



FILED

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MAUREEN G. KELLY  
LAKE CO. CLERK OF COURT

Report No.: 4329-1-113137-2018.7248435-213976796

PRELIMINARY JUDICIAL REPORT

Order No.: 113137

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE, UNITED STATES  
DEPARTMENT OF AGRICULTURE  
200 N. High Street, Room 507  
Columbus, OH 43215-2418

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 \$186,646.08 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 MICHAEL R. BROOS by instrument recorded in 2007R004774 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: 05/09/2018 7:59 a.m.

Issued By: CHICAGO TITLE INSURANCE COMPANY

By: *Dennis L. Carpenter*  
Authorized Officer or Agent  
Dennis L. Carpenter



By: *Raymond A. Quinn*

President

Attest: *[Signature]*

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 being Sublot No. 120 in Madison Beach Subdivision of part of Original Madison Township Lot No. 2, Tract No. 2, as shown by the recorded plat in Volume F of Maps, Page 47 of Lake County Records, and being 50 feet front on the easterly side of Dorchester Drive and extending back of equal width 127 feet, as appears by said plat, be the same more or less but subject to all legal highways.

Permanent Parcel #**01-B-102-B-00-079-0**

Known as being **1269 Dorchester Drive, 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. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
4. Pole line Right of Way as contained in Volume 71, Page 600 of Lake County Records. See record.
5. Pipeline Right of Way as contained in Volume 79, Page 198 of Lake County Records. See record.
6. Playground and Beach Reservation as contained in Volume 136, Page 518 of Lake County Records. See record.
7. Mortgage executed by MICHAEL R. BROOS, unmarried, to THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, dated February 9, 2007, filed February 9, 2007 at 2:58 p.m. in 2007R004775 of Lake County Official Records, in the amount of \$122,000.00, covering caption premises described herein.

8. Taxes listed to **MICHAEL R. BROOS, P.P. #01B102B000790.**

Taxes for the first half of 2017 in the net amount of \$1,051.85, plus special assessment of \$21.00, for a total of \$1,072.85, are paid.

SPECIAL: 19-901, Stormwater, \$21.00 per half

Taxes and assessments, if any, for the second half of 2017 are a lien but not yet due and payable. Taxes and assessments, if any, for the 2018 tax year are a lien but not yet due and payable, the amount of which has not yet been determined.

Subject to additions of general taxes and assessments, if any, which may hereafter be made by legally constituted tax authorities.