



## LIMITED LIEN TITLE SEARCH REPORT

June 25, 2025

TO: Kimberly Sherrod  
Keller Williams Greater Columbus Realty  
1 Easton Oval #100  
Columbus, OH 43219

RE: File #30-1441  
Property Address: 910 Pauline Avenue, Columbus, OH 43224

A limited current owner lien search in the Franklin County Records for the real property described in Exhibit A has been made from 5/4/2004 and continuing through the effective date of 06/17/2025, at 7:00 a.m., and the Company finds the following matters of record:

The record title holder is:

Gwendolyn Dorsey

Source of Title: General Warranty Deed recorded 5/4/2004 in Instrument No. 200405040101351 of the Franklin County, Ohio records

Mortgages, Liens, & Encumbrances of record:

1. No examination of the PACER index of the United States Bankruptcy Court has been made.
2. No examination has been made for any unpaid sewer or water services nor for any unpaid homeowners association dues that either of which could result in an assessment or lien.
3. If any, liens in favor of the State of Ohio that have been filed but not yet indexed in the dockets of the Franklin County Common Pleas Clerk, and therefore not discoverable in an examination.
4. Your attention is directed to section 5301.256 of the Ohio Revised Code effective as of October 3, 2023. This law provides adverse consequences against entities purchasing certain classified agricultural real property in the State of Ohio. Known as The Save Our Farmland and Protect Our National Security Act, it requires the Secretary of State to compile and publish a registry of individuals, businesses, organizations, and governments that constitute a threat to the agricultural production of Ohio. The opinions or other information contained in this report shall not cover any loss, cost, or damage that may be incurred as a result of the prohibitions of ownership of applicable

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agricultural land by covered persons under this Ohio code section.

5. This report does not provide any coverage as to taxes and/or assessments not yet certified for the year 2024 and thereafter, plus any penalties and interest which may accrue. Taxes for 2025 are undetermined and are not yet due and payable, but are a lien nonetheless.

The County Auditor's General Tax Duplicate Records for the Tax Parcel  
No. 010-096949-00 are as follows for the tax year 2024:

Taxes for the first half of 2024, due January 31, 2025 are paid.

Taxes for the second half of 2024, due June 20, 2025 are partially paid, and a delinquent balance remains.

Assessed Valuations: Land: \$13,130.00 Impr.: \$40,360.00 Total: \$53,490.00

Semi-annual Taxes: \$1,200.31

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: No

NOTE: A tax delinquency is owed in the approximate amount of \$670.89, plus any future interest, penalties and administrative fees. The stated amount does not include any tax installments that are not yet past due. Exact tax balance owed must be obtained from the taxing authority.

6. Mortgage from Gwendolyn Dorsey to MERS as nominee for Unimortgage LLC, in the original amount of \$73,000.00, recorded 5/4/2004 in Instrument No. 200405040101353, of the Franklin County records.
7. Open-End Mortgage from Gwendolyn Dorsey to CME Federal Credit Union, in the original amount of \$40,000.00, recorded 3/2/2023 in Instrument No. 202303020019939, of the Franklin County records.
8. Platted Easements, Covenants, Conditions, Restrictions, or Building setback lines as shown on the recorded plat, recorded in Plat Book 23, Page(s) 29, of the Franklin County records.

Please be advised that due to RESPA and liability concerns, this product is separate and apart from any existing or future title insurance commitment on the same property. This report does not guarantee the insurability, transferability, or accuracy of the legal description. It does not cover all items of record, including potential covenants, conditions, restrictions, easements or reservations affecting the property. It does not cover any interest other than fee simple surface interests, and it should not be construed as a report on the status of ownership of any mineral rights. The information contained herein is to be used for reference purposes only and is not to be relied on as a title insurance policy. Accordingly, said information is furnished at a reduced rate, and our liability shall in no event exceed that amount paid for said information.

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*Corporate Office:*

501 W. Schrock Road, Ste 102 • Westerville, Ohio 43081

Phone: 614-426-1659 • Fax: 614-586-7539

[www.nwttitle.com](http://www.nwttitle.com)

If you desire a title insurance policy, please submit a written request. If the title is insurable, we will issue you a title insurance commitment with proper requirements needed to insure it. In addition, please advise us if you desire additional information regarding items contained herein or for items not included in this report.

Respectfully,

A handwritten signature in cursive script that reads "Charlene Lewis".

Charlene Lewis  
*Title Officer*

Legal Description attached as Exhibit "A"

EXHIBIT "A"

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

Being Lot Number Twelve (12) in Certified Homes Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 23, Page 29, Recorder's Office, Franklin County, Ohio.