

Client: Versatile Name: Franco **VERSATILE SERVICES, LTD.**  
 Order No: 1007 Lexington County: Richland Phone: 419-524-5538 • Fax: 419-524-5938  
 Search Type: Comm. Current Effective Date: 3-12-03 @8:00am. Recorder's Cert. Date: 2-21-03  
**Abstract of Title Report**

**TITLE VESTING**

Buyer's Name: N/A Checked for Liens:   
 Title Vested In: Franco Real Estate Holdings Ltd.  
 Grantor: David R. Sharrock & Doris A. Sharrock H/W  
 OR Volume: 846 Page: 140 Dated: 10-11-00 Filed: 10-17-00 @ 9:48am  
 Instrument: W.D. Note: \_\_\_\_\_

**LEGAL**

1. "X" to "X" at Vol/Pg 846/140 Save & Except "A" to "A" at V/P \_\_\_\_\_ and V/P \_\_\_\_\_  
 2. "X" to "X" at Vol/Pg \_\_\_\_\_ "A" to "A" at V/P \_\_\_\_\_ and V/P \_\_\_\_\_  
 3. "X" to "X" at Vol/Pg \_\_\_\_\_ "A" to "A" at V/P \_\_\_\_\_ and V/P \_\_\_\_\_  
 Tax Map Approval is Acceptable: \_\_\_\_\_ Conditional: \_\_\_\_\_ Not Acceptable: \_\_\_\_\_ N/A:   
 Frontage: YES  NO  Note: Plat V. 13, Pg 5, 40' B.S.L. Along Lexington Ave, FKA Lot 234 Re-Numbered @ Misc. Vol. 5, Pg. 374

**TAX DATA**

Tax Year: 02

1. Name: Franco Real Estate Holdings, Ltd.  
 Property Address: 1007 Lexington Ave. Mansfield, OH  
 PPN: 027-07-100-05-000 Taxing District: Mansfield City Mansfield CSD  
 Rng. \_\_\_\_\_ Twp. \_\_\_\_\_ Sec. \_\_\_\_\_ Qtr. \_\_\_\_\_ Acreage/Lot No. #12374 W. Pt. \*  

1st 1/2	Due	Paid	Lien	Del.	Pen. & Int.	Assessed Valuations
<u>523.10</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>2</u>	Land: <u>6260</u>
<u>523.10</u>	<input type="checkbox"/>	<input type="checkbox"/>	<u>5</u>	<input type="checkbox"/>	<u>2</u>	Building: <u>11440</u>
Special Assessment for: _____ Project No.: <u>2</u>						Total: <u>17700</u>
<u>2</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>2</u>	
<u>2</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>-</u>	

 Delinquency from Prior Years: 2 **TOTAL TAX DUE: 523.10**  
 Reductions per year CAUV: 2 (Recoupment: \_\_\_\_\_) Homestead: \_\_\_\_\_  
 Note: \* 60' x 125'

**ENCUMBRANCES AND LIENS**

Instrument: Mortgage OR Volume: 1027 Page: 415  
 To: The Huntington National Bank  
 From: Franco Real Estate Holdings, Ltd., an Ohio  
 Dated: 2-28-02 Filed: 3-1-02 @ 12:57 PM In the Amount of: \$76,000.00  
 Note: - Domestic Limited Liability Company

Instrument: Assignment of Rents OR Volume: 1027 Page: 422  
 To: The Huntington National Bank  
 From: Franco Real Estate Holdings, Ltd., -  
 Dated: 2-28-02 Filed: 3-1-02 @ 12:57 PM In the Amount of: 76,000.00  
 Note: \_\_\_\_\_

Instrument: \_\_\_\_\_ Volume: \_\_\_\_\_ Page: \_\_\_\_\_  
 To: \_\_\_\_\_  
 From: \_\_\_\_\_  
 Dated: \_\_\_\_\_ Filed: \_\_\_\_\_ @ \_\_\_\_\_ In the Amount of: \_\_\_\_\_  
 Note: \_\_\_\_\_

Notes: \_\_\_\_\_

No. of pages contained in this report: 3 Examiner: TLO  
 Exam Fee: 90.00 Copy Charges: \_\_\_\_\_ Fax Charges: \_\_\_\_\_ Misc. Charges: \_\_\_\_\_  
 Reason for additional Charge: \_\_\_\_\_



O.R. 846 PAGE 0140

(X)

EXHIBIT "A"

Situated in the City of Mansfield, County of Richland and State of Ohio:

Being the westerly 125 feet of Lot Number 12374 of the consecutively numbered lots in said City, said lot also being Lot No. 264 in South Boulevards as recorded in Plat Book 13, page 5 of Richland County Records, and more particularly described as follows:

Beginning at an iron pin found in the southwest corner of said Lot No. 12374, said point being in the easterly right of way line of Lexington Avenue; thence North 35 deg 11 min 35 sec east along said right of way line also being the westerly line of said lot a distance of 60.0 feet to an iron pin found in the northwest corner of said lot; thence south 54 deg 48 min 25 sec East along the northerly line of said lot a distance of 125.0 feet to an iron pin set; thence south 35 deg 11 min 35 sec west and parallel with the easterly right of way line of Lexington Avenue a distance of 60.0 feet to an iron pin set in the southerly line of said lot; thence north 54 deg 48 min 25 sec west along said southerly line a distance of 125.0 feet to the place of beginning and containing 7,500 square feet, but subject to all legal highways and easements of record.

(X)

TRANSFER APPROVED  
RICHLAND COUNTY  
TAX MAP OFFICE  
10-16-00  
RECORDED DATE

200000019111  
Filed for Record in  
RICHLAND COUNTY, OH  
SARAH M. DAVIS  
On 10-17-2000 At 09:48 am.  
RCED 14.00  
OR Book 846 Page 139 - 140

200000019111  
VERSATITLE  
1007 LEXINGTON AVE  
MANSFIELD, OH 44907