



VALMER

Land Title Agency

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

CURRENT OWNER REPORT

FILE NO: 52176034

CLIENT: AO Real Estate, LLC

OWNER: Donald W. Yerian and Sharon K. Yerian

PROPERTY: 3873 Lexmont Rd., Columbus OH 43228

EFFECTIVE DATE: July 26, 2024

SOURCE OF TITLE:

Donald W. Yerian and Sharon K. Yerian

SOURCE OF TITLE:

Instrument Number 200610170206999

Official Record 19448, page A-04

Recorder's Office, Franklin County, Ohio

TAX INFORMATION:

The lien of all taxes for the year 2024, but which are not yet due and payable.

Taxes for the year 2023 are as follows: AS TO PARCEL NUMBER
010-138497-00: First half taxes are PAID in the amount of \$966.10; Second half
taxes are PIAD in the amount of \$966.10. (VALUATIONS: Land \$15,750.00;
Building \$37,030.00; TOTAL \$52,780.00).

NOTE: Call the treasurer/auditor for future assessments.

Premises are subject to a Homestead Exemption. Regular taxes per half would be in the amount of \$1,169.24.

MORTGAGES, LIENS AND OTHER MATTERS:

Donald Wesley Yerian married Sharon Kay Merritt, as solemnized June 26, 1996, of record in Marriage Record 9602346, Probate Court, Franklin County, OH.

Reservations, conditions and restrictions of record in Deed Book 2538, page 118.

Easement to Columbus and Southern Ohio Electric Co. of record in Deed Book 2494, page 334.

Building setback lines, as shown on the recorded subdivision plat.

Easements, as shown on the recorded subdivision plat.

Homeowners/Condominium Association dues required by the restrictive covenants set forth herein may result in a lien on the insured premises, if any. The Company assumes no responsibility for ascertaining the status of these charges. The purchaser/insured is cautioned to obtain the current status of these charges, if any.

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: Donald W. Yerian and Sharon K. Yerian fka Sharon K. Merritt

GRANTEE: Donald W. Yerian and Sharon K. Yerian

DATE FILED: October 17, 2006

RECORDED: Instrument Number 200610170206999
Recorder's Office, Franklin County, Ohio

GRANTOR: Raymond E. Castle and Rosemary E. Castle

GRANTEE: Donald W. Yerian and Sharon K. Merritt

DATE FILED: May 18, 1992

RECORDED: Official Record 19448, page A-04

Recorder's Office, Franklin County, Ohio

Exhibit "A"
Legal Description
For File: 52176034

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Seven Hundred Thirty-three (733), in HOLLY HILL NO. 8, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 36, Page 67, Recorder's Office, Franklin County, Ohio.

Known As: 3873 Lexmont Rd., Columbus OH 43228
Parcel No. 010-138497-00

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.