



Talon Title Agency, LLC
1730 Hill Road North
Pickerington, OH 43147
Phn - (614)864-7100
Fax - (614)864-7600

LIMITED SEARCH OF TITLE
This is neither a Policy of Title Insurance
Nor is it a Title Guaranty

The following is a limited abstract of title showing the documents which appear of record in the Guernsey County, Ohio records since December 19, 2005 and affecting the following parcel of real estate:

Address: 10055 East Pike Road, Cambridge, OH 43725

1. The Land referred to is described as follows:

Situated in the Township of Cambridge, County of Guernsey, State of Ohio, described as follows:

Situated in the Township of Cambridge, County of Guernsey, State of Ohio and being described as 34.973 acres, more or less, and bounded and further described as follows:

Being 34.973 acres, more or less, in the Fourth Quarter, Township 2 North, Range 3 West, and being more particularly described as follows: Beginning at an iron pin set at the Northeast corner of Foothill Addition as found in Plat Book 11, Page 28 of the Plat Records of Guernsey County, Ohio; thence North 88° 10' 06" East, a distance of 213.33 feet to an iron pin set; thence South 14° 19' 53" East, a distance of 718.41 feet to an iron pin set; thence South 07° 33' 11" East a distance of 698.99 feet to an iron pin set; thence South 02° 08' 14" West a distance of 651.50 feet to an iron pin set; thence South 07° 51' 46" East, a distance of 476.60 feet to an iron pin set; thence South 07° 53' 14" West a distance of 627.00 feet to an iron pin found; thence South 28° 53' 14" West, a distance of 253.42 feet to a point in the center of U.S. 40 (having passed through an iron pin found at 225.55 feet) thence with the center of U.S. 40, North 73° 47' 55" west a distance of 264.88 feet to a PK nail set; thence North 14° 32' 16" East, a distance of 258.14 feet to an iron pin set (having passed through an iron pin set at 27.09 feet); thence North 74° 00' 00" West, a distance of 1407.91 feet to an iron pin set; thence North 00° 25' 59" East, a distance of 1543.01 feet to the place of beginning, and containing 34.973 acres, more or less, and being part of the property conveyed in Volume 174, Page 518 of the Deed Records of Guernsey County, Ohio.

Subject to all easements or leases of public record. Iron pins set are 5/8 in rebar. Bearings are magnetic and are for angle purposes only.

A survey of the above described property was made by Joseph T. Spilker, Registered Surveyor # S-5862 on May 11, 1981.

Being Auditor's Parcel No.: 02-03646.

Prior Instrument Reference: O.R. Volume 255, Page 554, Guernsey County Records.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Cambridge, County of Guernsey, State of Ohio and being 1.959 acres and a right-of-way in the Fourth Quarter of Township 2 North, Range 3 West of the United States Military District and being more particularly described as follows:

Commencing at an iron pin called for at the Northeast corner of the Foothills Addition as recorded in Cabinet 2, Slide 243; thence with the East line of said addition as recorded in Cabinet 2, Slide 243; thence with the East line of said addition the next two calls:

(1) South $01^{\circ} 58' 23''$ West a distance of 1543.01 feet to an iron pin called for.

(2) South $01^{\circ} 58' 23''$ West a distance of 1145.35 feet to a 5/8 inch capped rebar found, the BEGINNING; thence with a line through the lands of Melinda Tribbie-Matheson as recorded in Official Records Volume 255, Page 554, the next four calls:

(1) South $83^{\circ} 54' 52''$ East a distance of 312.37 feet to an iron pin set.

(2) South $14^{\circ} 17' 11''$ West a distance of 105.52 feet to a point.

(3) South $14^{\circ} 17' 11''$ West a distance of 30.66 feet to an iron pin set.

(4) South $14^{\circ} 17' 11''$ West a distance of 185.00 feet to an iron pin set;

thence with the lands of Ernest R. and Jeane Ellis as recorded in Official Records Volume 42, Page 46, North $72^{\circ} 05' 46''$ West a distance of 278.28 feet to a 5/8 inch rebar found; thence with the lands of Larry R. and Mary M. Burris as recorded in Deed Volume 298, Page 208, North $07^{\circ} 21' 58''$ East a distance of 260.96 feet to the BEGINNING and containing 1.959 acres and being a part of the property conveyed in Official Records Volume 255, Page 554 and being a part of Auditor's Parcel # 02-03646.

ALSO, a right-of-way, the perimeter of said right-of-way being more particularly described as follows:

Commencing at an iron pin set at the Northeast corner of the above-described 1.959 acre tract; thence with the East line of said tract South $14^{\circ} 17' 11''$ West a distance of 105.52 feet to a point, the BEGINNING; thence with a line through the lands of Melinda Tribbie-Matheson as recorded in Official Records Volume 255, Page 554, the next two calls:

(1) South $87^{\circ} 39' 03''$ East a distance of 72.50 feet to a point.

(2) Thence with a tangent curve to the right having the following properties: Delta = $97^{\circ} 04' 41''$, Radius = 220.66 feet and a chord that bears South $39^{\circ} 06' 43''$ East a distance of 330.72 feet to a point; thence with the lands of CMS East, Inc., as recorded in Deed Volume 361, Page 656, the next two calls:

(1) South $09^{\circ} 25' 38''$ West a distance of 64.95 feet to a point.

(2) South $30^{\circ} 25' 38''$ West a distance of 253.42 feet to a point in the center of U.S. Route 40; thence with the center of said road North $72^{\circ} 15' 31''$ West a distance of 41.00 feet to a point; thence leaving said road and with a line through the lands of Melinda Tribbie-Matheson as recorded in Official Records Volume 255, Page 554, the next four calls:

(1) North $30^{\circ} 25' 38''$ East a distance of 282.91 feet to an iron pin set, having passed through an iron pin set at 50.00 feet.

(2) North $09^{\circ} 25' 38''$ East a distance of 31.48 feet to an iron pin set.

(3) Thence with a tangent curve to the left having the following properties: Delta = $97^{\circ} 04' 41''$, Radius = 190.66 feet and a chord that bears North $39^{\circ} 06' 43''$ West a distance of 285.76 feet to an iron pin set.

(4) North 87° 39' 03" West a distance of 78.85 feet to an iron pin set; thence continuing through the lands of said Tribbie-Matheson and with the East line of the above-described 1.959 acre tract North 14° 17' 11" East a distance of 30.66 feet to the BEGINNING and containing 0.572 acres in said right-of-way and being a part of the property conveyed in Official Record Volume 255, Page 554.

Subject to all leases or easements of record. Iron pins set are 5/8 inch rebar, 30 inches long, capped "GARDNER PS-6884". Bearings are based on the grid meridian of the Ohio State plane south coordinate zone as determined by GPS observations. A survey of the above-described property was made on August 28, 2001 by Steven L. Gardner, Registered Surveyor # 6884.

Grantee in Last Deed of Record:

Brent Kasper and Lisa Kasper, husband and wife

Who received title on December 19, 2005 in Official Record Volume 433, Page 2669

FROM Melinda Matheson, aka Melinda Tribbie-Matheson

The Auditor's duplicate lists the parcel(s) as:

Parcel Number: 02-0003646.000

Valuation: Land \$28,670.00 Building \$32,200.00 Total \$60,870.00

Future special assessments have not been searched. The recipient is advised to make inquiry of the various taxing authorities about these items.

The Treasurer lists the taxes as follows:

For the year of 2013, taxes are \$1,387.40 per half.

1st half paid 2nd half unpaid

Prior Delinquencies of \$N/A are due.

Tax Certificate: There is not a Tax Certificate

Tax Certificate in the amount of \$N/A are outstanding

Special assessments in the amount of \$\$12.00 per half are on the duplicate.

Premise is subject to CAUV? NO

Premises is subject to a Homestead Reduction? NO

MORTGAGE:

From: Brent A. Kasper and Lisa M. Kasper, husband and wife

To: Peoples Bank, National Association

Amount: \$206,300.00 Filed for Record: May 27, 2009 in in Mortgage Book 464, Pages 417-431

Recorder's Office Liens filed:

1. N/A

Common Pleas Court filings:

1. N/A

Probate Court filings:

1. N/A

Sheriff's Foreign Executions:

1. N/A

The information in the foregoing Abstract of Title was collated from the records of Guernsey County, Ohio. The foregoing contains every instrument of record as shown in the respective indexes to said County records since the date of the last deed of record on December 19, 2005.

This abstract of title represents a limited search of County records only. This abstract does not purport to convey any information about the subject property prior to its start date. This abstract neither expresses an opinion about the title searched nor insures the quality of the owner's title nor the priority of any lien, nor is it a guaranty of the record title.

The only liability of Talon Title Agency, LLC shall be the amount invoiced and paid for in providing this limited abstract.

DATE: April 3, 2014

Talon Title Agency, LLC

A handwritten signature in cursive script that reads "Jeffrey A. Auker".

By: Jeffrey A. Auker
Title: Vice President

Invoiced Amount \$75.00
File No. 150145-TTA