



# VALMER

*Land Title Agency*

10710 Blacklick-Eastern Rd, Ste 100  
Pickerington, OH 43147  
614-860-0005

## CURRENT OWNER REPORT

**FILE NO:** 52175479

**CLIENT:** AO Real Estate, Realtors

**OWNER:** Deborah Hughes, Trustee of the Deborah Hughes 2011 Revocable Trust  
dated February 16, 2011

**PROPERTY:** 8330 Sycamore Road, Centerburg OH 43011

**EFFECTIVE DATE:** June 6, 2024

**SOURCE OF TITLE:**

Deborah Hughes, Trustee of the Deborah Hughes 2011 Revocable Trust dated February 16, 2011

**SOURCE OF TITLE:**

Official Record 1271, page 615 (Parcel 1)

Official Record 1271, page 613 (Parcel 2)

Official Record 1271, page 611 (Parcel 3)

Official Record 1271, page 609 (Parcel 4)

Recorder's Office, Knox County, Ohio

**TAX INFORMATION:**

The lien of all taxes for the year 2204, but which are not yet due and payable.

Taxes for the year 2023 are as follows: AS TO PARCEL NUMBER

42-00810.000 (Parcel 1): First half taxes are PAID in the amount of \$595.09;

Second half taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in

the amount of \$595.09. (VALUATIONS: Land \$117,270.00; Building \$0.00; TOTAL \$117,270.00).

Premises are subject to a tax adjustment for farm recoupment.

Taxes for the year 2023 are as follows: AS TO PARCEL NUMBER 42-00809.000 (Parcel 2): First half taxes are PAID in the amount of \$140.79; Second half taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of \$140.79. (VALUATIONS: Land \$40,210.00; Building \$0.00; TOTAL \$40,210.00).

Premises are subject to a tax adjustment for farm recoupment.

Taxes for the year 2023 are as follows: AS TO PARCEL NUMBER 42-00789.000 (Parcel 3): First half taxes are PAID in the amount of \$157.98; Second half taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of \$157.98. (VALUATIONS: Land \$48,660.00; Building \$0.00; TOTAL \$48,660.00).

Premises are subject to a tax adjustment for farm recoupment.

Taxes for the year 2023 are as follows: AS TO PARCEL NUMBER 42-00566.000 (Parcel 4): First half taxes are PAID in the amount of \$1,349.99; Second half taxes are UNPAID AND A LIEN, NOW DUE AND PAYABLE in the amount of \$1,349.99. (VALUATIONS: Land \$47,670.00; Building \$41,590.00; TOTAL \$89,260.00).

Premises are subject to a tax adjustment for farm recoupment.

NOTE: Call the treasurer/auditor for future assessments.

### **MORTGAGES, LIENS AND OTHER MATTERS:**

Memorandum of Trust for the Deborah Hughes 2011 Revocable Trust dated February 16, 2011 of record in Official Record 1271, page 607.

Memorandum of Lease between Deborah Hughes (Landlord) and Leslie A. Sears (Tenant), filed for record March 19, 2001 and recorded in Lease Record 103, page 235.

Easement to United Telephone Co. of Ohio of record in Deed Book 422, page 957 (Parcel 1 & 4).

Oil and Gas Lease to Robert J. Mannes, filed for record August 23, 1990 and recorded in Lease Record 91, page 718. NOTE: No further examination made. (Parcel 2 & 3)

Easement to Ronald K. Dye of record in Deed Book 368, page 3. (Parcel 3)

We do not affirmatively insure the quantity of acreage set forth in the description referred to in Schedule A.

Any portion of the subject property lying within the boundaries of any road or roadway, public or private.

Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.

Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy.

NOTE: No liability is assumed by Company for ascertaining the status of utility charges, and the insured is cautioned to obtain the current status of these payments.

FOR INFORMATIONAL PURPOSES ONLY:

GRANTOR: Deborah Hughes  
GRANTEE: Deborah Hughes, Trustee of the Deborah Hughes 2011  
Revocable Trust dated February 16, 2011  
DATE FILED: March 1, 2011  
RECORDED: Official Record 1271, page 615 (Parcel 1)  
Recorder's Office, Knox County, Ohio

GRANTOR: Deborah Hughes  
GRANTEE: Deborah Hughes, Trustee of the Deborah Hughes 2011  
Revocable Trust dated February 16, 2011  
DATE FILED: March 1, 2011  
RECORDED: Official Record 1271, page 613 (Parcel 2)  
Recorder's Office, Knox County, Ohio

GRANTOR: Deborah Hughes  
GRANTEE: Deborah Hughes, Trustee of the Deborah Hughes 2011  
Revocable Trust dated February 16, 2011  
DATE FILED: March 1, 2011  
RECORDED: Official Record 1271, page 611 (Parcel 3)  
Recorder's Office, Knox County, Ohio

GRANTOR: Deborah Hughes  
GRANTEE: Deborah Hughes, Trustee of the Deborah Hughes 2011  
Revocable Trust dated February 16, 2011  
DATE FILED: March 1, 2011

RECORDED:           Official Record 1271, page 609 (Parcel 4)  
Recorder's Office, Knox County, Ohio

**Exhibit "A"**  
**Legal Description**  
**For File: 52175479**

**PARCEL 1:**

The following real estate situate in the South West Quarter of Section 8, Quarter 2, Township 5, Range 14, Milford Township, Knox County, Ohio and being described as follows:

Commencing at a wood post at the north east corner of the South West Quarter of Section 8, thence North 83 deg. 03 minutes 40 seconds West, along the north line of said quarter section, a distance of 1153.46 feet to an iron pin set marking the north east corner and beginning point of the tract herein described; Running thence South 7 deg. 21 minutes 55 seconds West a distance of 1320.58 feet to an iron pipe found at the north east corner of 2.984 acre parcel, thence North 82 deg 08 minutes 20 seconds West, along the north line of a 0.634 acre parcel, a distance of 484.74 feet to an iron pin found at the north west corner of said 0.634 acre parcel; thence South 7 deg. 55 minutes 40 seconds West, along the west line of said parcel, passing through an iron pin found at 294.80 feet, a total distance of 324.80 feet to a railroad spike found in the center of Sycamore Road (County Road 27); thence North 82 deg. 09 minutes 35 seconds West, along said road, a distance of 358.58 feet to a railroad spike found; thence North 82 deg. 50 minutes 50 seconds West along said road, a distance of 756.59 feet to a railroad spike found at the intersection of the center lines of said Sycamore Road and Tucker Road (Township Road 121); thence North 7 deg, 21 degrees 55 seconds East, along the center of Tucker Road, a distance of 1629.07 feet to an iron pin set on the north line of the South West Quarter of Section 8: thence South 83 deg. 03 minutes 40 seconds East, along said quarter section line, passing through an iron pin set at 20.00 feet, a total distance of 1603.11 feet to the point of beginning, containing 56.536 acres, as surveyed in March 1984 by Barnes & Tracy, Surveyors, Mt. Vernon, Ohio, Thomas M. Tracy, Surveyor #6399, Ohio, but being subject to all easements and restrictions of record. North based on Survey Record I, Page 741.

Parcel No. 42-00810.000

**PARCEL 2:**

Situated in the County of Knox in the State of Ohio and in the Township of Milford:

Situate in the South West Quarter of Section 8, Quarter 2, Township 5, Range 14, Milford Township, Knox County, Ohio and being described as follows: Commencing at a wood post at the north east corner of the South West Quarter of Section 8; thence North 83 degrees 03 minutes 40 seconds West, along the north line of said quarter section, a

distance of 652.58 feet to an iron pin found marking the north west corner of a 24.785 acre tract and the north east corner and beginning point of the tract herein described; Running thence South 6 degrees 27 minutes 55 seconds West, along the west line of said 24.785 acres, passing through an iron pin found at 1628.95 feet, a total distance of 1653.95 feet to a railroad spike found in the center of Sycamore Road (County Road 27); thence North 82 degrees 07 minutes 30 seconds West, along the center of Sycamore Road, a distance of 529.29 feet to a railroad spike found at the south east corner of a 2.984 acre parcel; thence North 7 degrees 47 minutes 40 seconds East, along the east line of said parcel, passing through an iron pipe found at 25 feet, a total distance of 324.74 feet to an iron pipe found at the north east corner thereof; thence North 7 degrees 21 minutes 55 seconds East a distance of 1320.58 feet to an iron pin set on the north line of the South West Quarter of Section 8; thence South 83 degrees 03 minutes 40 seconds East, along said quarter section line, a distance of 500.88 feet to the point of beginning, containing 19.468 acres, as surveyed in March 1984 by Barnes & Tracy, Surveyors, Mt. Vernon, Ohio, Thomas M. Tracy, Surveyor #6399, Ohio, but being subject to all easements and restrictions of record. North based on Survey Record I, Page 741.

Parcel No. 42-00809.000

PARCEL 3:

Situate in the South West Quarter of Section 8, Quarter 2, Township 5, Range 14, Milford Township, Knox County, Ohio and being described as follows:

Beginning at a wood post at the north east corner of the South West Quarter of Section 8; thence South 6 degrees 27 minutes 55 seconds West, passing through an iron pin set at 1629.95 feet, a total distance of 1654.95 feet to a P.K. nail set in the center of Sycamore Road (Co. Rd. 27), North 6 degrees 52 minutes East, 1108.31 feet from the south east corner of the South West Quarter of Section 8 (see survey Record F, Page 693) and said nail witnessed by an iron pipe found at South 6 degrees 52 minutes West, 25 feet; thence North 82 degrees 58 minutes 30 seconds West, along the center of said road, a distance of 652.60 feet to a railroad spike found; thence North 6 degrees 27 minutes 55 seconds East, passing through an iron pin set at 25 feet, a total distance of 1653.95 feet to an iron pin set on the north line of the South West Quarter of Section 8; thence South 83 degrees 03 minutes 50 seconds East, along said quarter section line, a distance of 652.58 feet to the point of beginning, containing 24.785 acres, as surveyed in Jan. 1983 by Barnes & Tracy, Surveyors, Mt. Vernon, Ohio, Thomas M. Tracy, Surveyor #6399, Ohio, but being subject to all easements and restrictions of record. North based on Survey Record F, Page 693. Being part of lands described in Deed Vol. 352, Page 565.

Parcel No. 42-00789.000

PARCEL 4:

Being a part of the southwest Quarter of Section 8, Quarter 2, Township 5, Range 14, in Milford Township, Knox County, State of Ohio, and being more particularly described as follows:

Beginning at a pipe marker set at the southeast corner of the southwest Quarter of said Section 8; thence, following the southerly line of said section, North 82 degrees 45 minutes West 668.10 feet to a pipe marker found at the southeast corner of a 26.05 acre tract conveyed to Wendell E. and Audrey R. Miller (Deed Volume 314, Page 67); thence, following the easterly line of said tract (which is not marked) and the easterly line of a 30.81 acre tract conveyed to Donald E. and Marlene Britton (Deed Volume 324, Page 67) which is generally marked by a fence North 7 degrees 40 minutes East passing a steel post at 533.45 feet and a wood post at 1,086.82 feet, a total distance of 1,105.75 feet to a point in the center of County Road 27 (Sycamore Road); thence, following said Road Center, South 82 degrees 58.5 minutes East 652.60 feet to a point on the easterly line of the aforementioned southwest Quarter Section; thence, following said Quarter Section line (which is generally marked by a fence) South 6 degrees 52 minutes West passing a pipe marker at 25.00 feet, a total distance of 1,108.31 feet to the place of beginning, containing 16.46 acres more or less.

Description based on June, 1976 Magnetic Meridian and surveyed by Gary J. Durbin, Ohio Surveyor No. S-006306.

Parcel No. 42-00566.000

**Known As:** 8330 Sycamore Road, Centerburg OH 43011

**Parcel No.** 42-00810.000

## **CURRENT OWNER REPORT**

The information contained herein is based solely upon an examination of the real estate records, as hereafter defined in the county where the premises described herein are located. This Current Owner Report discloses the name of the owner, liens and other matters of record affecting the title from the date of the last deed of record purporting to convey the full fee simple interest in said premises, to the date of this report. The index of real estate records searched are those designed by law as imparting constructive notice as to the title to real estate. No liability is assumed for matters not shown by the public records, rights of parties in possession other than the record owners, easements or any claims which would be disclosed by a survey or inspection of the premises, rights of mechanic's or materialmen's lien not yet filed and any taxes or assessments not shown on the current tax duplicate.

This Current Owner Report is solely for the use of the party named herein and is not a contract of indemnity or insurance.