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CHICAGO TITLE
INSURANCE COMPANY

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Report No.: 4329-1-113248-2018,7248435-214331461

MAUREEN G. KELLY
LAKE CO. CLERK OF COURT
PRELIMINARY JUDICIAL REPORT

Order No.: 113248

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 \$168,840.31 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 VINCENT J. PIZZINO by instrument recorded in 2002R068498 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: 06/21/2018 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 Perry, County of Lake and State of Ohio, and known as being a part of Lot 60 in said Township and is bounded and described as follows:

Beginning at an iron pipe stake in the northerly line of Spring Lake Boulevard North, as proposed, said road line being the southerly line of Paul and Betty Gencel as recorded in Volume 280, Page 173, Lake County Record of Deeds, said iron pipe stake being North 65° 45' East along said road line a distance of 113.84 feet from an iron pipe stake in the southwest corner of land of said Paul and Betty Gencel; Thence by a line which bears North 1° 38' 50" West a distance of 145.15 feet to an iron pipe stake in the northwest line of land of said Gencel; Thence along the northwest line of land of said Gencel, North 40° 57' East a distance of 98.28 feet to an iron pipe stake at an angle in the line of land of said Gencel; Thence along the northerly line of land of said Gencel, South 88° 48' East a distance of 53.82 feet to an iron pipe stake; Thence by a line which bears South 3° 02' 30" West, a distance of 181.77 feet to an iron pipe stake in the northerly line of Spring Lake Boulevard North; Thence along the northerly line of said Boulevard on the arc of a circle deflecting to the left radius of which is 280.00 feet long and the chord of which bears South 73° 12' 30" West and is 72.69 feet long, a distance of 72.89 feet to an iron pipe stake at a point of tangency in said road line; Thence continuing along the northerly line of said Boulevard, South 65° 45' West, a distance of 38.18 feet to the place of beginning and containing 0.453 of an acre of land as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors, be the same more or less but subject to all legal highways.

Permanent Parcel #**03A-005C-00-008-0**

Known as being **2513 Spring Lakes Blvd., Painesville, OH 44077**, 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. Captioned premises has no frontage on duly dedicated public highway and has access by reason of Spring Lakes Boulevard, a private drive.

7. Mortgage executed by VINCENT J. PIZZINO, unmarried, to the UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, dated December 31, 2002, filed December 31, 2002 at 2:33 p.m. as Instrument #2002R068499 of Lake County Official Records, covering caption premises described herein, in the amount of \$131,750.00.

8. Certificate of Amount of Medicaid Recovery Lien, STATE OF OHIO DEPARTMENT OF JOB & FAMILY SERVICES vs. VINCENT J. PIZZINO, Claim #WELE-15249051, in the amount of \$14,057.41, as recorded on February 23, 2018 at 2:01:27 p.m. as Instrument #2018R004385 in Lake County Official Records, covering caption premises.

9. Taxes listed to **VINCENT J. PIZZINO**, Perry Township, Perry LSD, P.P. #03A005C000080.

Taxes for the first half of 2017 in the net amount of \$963.85, plus special in the amount of \$157.84, for a total of \$1,121.69, are paid.

SPECIAL: 15-143 246-W Spring Lake, \$157.84 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.