

November 25, 2019

Brent Semple  
Brent.semple65@gmail.com

TTA Number: 2019-M-2324

7220 Creekview Drive, Unit 5, Cincinnati, OH 45247

**Auditor's Parcel Number: 510-0360-0359-00**

Dear Mr. Semple,

**Item 1. LEGAL DESCRIPTION OF PREMISES EXAMINED.**

See ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This certificate does not purport to cover (a) matters not of record in said county, including rights of persons in possession, questions which an inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations, (b) liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization Acts and receivership liens, unless the lien is filed in the public records of the county in which the property is located. **The limit of liability of this report is \$150.00.**

**Item 2.** Fee simple title to said premises is vested in the name of Frederick Waddell, Rebecca Mitchell, and Constance Mercurio by virtue of a Certificate of Transfer dated November 1, 2010, recorded November 5, 2010 at Official Record Book 11575, Page 2509 and recorded in Official Record/Deed Book , Page of the Hamilton County, Ohio records.

**Item 3. REAL ESTATE TAXES**

The premises herein described appear in the Hamilton Treasurer's **tax duplicate under Treasurer's Number 510-0360-0359-00** in the names of Frederick Waddell, Rebecca Mitchell, and Constance Mercurio, and is valued for taxes purposes as follows:

| <i>LAND</i> | <i>BUILDING</i> | <i>TOTAL</i> |
|-------------|-----------------|--------------|
| \$1,400.00  | \$11,860.00     | \$13,260.00, |

First half year taxes in the amount of \$440.82 are unpaid and delinquent, second half year taxes in the amount of \$433.28 are unpaid and delinquent, with prior delinquencies. Total due as of September 17, 2019 is \$8,438.75.

**ITEM 4. SPECIAL ASSESSMENTS.**

Special Assessment for Miami Conservancy District Aquifer in the amount of \$1.50, paid annually with the first half taxes.

Special Assessment for Public Works Service Fee in the amount of \$2.80, paid annually with the first half taxes.

Special Assessment for Storm Water in the amount of \$3.24, paid annually with the first half taxes.

**ITEM 5. MORTGAGES.**

No open mortgages of record.

**ITEM 6. EASEMENTS.**

Declarations as shown in Deed Book 4252, Page 1070, in the Hamilton County, Ohio records.

By-Laws for the Taylor Creek Condominium Owners' Association, Inc, filed at Deed Book 4252, Page 1111 and all amendments thereto, in the Hamilton County, Ohio records.

Subject to easements and building lines over the common areas as shown in Plat Book 238, Pages 3 and 4, in the Hamilton County, Ohio records.

**ITEM 7. OTHER MATTERS OF RECORD.**

Tax Certificates for Parcel Number 510-0360-0359-00 for lien years 2009 and 2011, purchased by Woods Cove, LLC in the amounts of \$1,186.25 and \$1,957.27, plus costs and interest, if any. Said liens were cited in Foreclosure Case Number A1209885, in the Hamilton County, Ohio records.

Lien in favor of Timothy P. Nolan against Frederick Waddell, Rebecca Mitchell and Constance Mercurio in the amount of \$3,282.00, plus costs and interest as shown on the Certificate of Transfer recorded at Official Record Book 11575, Page 2509, in the Hamilton County, Ohio records.

Certificate of Lien in favor of Taylor Creek Condominium Owners' Association, Inc. against Frederick Waddell, Rebecca Mitchell and Constance Mercurio in the amount of \$1,200.00, plus costs and interest, if any, filed June 28, 2012 at Official Record Book 12053, Page 1194, in the Hamilton County, Ohio records.

Foreclosure Case: Taylor Creek Condominium Owners' Association, Inc. vs Frederick M. Waddell, et al, Woods Cove II, LLC (Cross Claim Plaintiff) vs. Rebecca R. Mitchell, et al filed as Case Number A1209885, in the Hamilton County, Ohio records.

Certificate of Judgment in favor of Robert A. Goering Treasurer, Hamilton County Ohio vs Frederick Waddell in the amount of \$12,500.00, plus costs and interest, if any, filed August 9, 2016 as Case Number 16012661, arising from Case Number A 1501397, in the Hamilton County, Ohio records. NOTE: Lis Pendens

Effective November 18, 2019 at 7:59 A.M.

Respectfully submitted,

By *Charles Barrowman III*  
Charles R. Barrowman III  
Attorney at Law

2019-M-2324

**Parcel Number: 510-0360-0359-00**

Exhibit 'A'

Situate in Section 31, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio;

Being Unit Number V.R. (ET 7220-5 Creekview Drive, Cincinnati, Ohio 45267) of Taylor Creek Number 3 Condominiums as shown on the drawing of said Condominium recorded in Plat Book 238, Pages 3 and 4, as shown in the Declaration of said Condominium recorded in Deed Book 4252, Page 1070, as recorded in the By-laws of said condominium recorded in Deed Book 4252, Page 1111, Hamilton County, Ohio Records, together with 3.91 percent interest in the common areas and facilities as set forth in said Declaration and which is an appurtenance to the above Unit;.