

April 22, 2022

Brent Semple
Brent.semple65@gmail.com

TTA Number: 2022-M-7557

36.2 +/- acres Buckler Road, New Richmond, OH 45157

Auditor's Parcel Number: 22-26-14H-032.

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 at the time of his death by virtue of a Transfer on Death Designation Confirmation dated May 7, 2009, filed for record on May 11, 2009 and recorded in Official Record Book 2178, Page 1994 of the Clermont County, Ohio records.

****Ennes Ireton, Jr. is deceased; if the vested Ennis Ireton and Ennes Ireton, Jr. are one and the same, then the heirs/devisees of Ennes Ireton are titleholders subject to the administration of the Estate of Ennes Ireton, Jr. AKA Ennes Ireton.**

Item 3. REAL ESTATE TAXES

The premises herein described appear in the Clermont Treasurer's **tax duplicate under Treasurer's Number 22-26-14H-032.** in the name of Ennes Ireton, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$48,230.00	\$320.00	\$48,550.00

First half year taxes in the amount of \$85.76 are paid, second half year taxes in the amount of \$85.76 are paid.

CAUV Value: \$3,230.00=

ITEM 4. SPECIAL ASSESSMENTS.

None.

ITEM 5. MORTGAGES.

No open mortgages of record.

ITEM 6. EASEMENTS.

Rights of the public in Buckler Road.

Riparian rights in an unknown creek as shown in Survey TL86-0104, in the Clermont County, Ohio records.

Easement in favor of Tate Monroe Water Association, Inc. as shown in TMW Volume 7, Page 19, Parcel Number 22-26-14H-031., and Miscellaneous Volume 50, Page 257, Parcel Number 22-26-14H-032., in the Clermont County, Ohio records.

Possible ingress/egress and utility easement as shown in Official Record Book 2131, Page 1052, in the Clermont County, Ohio records.

ITEM 7. OTHER MATTERS OF RECORD.

Legal description to be reviewed and approved by the Clermont County Tax Map Office for transfer of the subject real estate.

Estate of Ennes Ireton, Jr. filed as Case Number 20201161, in the **Brown County**, Ohio records. Penny Ireton names as Administratrix. Decedent was not a Medicaid recipient. *Note: No Ancillary administration of the Estate of Ennes Ireton, Jr. has been filed in the Clermont County, Ohio records nor have Authenticated copies of the Brown County Probate records been filed within the Clermont County, Ohio records pursuant to Ohio Title Standard 5.5 (as promulgated by the Ohio State Bar Association).*

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: No Ancillary administration of the Estate of Ennes Ireton, Jr. has been filed in the Clermont County, Ohio records nor have Authenticated copies of the Brown County Probate records been filed within the Clermont County, Ohio records pursuant to Ohio Title Standard 5.5 (as promulgated by the Ohio State Bar Association).*

Effective April 8, 2022 at 7:59 A.M.

Respectfully submitted,

By _____
Charles R. Barrowman III
Attorney at Law

Parcel Number(s): 22-26-14H-032.

Exhibit 'A'

Situate in McDougal's Military Survey Number 1768, Monroe Township, Clermont County, Ohio and being 5.0146 Acres identified as Parcel Number 22-26-14H-031., conveyed to Margaret Ireton in Deed Book 521, Page 159 and being 31.1971 Acres identified as Parcel Number 22-26-14H-032., conveyed to Margaret L. Firestone in Deed Book 740, Page 39, in the Clermont County, Ohio Recorder's Office and being bounded and more particularly described as follows:

Starting at the centerline intersection of Buckler Road and Franklin-Laurel Road; thence from said starting point and continuing with the centerline of said Buckler Road
 South 7° 31' 52" East, a distance of 385.53 feet to a 5/8" iron pin set at the most Southeasterly corner of Kevin M. and Elizabeth A. Hartigan's 0.78 Acre tract as recorded in Volume 763, Page 484, in the Clermont County, Ohio Recorder's Office, said point being
 South 74° 39' 42" West, a distance of 2,361.69 feet from the Clermont County Control Station Number 41, said point also being the true point of beginning; thence from said beginning point and continuing with the centerline of said Buckler Road
 South 05° 55' 06" East, a distance of 402.40 feet to a magnail set over a spike found corner to Melvin L. and Mary J. Kelly; thence with the line of said Kelly for the next four (4) courses:
 South 64° 35' 38" West, a distance of 346.57 feet, reference a 5/8" iron pin set
 North 18° 31' 56" West, a distance of 25.26 feet;
 South 62° 10' 11" West, a distance of 691.59 feet to a 18" Hickory tree;
 South 44° 36' 22" West, passing a 5/8" iron pin found at 222.25 feet, for a total distance of 402.35 feet to a 1/2" iron pin found;
 South 45° 27' 55" West, a distance of 96.42 feet corner to Kevin M. Wildey, reference a 5/8" iron pin found
 South 25° 35' 43" East, a distance of 10.00 feet; thence continuing with the line of said Wildey
 South 43° 01' 07" West, a distance of 310.43 feet corner to Jack. B. and Julie E. Darland, reference a 5/8" iron pin found
 South 23° 23' 10" East, distance of 10.00 feet; thence with the line of said Darland for the next two (2) courses:
 South 42° 18' 01" West, a distance of 480.98 feet to a 5/8" iron pin set;
 North 21° 50' 07" West, a distance of 231.00 feet to a 24" Hickory stump corner to Margaret L. Ireton's 20.10 Acre tract; thence with the line of said Ireton's 20.10 Acre tract and continuing with the line of Margaret Ireton's 29.69 Acre tract
 North 26° 03' 17" West, a distance of 1,040.61 feet to a 5/8" iron pin set on the line of said Ireton's 29.69 Acre tract; thence with a new division line through said Ireton's 29.69 Acre tract for the next (10) courses:
 North 69° 01' 35" East, a distance of 174.94 feet to a 5/8" iron pin set;

South 69° 12' 10" East, a distance of 271.29 feet to a 5/8" iron pin set;
North 72° 17' 53" East, a distance of 217.54 feet to a 5/8" iron pin set;
North 60° 10' 53" East, a distance of 67.54 feet to a 5/8" iron pin set;
North 69° 22' 11" East, a distance of 261.52 feet to a 5/8" iron pin set;
North 63° 39' 56" East, a distance of 278.76 feet to a 5/8" iron pin set;
North 57° 40' 17" East, a distance of 316.46 feet to a 5/8" iron pin set;
North 75° 59' 56" East, a distance of 218.09 feet to a 5/8" iron pin set;
North 72° 21' 29" East, a distance of 222.18 feet to a 5/8" iron pin set;
North 67° 49' 33" East, a distance of 221.91 feet to a 5/8" iron pin set on the line of said Hartigan; thence
with the line of said Hartigan for the next two (2) courses:
South 07° 41' 52" East, a distance of 32.19 feet to a 5/8" iron pin set;
North 81° 13' 08" East, a distance of 237.76 feet to the place of beginning.

CONTAINING 36.2117 ACRES of land, more or less.

Basis of bearing is South 81° 51' 41" West, based on Clermont County Engineer Control Station Data and Ohio State Plane Coordinates, Ohio South 3402, and all other bearings are based upon angles and distances measured in the field.

This description was prepared by Christopher S. Renshaw, Professional Surveyor, Ohio Registration Number 8319 on 04 January, 2008.

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.