
June 26, 2026**Brent Semple**
Brent.semple65@gmail.comTTA File #: **2026-M-12407**
RE: *18.8260 +/- acres State Route 32, Sterling Township, OH*
Auditor's Parcel #: **37-071108.0101**

Dear Sir or Madame:

The undersigned hereby certifies that he has made a thorough examination of the Records of **Brown** County, Ohio, as disclosed by the public indexes covering the period required by the Marketable Title Act (OHIO REV. CODE Sec. 5301.47 et seq.) to the date hereof, relating to the premises hereinafter described as Item 1.

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 accurate survey or 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 **Carole A. Broyles and Julie L. Werring, Co-Trustees of William E. Grob Revocable Trust Agreement dated August 30, 2022** by virtue of a General Warranty Deed dated August 30, 2022, filed for record on September 19, 2022 and recorded in **Official Record Book 518, Page 3793** of the **Brown** County, Ohio records.

Item 3. REAL ESTATE TAXES

The premises herein described appear in the **Brown** Treasurer's **tax duplicate under Treasurer's Number 37-071108.0101** in the names of **Carole A. Broyles and Julie L. Werring, Co-Trustees of William E. Grob Revocable Trust Agreement dated August 30, 2022**, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$47,440.00	\$0.00	\$47,440.00

First half year 2025 taxes in the amount of **\$690.32** are **paid**.Second half year 2025 taxes in the amount of **\$548.32** are **unpaid**.

ITEM 4. SPECIAL ASSESSMENTS.

1. NOTE: The second half real estate taxes include a non-recurring inflation cap credit pursuant to House Bill 186 of the 136th General Assembly.

ITEM 5. MORTGAGES.

1. No open mortgages of record.

ITEM 6. EASEMENTS.

1. Rights of the public in Bodman Road.
2. Fifty (50) foot wide ingress/egress and right of way easement from Bodman Road as shown in Official Record Book 518, Page 3793, in the Brown County, Ohio records.

ITEM 7. OTHER MATTERS OF RECORD.

1. No Memorandum of Trust found of record in Brown County for The William E. Grob Revocable Trust Agreement dated August 20, 2022.
2. The current legal description does not meet the Brown County Standards and will require a survey for the next transfer.
3. NOTE: A Buyer(s) name was not provide in order to search for potential liens.

Effective June 17, 2026 at 7:59 A.M.

Respectfully submitted,

By: /s/Charles Barrowman III
Name: Charles R. Barrowman III, Attorney at Law

Parcel Number: 37-071108.0101

Exhibit 'A'
LEGAL DESCRIPTION

NOTE: PER THE BROWN COUNTY TAX MAP OFFICE THE FOLLOWING LEGAL DESCRIPTION WILL REQUIRE A NEW LEGAL DESCRIPTION/SURVEY FOR THE NEXT TRANSFER.

Being situated in James Morrison Survey Number 4251, in the Township of Sterling, in the County of Brown, in the State of Ohio and bounded and described as follows:

Beginning at a reference point at a spike in the centerline of Bodman Road at its intersection with the line of the property of the State of Ohio (Appalachian Highway) as transferred to said State of Ohio in Volume 160, Page 11; thence with the centerline of said Bodman Road, North 17° 16' East, a distance of 57.08 feet to a spike in said centerline and a corner to Gary R. Waits and at the beginning of a 50.00 feet wide right of way previously retained; thence with said Waits' line and the North line of said right of way, South 74° 12' East, a distance of 619.21 feet to an iron pin in said Waits' line and at the East termination of said right of way and being the real point of beginning; thence with said Waits' line South 74° 12' East, a distance of 2,262.52 feet to an iron pin in the line of Charles Griffith; thence with said Griffith's line South 17° 03' West, a distance of 434.32 feet to an iron pin in the line of the aforementioned State of Ohio; thence with four lines of said property, North 72° 16' West, a distance of 449.87 feet to an iron pin; thence North 70° 30' West, a distance of 1,300.62 feet to an iron pin; thence North 72° 16' West, a distance of 200.00 feet to an iron pin; thence North 74° 33' West, a distance of 305.60 feet to an iron pin in said line of the State of Ohio; thence with a division line through the Original 23.52 acres North 15° 48' East, a distance of 330.37 feet to the beginning.

Containing 19.52 acres of land, more or less.

Being part of the Original 23.52 acres of the premises transferred to James Murrell in Volume 182, Page 7.

Subject to all legal highways and easements.

Subject to and together with the above-described tract is the above mentioned 50.00 feet wide right of way from Bodman Road as described and is to be used by Grantor and Grantee for ingress and egress.

A survey of this property was made by Robert E. Satterfield, Surveyor Number 4238, West Union, Ohio

in January, 1979.

Subject however, to all protective covenants, conditions, easements, restrictions, rights of way of record and all legal highways.

SAVE AND EXCEPT:

0.694 acres conveyed to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation in Official Record Book 511, Page 5907, leaving a remainder of 18.826 acres of land, more or less, per the Brown County, Ohio records.