

# Ownership Report

Periods Searched:  
1/1/1974 - 4/24/2017

## Property Information

**Report Created On:** 4/26/2017

**Property Address:** 84825 Cadiz Jewett Rd  
Cadiz, OH 43907

**File #:**

<b>County:</b>	Harrison	<b>Parcel #</b>	01-0000329.000
<b>Owner Name:</b>	Environmental Land & Management, LLC		01-0000005.002
<b>Vesting:</b>	an Ohio Limited Liability Company		01-0000476.000

**Legal Description:**  
01-0000329.000 - Being a part of the NE 1/4 of Section 14, T11, R5 - 1.327 acres  
01-0000005.002 - Being a part of the NE 1/4 of Section 14, T11, R5 - 37.365 acres  
01-0000476.000 - Being a part of the NW 1/4 of Section 8, T11, R5 - 8.459 acres

## DEEDS

**Deed Information:** **Type:** General Warranty Deed

**Grantee:** Environmental Land & Management, LLC

**Grantor:** Michael J. Blanc, aka Michael Blanc, married

**Book / Page** OR 233/1490 **Executed:** 10/1/2015 **Recorded:** 10/2/2015

**Notes:** Conveys grantor's interest in three tracts of land being described as follows:  
Parcel 1: Being a part of the NW 1/4 of Section 8, T11, R5 containing 8.459 acres, more or less.  
Parcel 2: Being a part of the NE 1/4 of Section 14, T11, R5 containing 37.365 acres, more or less. There is also conveyed the right to uses a 20-foot wide tract of land to be used in common with others for the purposes of ingress and egress.  
Parcel 3: Being a part of the NE 1/4 of Section 14, T11, R5 containing 1.327 acres, more or less. There is reserved the right to use, in common with the Grantor and others, a 20-foot driveway laying North and West of and adjoining the Southerly and Easterly line of the above described tract, for ingress and egress to adjoining property.

Subject to the following:

1. Reservation of all minerals - See Volume 154/585
2. Reservation of Shared 20' driveway for Ingress and Egress - See OR Vol. 18/324
3. Reservation of Shared 20' driveway for Ingress and Egress - See Volume 183/386
4. Right of Way Easement to South Central Power, Co. - See OR Vol. 14/234
5. Permanent Easement for Pipeline to Enterprise Liquids Pipeline, LLC - See OR Vol. 201/1568
6. Pipeline Right of Way to Allegheny Pipeline Co. - See Volume 182/383

## UNRELEASED MORTGAGES

**Notes:** No unreleased mortgages found of record

## EASEMENTS & RIGHT-OF-WAYS

Reservation of Shared 20' driveway for Ingress and Egress - See OR Vol. 18/324  
Reservation of Shared 20' driveway for Ingress and Egress - See Volume 183/386  
Right of Way Easement to South Central Power, Co. - See OR Vol. 14/234  
Permanent Easement for Pipeline to Enterprise Liquids Pipeline, LLC - See OR Vol. 201/1568  
Pipeline Right of Way to Allegheny Pipeline Co. - See Volume 182/383

**Notes:**

## LEASES

**Notes:** No current or active leases found of record as of 4/24/2017

## JUDGEMENTS & LIENS

**Notes:** No open liens or judgements found of record as of 4/24/2017

## Probate

**Notes:** No pertinent probate records found of record as of 4/24/2017

## Notes

Minerals have been previously reserved and do not transfer with the property.  
All mortgages in chain have been released. Copies of all deeds, easements, and right of ways have been included for review as well as Tax Receipts and Deed Plots of each tract.

# Ownership Report

Periods Searched:  
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TAXES						
Assessed Values:	01-0000329.000		Amount	Special	Paid	Date
Land:	\$ 12,540	1st Half Due	169.92	3.00		
Buildings:	\$ 11,260	2nd Half Due	169.92	3.00		
<b>Total:</b>	\$ 23,800	<b>Annual</b>	339.84	6.00	345.84	1/17/2017
CAUV	n/a					
Notes:	Taxes for the 2016 Tax Year have been paid in full.					

Assessed Values:	01-0000005.002		Amount	Special	Paid	Date
Land:	\$ 53,140	1st Half Due	851.09			
Buildings:	\$ 67,690	2nd Half Due	851.09			
<b>Total:</b>	\$ 120,830	<b>Annual</b>	1702.18		1702.18	1/17/2017
CAUV	n/a					
Notes:	Taxes for the 2016 Tax Year have been paid in full.					

Assessed Values:	01-0000476.000		Amount	Special	Paid	Date
Land:	\$ 10,140	1st Half Due	72.42			
Buildings:		2nd Half Due	72.42			
<b>Total:</b>	\$ 10,140	<b>Annual</b>	144.84		144.84	1/17/2017
CAUV	n/a					
Notes:	Taxes for the 2016 Tax Year have been paid in full.					

## Deed Chain

<b>Deed Information:</b>	<b>Type:</b> General Warranty Deed		
<b>Grantee:</b>	Environmental Land & Management, LLC		
<b>Grantor:</b>	Michael J. Blanc, aka Michael Blanc, married		
<b>Book / Page</b>	OR 233/1490	<b>Executed:</b> 10/1/2015	<b>Recorded:</b> 10/2/2015
<b>Notes:</b>	<p>Conveys grantor's interest in three tracts of land being described as follows:</p> <p>Parcel 1: Being a part of the NW 1/4 of Section 8, T11, R5 containing 8.459 acres, more or less.</p> <p>Parcel 2: Being a part of the NE 1/4 of Section 14, T11, R5 containing 37.365 acres, more or less. There is also conveyed the right to uses a 20-foot wide tract of land to be used in common with others for the purposes of ingress and egress.</p> <p>Parcel 3: Being a part of the NE 1/4 of Section 14, T11, R5 containing 1.327 acres, more or less. There is reserved the right to use, in common with the Grantor and others, a 20-foot driveway laying North and West of and adjoining the Southerly and Easterly line of the above described tract, for ingress and egress to adjoining property.</p> <p>Subject to the following:</p> <ol style="list-style-type: none"><li>1. Reservation of all minerals - See Volume 154/585</li><li>2. Reservation of Shared 20' driveway for Ingress and Egress - See OR Vol. 18/324</li><li>3. Reservation of Shared 20' driveway for Ingress and Egress - See Volume 183/386</li><li>4. Right of Way Easement to South Central Power, Co. - See OR Vol. 14/234</li><li>5. Permanent Easement for Pipeline to Enterprise Liquids Pipeline, LLC - See OR Vol. 201/1568</li><li>6. Pipeline Right of Way to Allegheny Pipeline Co. - See Volume 182/383</li></ol>		

<b>Deed Information:</b>	<b>Type:</b> Warranty Deed	Tract 3 Chain	
<b>Grantee:</b>	Michael Blanc		
<b>Grantor:</b>	Robert E. Brown and Marjorie A. Brown, husband and wife		
<b>Book / Page</b>	OR 154/2601	<b>Executed:</b> 5/10/2004	<b>Recorded:</b> 5/13/2004
<b>Notes:</b>	<p>Conveys grantor's interest in subject property being described as follows:</p> <p>Being a part of the NE 1/4 of Section 14, T11, R5 containing 1.327 acres, more or less. There is reserved the right to use, in common with the Grantor and others, a 20-foot driveway laying North and West of and adjoining the Southerly and Easterly line of the above described tract, for ingress and egress to adjoining property.</p> <p>Excepting and reserving all oil, gas and minerals and mining rights together with such surface rights as may be reasonably be necessary to extract and remove same, but surface rights shall not include the right to strip mine or open pit mine the premises.</p>		

<b>Deed Information:</b>	<b>Type:</b> Quit-Claim Deed	Tracts 1 & 2 Chain	
<b>Grantee:</b>	Michael J. Blanc		
<b>Grantor:</b>	Sandra M. Blanc, married		
<b>Book / Page</b>	OR 80/923	<b>Executed:</b> 3/27/2000	<b>Recorded:</b> 3/27/2000
<b>Notes:</b>	<p>Conveys grantor's interest in two tracts of land being described as follows:</p> <p>Parcel 1: Being a part of the NW 1/4 of Section 8, T11, R5 containing 8.459 acres, more or less.</p> <p>Parcel 2: Being a part of the NE 1/4 of Section 14, T11, R5 containing 37.365 acres, more or less. There is also conveyed the right to uses a 20-foot wide tract of land to be used in common with others for the purposes of ingress and egress.</p> <p>Excepting and reserving all oil, gas and minerals not heretofore conveyed, together with such surface rights as may be reasonably necessary to extract and remove the same; provided, however, such rights shall not include the right to remove minerals by the strip mining or open pit method.</p> <p>Pursuant to Divorce Case - DR 2000-0579 Harrison County Clerk of Courts Sandra Blanc vs. Michael Blanc</p>		

<b>Deed Information:</b>	<b>Type:</b> Survivorship Deed	Tracts 1 & 2 Chain	
<b>Grantee:</b>	Michael J. Blanc and Sandra M. Blanc, husband and wife, JTWROS		
<b>Grantor:</b>	Michael J. Blanc, married		
<b>Book / Page</b>	OR 70/529	<b>Executed:</b> 8/23/1999	<b>Recorded:</b> 8/26/1999
<b>Notes:</b>	<p>Conveys grantor's interest in two tracts of land being described as follows:</p> <p>Parcel 1: Being a part of the NW 1/4 of Section 8, T11, R5 containing 8.459 acres, more or less.</p> <p>Parcel 2: Being a part of the NE 1/4 of Section 14, T11, R5 containing 37.365 acres, more or less. There is also conveyed the right to uses a 20-foot wide tract of land to be used in common with others for the purposes of ingress and egress.</p> <p>Excepting and reserving all oil, gas and minerals not heretofore conveyed, together with such surface rights as may be reasonably necessary to extract and remove the same; provided, however, such rights shall not include the right to remove minerals by the strip mining or open pit method.</p>		

<b>Deed Information:</b>	<b>Type:</b> Warranty Deed	Tracts 1 & 2 Chain	
<b>Grantee:</b>	Michael J. Blanc		
<b>Grantor:</b>	Robert L. Albaugh, husband of Nancy L. Albaugh		
<b>Book / Page</b>	OR 18/324	<b>Executed:</b> 5/26/1995	<b>Recorded:</b> 5/26/1995
<b>Notes:</b>	<p>Conveys grantor's interest in two tracts of land being described as follows:</p> <p>Parcel 1: Being a part of the NW 1/4 of Section 8, T11, R5 containing 8.459 acres, more or less.</p> <p>Parcel 2: Being a part of the NE 1/4 of Section 14, T11, R5 containing 37.365 acres, more or less. There is also conveyed the right to uses a 20-foot wide tract of land to be used in common with others for the purposes of ingress and egress.</p> <p>Excepting and reserving all oil, gas and minerals not heretofore conveyed, together with such surface rights as may be reasonably necessary to extract and remove the same; provided, however, such rights shall not include the right to remove minerals by the strip mining or open pit method.</p>		

<b>Deed Information:</b>	<b>Type:</b> Warranty Deed	Tract 3 Chain	
<b>Grantee:</b>	Robert E. Brown and Marjorie A. Brown, husband and wife		
<b>Grantor:</b>	James A. Haney and Martha Haney, husband and wife		
<b>Book / Page</b>	DV 219/55	<b>Executed:</b> 4/17/1986	<b>Recorded:</b> 4/18/1986
<b>Notes:</b>	<p>Conveys grantor's interest in subject property being described as follows:</p> <p>Being a part of the NE 1/4 of Section 14, T11, R5 containing 1.327 acres, more or less. There is reserved the right to use, in common with the Grantor and others, a 20-foot driveway laying North and West of and adjoining the Southerly and Easterly line of the above described tract, for ingress and egress to adjoining property.</p> <p>Excepting and reserving all oil, gas and minerals and mining rights together with such surface rights as may be reasonably be necessary to extract and remove same, but surface rights shall not include the right to strip mine or open pit mine the premises.</p>		

<b>Deed Information:</b>	<b>Type:</b> Warranty Deed	Tract 3 Chain	
<b>Grantee:</b>	James A. Haney and Martha Haney, husband and wife		
<b>Grantor:</b>	Raymond Rayner and Virginia Rayner, husband and wife		
<b>Book / Page</b>	DV 204/522	<b>Executed:</b> 7/31/1981	<b>Recorded:</b> 8/6/1981
<b>Notes:</b>	<p>Conveys grantor's interest in subject property being described as follows:</p> <p>Being a part of the NE 1/4 of Section 14, T11, R5 containing 1.327 acres, more or less. There is reserved the right to use, in common with the Grantor and others, a 20-foot driveway laying North and West of and adjoining the Southerly and Easterly line of the above described tract, for ingress and egress to adjoining property.</p> <p>Excepting and reserving all oil, gas and minerals and mining rights together with such surface rights as may be reasonably be necessary to extract and remove same, but surface rights shall not include the right to strip mine or open pit mine the premises.</p>		

<b>Deed Information:</b>	<b>Type:</b> Warranty Deed	Tract 3 Chain	
<b>Grantee:</b>	Raymond Rayner and Virginia Rayner		
<b>Grantor:</b>	Robert L. Albaugh and Nancy L. Albaugh, his wife		
<b>Book / Page</b>	DV 183/386	<b>Executed:</b> 7/30/1975	<b>Recorded:</b> 8/11/1975
<b>Notes:</b>	<p>Conveys grantor's interest in subject property being described as follows:  Being a part of the NE 1/4 of Section 14, T11, R5 containing 1.327 acres, more or less. There is reserved the right to use, in common with the Grantor and others, a 20-foot driveway laying North and West of and adjoining the Southerly and Easterly line of the above described tract, for ingress and egress to adjoining property.  Excepting and reserving all oil, gas and minerals and mining rights together with such surface rights as may be reasonably be necessary to extract and remove same, but surface rights shall not include the right to strip mine or open pit mine the premises.</p>		

<b>Deed Information:</b>	<b>Type:</b> Warranty Deed	Tracts 1, 2, & 3 Chains	
<b>Grantee:</b>	Robert L. Albaugh		
<b>Grantor:</b>	Robert Fleagane, unmarried		
<b>Book / Page</b>	DV 154/585	<b>Executed:</b> 11/2/1965	<b>Recorded:</b> 11/22/1965
<b>Notes:</b>	<p>Conveys grantor's interest in 2 tracts of land being described as follows:  First Tract: Being part of the NE 1/4 of Section 14, T11, R5 containing 41.95 acres, Excepting and reserving all oil, gas and minerals and mining rights together with such surface rights as may be reasonably be necessary to extract and remove same, but surface rights shall not include the right to strip mine or open pit mine the premises.</p> <p>Second Tract: Being part of the NW 1/4 of Section 8, T11, R5 containing 10.26 acres, more or less, Excepting and reserving all oil, gas and minerals and mining rights together with such surface rights as may be reasonably be necessary to extract and remove same, but surface rights shall not include the right to strip mine</p>		