

Current Owner Report

File No.: 114973

Date Issued: 6/10/2022

The information contained in this report is issued only to and for the benefit of:

We have searched the records of Delaware County, Ohio records for the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 3770 US Highway 42, Delaware, OH 43015
Permanent Parcel No: 420-140-01-013-000

And find the record title to be shown in the name of Triken, Inc., an Ohio corporation for the period ending June 3, 2022 at 7:00AM.

We have found the following monetary liens of record:

Triken, Inc., an Ohio corporation who acquired title in Official Record Book 658, Page 570 and filed for record 23rd day of February, 1999 of the Deed Records of Delaware County, Ohio.

Restrictions and Easements appearing of record, Recorder's Office, Delaware County, Ohio.

Property taxes for parcel 420-140-01-013-000 for the year 2021 are as follows. First installment of \$749.75 is Paid . Second installment of \$749.75 is Due July 10, 2022. If payment status of either installment is delinquent, interest is levied upon unpaid amount. Taxes for the year 2022 are undetermined, not yet due and a lien on the premises.

Bankruptcy Courts are clear for Triken, Inc., an Ohio corporation.

US Patriot Act Search is clear for Triken, Inc., an Ohio corporation.

TAX INFORMATION:

VALUATION:	420-140-01-013-000
Land:	\$24,010.00
Building:	\$6,300.00
Total:	\$30,310.00
Property:	3770 US Highway 42, Delaware, OH 43015

This report does NOT reflect unindexed or misindexed matters or any matter filed after June 3, 2022 at 7:00AM.

The Company reserves the right to raise exceptions and requirements or determine that it will not issue a title policy based upon the details of the transaction, the review of the closing documents, and changes in recording and title searching capabilities resulting from the COVID-19 virus.

THIS REPORT IS NOT A COMMITMENT TO INSURE AND THEREFORE DOES NOT CONTAIN THE REQUIREMENTS AND EXCEPTIONS WHICH WOULD APPEAR IN A COMMITMENT TO INSURE OR THE EXCEPTIONS WHICH WOULD APPEAR IN A TITLE POLICY.

THE LIABILITY UNDER THIS REPORT IS LIMITED TO THE AMOUNT PAID FOR SAID REPORT.

Great American Title Agency

By:

A handwritten signature in black ink, consisting of a large, stylized letter 'P' followed by several vertical strokes and a horizontal line extending to the right.

EXHIBIT "A"
LEGAL DESCRIPTION

Being situated in the State of Ohio, in the County of Delaware, and in the Township of Concord, and being bounded and described as follows:

Being in Range 20, Twp. 4, Sec. 1 U.S.M. Lands, and southeast part of Lot 1. Beginning on the east line of said lot, in center of the Section Line Road at the intersection of the Delaware and Bellepoint Road; thence run north on said east line and in center of the Section Line Road 101.5 ft.; thence west 133 ft.; thence South 230 ft. to the center of the Delaware and Bellepoint Road; thence Northeasterly in the center of said road 184.5 feet to the place of beginning. Containing .5 acre.

Parcel Number: 420-140-01-013-000