



FILED
CHICAGO TITLE
INSURANCE COMPANY

18CF000382

RICHARD L. COLLINS JR

2018 MAR 5 PM 2:00
Report No.: 4329-1-112872-2018.7248435-213454854

MAUREEN G. KELLY
LAKE CO. CLERK OF COURT

PRELIMINARY JUDICIAL REPORT

Order No.: 112872

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE, UNITED STATES
DEPARTMENT OF AGRICULTURE
200 N. High Street, Room 507
Columbus, OH 43215

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, CHICAGO TITLE INSURANCE COMPANY (hereinafter "the Company") hereby guarantees in an amount not to exceed \$231,720.68 that it has examined the public records in Lake County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in TYRONE V. DORY and AMY DORY by instrument recorded in 2008R030003 and 2008R030005 and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

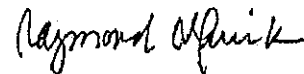
Effective Date: 02/21/2018 7:59 a.m.

Issued By: CHICAGO TITLE INSURANCE COMPANY

By: 
Authorized Officer or Agent
Gilbert L. Rieger



By:



President

Attest:



Secretary

**PRELIMINARY JUDICIAL REPORT
SCHEDULE A**

DESCRIPTION OF LAND

Situated in the Township of Madison, County of Lake and State of Ohio: And known as part of Lot No. 7 in Tract No. 4 within said Township, and described as follows:

Beginning in the centerline of Wood Road at the point which is South 1° 43' 50" West along said centerline 200.00 feet from the southeasterly corner of land conveyed to Jack and Joyce Kerr by deed recorded in Volume 753, Page 268 of Lake County Records of Deeds; Thence North 88° 16' 10" West, passing through an iron pipe 30.00 feet from said centerline, a total distance of 670.00 feet to an iron pipe; Thence South 1° 43' 50" West, 200.00 feet to an iron pipe; Thence South 88° 16' 10" East, 670.00 feet to the centerline of Wood Road and through an iron pipe 30.00 feet therefrom; Thence North 1° 43' 50" East along said centerline 200.00 feet to the place of beginning, containing 3.076 acres as surveyed in May 1974 by Lawrence Wilson, Registered Surveyor No. 5807, be the same more or less but subject to all legal highways.

Permanent Parcel #**01A0130000180**

Known as being **3760 Wood Road, Madison, OH 44057** for street numbering purposes.

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the company assumes no liability arising therefrom.

1. We have made no examination for covenants and restrictions, easements, mineral leases or other possessory leases, if any, affecting the caption premises and no coverage for said matters, express or implied, is provided herein.
2. Rights of owner, if any, under the Soldiers and Sailors Civil Relief Act.
3. This policy does not insure the accuracy of the acreage shown.
4. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
5. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
6. Mortgage executed by TYRONE V. DORY, married to AMY DORY (releasing dower rights), to THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, dated November 3, 2008, filed November 3, 2008 at 9:43:12 a.m. as Instrument #2008R030004 in Lake County Records, in the amount of \$161,339.00, covering caption premises described herein.
7. Divorce, AMY M. DORY vs. TYRONE V. DORY, Lake County Court of Common Pleas, Case #17 DI 000650. Dissolution granted January 8, 2018.