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VINCENT A CULOTTA

Report No.: 4329-1-110879-2017.7548435-210686786

PRELIMINARY JUDICIAL REPORT

Order No.: 110879

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 \$165,865.47 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 P. CRELLIN and AMANDA L. CRELLIN by instrument recorded in 2005r036699 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.

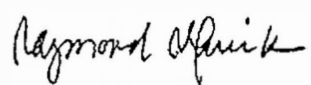
This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

Effective Date: 01/24/2017 7:59 a.m.


Issued By: CHICAGO TITLE INSURANCE COMPANY

Signed By: 
Authorized Officer or Agent
Rebecca A. Smith



By: 

President

Attest: 

Secretary

FILED
2017 FEB -6 AM 11:54
MAUREEN G. KELLY
LAKE CO. CLERK OF COURT

**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. 1215 in Madison Golf Lakelands Subdivision of a part of Original Madison Township Lot No. 17, Tract 4 and Lots 1, 2, 11 and 12, Tract 3 as shown by the recorded plat in Volume E, Page 68 of Lake County Records, said Sublot No. 1215 has a frontage of 50.43 feet on the southerly curved side of Selkirk Drive, extends back 110.77 feet on the easterly line, 111.30 feet on the westerly line and has a rear line of 50.50 feet, as appears by said plat, be the same more or less but subject to all legal highways.

Permanent Parcel #**01B112A120880**

Known as being **6242 Selkirk 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 Agreement as contained in Miscellaneous Volume 71, Page 217 of Lake County Records. See record.
5. Pole Line Agreement as contained in Miscellaneous Volume 71, Page 244 of Lake County Records. See record.
6. Pole Line Agreement as contained in Miscellaneous Volume 71, Page 262 of Lake County Records. See record.
7. Right of Way as contained in Miscellaneous Volume 79, Page 206 of Lake County Records. See record.
8. Right of Way as contained in Miscellaneous Volume 79, Page 593 of Lake County Records. See record.
9. Right of Way as contained in Miscellaneous Volume 79, Page 594 of Lake County Records. See record.

10. Mortgage executed by MICHAEL P. CRELLIN and AMANDA L. CRELLIN, husband and wife, to THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, dated August 25, 2005, filed August 26, 2005 at 9:49 a.m. and recorded as Instrument # 2005R036700 of Lake County Official Records, covering caption premises, in the amount of \$138,058.00.

11. Taxes listed to MICHAEL P. CRELLIN and AMANDA L. CRELLIN, P.P. #01B112A120880.

Taxes for the first half of 2016 in the net amount of \$1,261.03, plus special assessments in the amount of \$336.74, for a total of \$1,597.77, are a lien but not yet due and payable.

SPECIALS:

19-901, Stormwater, first half of 2016, \$21.00
10-300, Delinquent Sewer County, first half of 2016, \$183.55
10-200, Delinquent Water County, first half of 2016, \$109.57
20-101, Lights Madison Township, first half of 2016, \$22.62

Taxes and assessments, if any, for the second half of 2016 are a lien but not yet due and payable. Taxes and assessments, if any, for the 2017 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.