

April 21, 2022

Brent Semple
brent.semple65@gmail.com

TTA Number: 2022-M-7556

1995 Franklin Laurel Road, New Richmond, OH 45157

Auditor's Parcel Number: 22-26-14H-082.

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 names of Ennes Ireton** and Patricia Kinney by virtue of a Transfer of Death Affidavit Confirmation dated May 7, 2009, filed for record on May 11, 2009 and recorded in Official Record Book 2178, Page 1998; and Transfer on Death Deed dated February 26, 2008, filed of record on March 14, 2008 at Official Record Book 2113, Page 2463 of the Clermont 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 Clermont Treasurer's **tax duplicate under Treasurer's Number 22-26-14H-082**, in the names of **Ennes Ireton and Patricia Kinney**, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$12,810.00	\$23,030.00	\$35,840.00

First half year taxes in the amount of \$865.79 are paid, second half year taxes in the amount of \$865.79 are unpaid.

ITEM 4. SPECIAL ASSESSMENTS.

None.

ITEM 5. MORTGAGES.

No open mortgages of record.

ITEM 6. EASEMENTS.

Rights of the public in Franklin-Laurel Road and Buckler Road.

Easement in favor of Tate Monroe Water Association, Inc. as shown in TMW Volume 7, Page 19, and Official Record Book 2240, Page 2078, in the Clermont County, Ohio records.

0.714 acre tract is subject to 711.001 B(1) restriction as shown in Official Record Book 2359, Page 2459, 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 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.

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

Respectfully submitted,

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

Parcel Number: 22-26-14H-082.

Exhibit 'A'

Situate in McDougal's Military Survey Number 1768, Monroe Township, Clermont County, Ohio and being a part of the land conveyed to Margaret Ireton in Deed Book 521, Page 159 as recorded in the Clermont County, Ohio Recorder's Office and being bounded and more particularly described as follows:

Beginning at the centerline intersection of Buckler Road and Franklin-Laurel Road; thence from said beginning point and continuing with the centerline of said Buckler Road South 7° 31' 52" East, a distance of 89.53 feet to a magnail set at the most Northeasterly corner of Chadwick S. Gibson's 0.534 Acre tract as recorded in Volume 1574, Page 499, in the Clermont County, Ohio Recorder's Office, said point being South 81° 51' 41" West, a distance of 2,339.93 feet from the Clermont County Control Station Number 41; thence with the line of said Gibson and continuing with a new division line through said Ireton South 82° 28' 08" West, passing a 5/8" iron pin set at 20.00 feet, for a total distance of 446.65 feet to a 5/8" iron pin set; thence continuing with a new division line through said Ireton North 07° 31' 52" West, a distance of 130.87 feet to a 5/8" iron pin set on the line of Zora Young's 16.00 Acre tract; thence with the line of said Young's 16.00 Acre tract North 66° 27' 09" East, passing a stone found at 446.86 feet for a total distance of 465.13 feet to a magnail set over a spike found in the centerline of said Franklin-Laurel Road; thence with the centerline of said Franklin-Laurel Road for the next two (2) courses: South 07° 22' 29" East, a distance of 158.62 feet to a magnail set over a spike found; South 07° 31' 52" East, a distance of 11.06 feet to the place of beginning.

CONTAINING 2.000 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.

And also the following:

Situate in McDougal's Military Survey Number 1768, Monroe Township, Clermont County, Ohio and being part of the land conveyed to Jonathan B. Ireton as recorded in Official Record 2178, Page 1986, in the Clermont County, Ohio Recorder's Office and being bounded and more particularly described as

follows:

Starting at a spike found in the centerline intersection of Buckler Road and Franklin-Laurel Road; thence from said starting point and with the centerline of said Buckler Road South 7° 31' 52" East, a distance of 189.53 feet to a magnail found at the Southeasterly corner Chadwick S. Gibson's 0.535 Acre tract as recorded in Official Record 1574, Page 499, in the Clermont County, Ohio Recorder's Office, said point being South 79° 24' 56" West, a distance of 2,343.13 feet from Clermont County Control Station Number 41, said point also being the true point of beginning; thence from said true point of beginning and with the centerline of said Buckler Road South 7° 31' 52" East, a distance of 10.00 feet to a magnail found corner to Joyce Kyle and Betty Campbell; thence with the line of said Joyce Kyle and Betty Campbell for the next two (2) courses: South 79° 31' 08" West, a distance of 429.73 feet to a 5/8" iron pin found; South 63° 41' 44" West, a distance of 18.47 feet to a 5/8" iron pin set; thence with a new division line through the land of said Jonathan B. Ireton North 7° 31' 52" West, a distance of 138.06 feet to a 5/8" iron pin found corner to Ennes Ireton and Patricia Kinney; thence with the line of said Ennes Ireton and Patricia Kinney North 82° 28' 08" East, a distance of 226.94 feet to a 5/8" iron pin found corner to said Chadwick S. Gibson; thence with the line of said Chadwick S. Gibson for the next two (2) courses: South 7° 31' 52" East, a distance of 111.32 feet to a 5/8" iron pin found; North 79° 31' 08" East, a distance of 220.00 feet to the place of beginning.

CONTAINING 0.714 ACRES of land, more or less.

Bearings are based on Ohio State Plane Coordinates, Ohio South 3402 and all other bearings are based upon angles and distances measured in the field.

This conveyance is a transfer between adjoining Lot Owners referred to in Section 711.000(B)(1) of the Ohio Revised Code, and does not create any additional building site or violate any zoning or other public regulation for the parcel hereby conveyed or the balance of the parcel retained by the Grantor. The parcel hereby conveyed may not hereafter be conveyed separately by the Grantee, nor any structure erected thereon without the prior approval of the authority having authority to approve plats.

This description was prepared by Gerald S. Renshaw, Professional Surveyor, Ohio Registration Number 4872 on 09 May, 2011.