 82.4 poles to a stone, Harrison Colthars corner; thence with his line South 1° West, 44.6 poles to the middle of the New Hope and Bethel Pike; thence with said road North 88° West, 82 poles to a stone; corner to said Penny's heirs; thence with their line North 1° East, 44.6 poles to the place of beginning.

Containing Twenty Three Acres of land, more or less.

THIRD TRACT:

Situate in Scott Township, Brown County, Ohio, on the waters of White Oak Creek and in the Original Surveys Numbers 13333 and 14442;

Beginning at a stone in Mills Redmon's line, corner to H. Colthar; thence North 1-1/2° East, 79 poles and 5 links to a stone, corner to Mills Redmon in H. Colthars line; thence West 63 poles and 18 links to a stone in Albert Penny's line; thence South 1 1/2° West, 79 poles and 5 links to a stone; thence East 63 poles and 18 links to the place of

beginning.

Containing 31-1/4 acres of land, more or less.