



LIEN SEARCH Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|-------------------------------------|---------------|--------------------|
| FILE/ORDER NUMBER: | LL-FBR-01893 | PRODUCT NAME: | LIEN SEARCH REPORT |
| BORROWER NAME(S) | ANTHONY GERSTNER AND TAMMY GERSTNER | | |
| PROPERTY ADDRESS: | 789 CHESTNUT AVE, SIDNEY, OH 45365 | | |
| CITY, STATE AND COUNTY: | SIDNEY, OHIO (OH) AND SHELBY | | |

SEARCH INFORMATION

| | | | |
|--------------------------|--|-----------------|------------|
| SEARCH DATE: | 04/07/2025 | EFFECTIVE DATE: | 04/04/2025 |
| NAME(S) SEARCHED: | ANTHONY GERSTNER, TONY GERSTNER AND TAMMY GERSTNER | | |
| ADDRESS/PARCEL SEARCHED: | 789 CHESTNUT AVE, SIDNEY, OH 45365/01-1836332.079 | | |

ASSESSMENT INFORMATION

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

CURRENT OWNER VESTING

ANTHONY W. GERSTNER AND TAMMY A. GERSTNER, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

VESTING DEED

| | | | |
|----------------|-------------------|----------------|--|
| DEED TYPE: | SURVIVORSHIP DEED | GRANTOR: | ANTHONY W. GERSTNER (AKA TONY GERSTNER) AND TAMMY A. GERSTNER (AKA TAMMY GERSTNER), HUSBAND AND WIFE |
| DATED DATE: | 12/05/2008 | GRANTEE: | ANTHONY W. GERSTNER AND TAMMY A. GERSTNER, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM |
| BOOK/PAGE: | 1708/314 | RECORDED DATE: | 12/08/2008 |
| INSTRUMENT NO: | 200800007137 | | |
| COMMENTS: | | | |

CURRENT TAXES

| FIRST INSTALLMENT | | SECOND INSTALLMENT | |
|-------------------|------------|--------------------|-------------------------------|
| TAX YEAR: | 2024 | TAX YEAR: | 2024 |
| TAX AMOUNT: | \$1,028.46 | TAX AMOUNT: | \$1,028.46 |
| TAX STATUS: | PAID | TAX STATUS: | PARTIALLY PAID (\$333.60 DUE) |
| DUE DATE: | | DUE DATE: | |
| DELINQUENT DATE: | | DELINQUENT DATE: | |

VOLUNTARY LIENS

SECURITY INSTRUMENT

| | | | |
|----------------|---|------------------------|-------------|
| DOC NAME | OPEN-END MORTGAGE | AMOUNT: | \$50,000.00 |
| DATED DATE: | 04/17/2020 | RECORDED DATE | 04/22/2020 |
| INSTRUMENT NO: | 202000002136 | BOOK/PAGE: | 2217/446 |
| OPEN/CLOSED: | OPEN | SUBJECT LIEN (YES/NO): | YES |
| BORROWER: | ANTHONY W GERSTNER AND TAMMY A GERSTNER | | |
| LENDER: | MUTUAL FEDERAL, A DIVISION OF FIRST BANK RICHMOND | | |
| TRUSTEE: | N/A | | |
| COMMENTS: | | | |

FOR PREAMBLE

| | |
|-----------------------|----------------|
| CITY/TOWNSHIP/PARISH: | CITY OF SIDNEY |
|-----------------------|----------------|

ADDITIONAL NOTES

LEGAL DESCRIPTION

SITUATE IN THE CITY OF SIDNEY, COUNTY OF SHELBY AND STATE OF OHIO.

BEING LOT NUMBER FIVE THOUSAND EIGHT HUNDRED SIXTY TWO (5862) IN SAID CITY, COUNTY AND STATE AS SHOWN ON THE PLAT RECORDED AT PLAT VOLUME 23, PAGE 585, SHELBY COUNTY, OHIO.

THE ABOVE REAL ESTATE BEING FORMERLY DESCRIBED AS:

SITUATE IN THE CITY OF SIDNEY, COUNTY OF SHELBY AND STATE OF OHIO.

BEING THE EAST HALF OF THE FOLLOWING DESCRIBED PREMISES, TO-WIT:

BEGINNING AT A POINT ON THE WEST LINE OF OUTLOT NUMBER ONE HUNDRED FIVE (105) IN THE CITY OF SIDNEY, IN SAID COUNTY AND STATE AND ON THE EAST LINE OF FORAKER AVENUE IN SAID CITY, THREE HUNDRED SIXTEEN (316) FEET AND SEVEN AND ONE-HALF (7-1/2) INCHES SOUTH OF THE NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH WITH THE EAST LINE OF FORAKER AVENUE ON SAID OUTLOT NO. 105 AND

OUTLOT NO. 106 IN SAID CITY TO A POINT NINETY-EIGHT (98) FEET AND TWO AND ONE-HALF (2-1/2) INCHES SOUTH OF SAID STARTING POINT (SAID FORAKER AVENUE TO BE EXTENDED); THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID OUTLOT NO. 106 TO THE EAST LINE THEREOF; THENCE NORTH WITH SAID EAST LINE OF OUTLOTS NO. 105 AND NO. 106, NINETY-EIGHT (98) FEET AND TWO AND ONE-HALF (2-1/2) INCHES; THENCE


WEST PARALLEL WITH THE NORTH LINE OF SAID OUTLOT NO. 106 TO THE WEST LINE OF OUTLOT NO. 105 AND THE PLACE OF BEGINNING, EXCEPTING FROM SAID DESCRIBED PREMISES, FORTY-FIVE (45) FEET OFF OF THE SOUTH SIDE THEREOF, CONVEYED TO ANTHONY CATANZARO BY DEED DATED MARCH 5, 1930 AND RECORDED IN VOLUME 120, PAGE 7 OF THE DEED RECORDS OF SHELBY COUNTY, OHIO.

ALSO, BEING FOUR (4) FEET OFF OF THE SOUTH SIDE OF INLOT NUMBER TWO THOUSAND ONE HUNDRED SEVENTY-FIVE (2175) IN THE CITY OF SIDNEY, SHELBY COUNTY, OHIO; PART OF WHAT WAS FORMERLY KNOWN AS OUTLOT NUMBER ONE HUNDRED FIVE (105) IN SIDNEY, SHELBY COUNTY, OHIO.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN VOLUME 139, PAGE 329 OF THE DEED RECORDS OF SHELBY COUNTY, OHIO.

SEE VOLUME 226, PAGE 819 OF THE DEED RECORDS OF SHELBY COUNTY, OHIO.

| |
|--|
| <div>2024</div> <div>▼</div> |
| Summary |
| Tax |
| Transfers2 |
| Surveys1 |
| History1 |
| Payment History98 |
| Value History |
| CAUV Soil Breakdown |
| Land1 |
| Commercial Buildings |
| Dwellings1 |
| Other Improvements1 |
| Sketch1 |
| Levy Distribution |
| Tax Estimator |
| Map this Parcel <div>↗</div> |
| Tax Card <div>↗</div> |



Parcel Number

01-1836332.079

Owner


GERSTNER ANTHONY W & TAMMY A

Legal Description

LOT 5862
GERSTNER PLAT
020-18-36-332-079

Location

789 CHESTNUT AVE
SIDNEY OH 45365



Acres

0.0000

Property

Tax District

01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD

School District

SIDNEY CSD

Neighborhood

00127-FAIR RD TO LINCOLN - CHASE TO WALNUT ZONE

Subdivision

Map Number

Routing Number

CD Year

Deed

Legal Description

LOT 5862 GERSTNER PLAT 020-18-36-332-079

Acres

0.0000

Date Sold

12/08/2008

Sales Amount

0.00

Volume / Page

1708 / 314

Owner

Contact

GERSTNER ANTHONY W & TAMMY A
789 CHESTNUT AVE
SIDNEY OH 45365

Owner Name

ANTHONY W GERSTNER & TAMMY A GERSTNER

Taxpayer

Contact

GERSTNER ANTHONY W & TAMMY A
789 CHESTNUT AVE
SIDNEY OH 45365

Values

Land Use




510-SINGLE FAMILY DWELLING

Tentative Values Available

| | | |
|-------------|-----------|----------|
| | Appraised | Assessed |
| Land | 23,600 | 8,260 |
| Improvement | 145,840 | 51,040 |
| Total | 169,440 | 59,300 |
| CAUV (N) | 0 | 0 |

| | | |
|---------------------|-----------|----------|
| | Appraised | Assessed |
| Homestead (N) | 0 | 0 |
| Owner Occupancy (Y) | 152,810 | 53,480 |
| Taxable | 169,440 | 59,300 |



Current Charges

| | | |
|---|--|---|
| Full Rate  | Effective Rate  | Qualifying Rate  |
| 61.400000 | 39.334104 | 37.929675 |

| | | | |
|---------|------------|----------|----------|
| | Prior | First | Second |
| Tax | 0.00 | 1,028.46 | 1,028.46 |
| Special | 0.00 | 10.41 | 10.41 |
| Total | 0.00 | 1,038.87 | 1,038.87 |
| Paid | 0.00 | 1,038.87 | 705.27 |
| Due | 0.00 | 0.00 | 333.60 |
| Due On | 07/20/2025 | | |

Adding on? [Try our tax estimator.](#)

| | | |
|-------------------------------|----------------------------|--------|
| Future Charges ? | | |
| Type | Description | Amount |
| Special Assessments | 081 SIDNEY LIGHTING-01-16 | 19.82 |
| Special Assessments | 464 MIAMI CONSERVANCY DIST | 1.00 |

| |
|---|
| <div>2024</div> <div>▼</div> |
| Summary |
| Tax |
| Transfers 2 |
| Surveys 1 |
| History 1 |
| Payment History 98 |
| Value History |
| CAUV Soil Breakdown |
| Land 1 |
| Commercial Buildings |
| Dwellings 1 |
| Other Improvements 1 |
| Sketch 1 |
| Levy Distribution |
| Tax Estimator |
| Map this Parcel  |
| Tax Card  |

| | | | | |
|---|--|--|--|------------------------|
|  | Parcel Number 01-1836332.079 | Legal Description LOT 5862 GERSTNER PLAT 020-18-36-332-079 | Location  789 CHESTNUT AVE SIDNEY OH 45365 | Acres 0.0000 |
| | Owner GERSTNER ANTHONY W & TAMMY A | | | |
| | | | | |

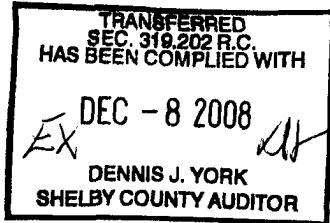
| Current Taxes | | | | |
|--------------------------------|-------|----------|----------|------------|
| | Prior | First | Second | Total |
| Gross | 0.00 | 1,820.57 | 1,820.57 | 3,641.14 |
| Credit | 0.00 | (654.27) | (654.27) | (1,308.54) |
| Non-Business Credit | 0.00 | (112.48) | (112.48) | (224.96) |
| Homestead | 0.00 | 0.00 | 0.00 | 0.00 |
| Owner-Occupancy Credit | 0.00 | (25.36) | (25.36) | (50.72) |
| Total Real Property Taxes | 0.00 | 1,028.46 | 1,028.46 | 2,056.92 |
| 081-SIDNEY LIGHTING-01-16 | 0.00 | 9.91 | 9.91 | 19.82 |
| 464-MIAMI CONSERVANCY DIST | 0.00 | 0.50 | 0.50 | 1.00 |
| Total Special Assessment Taxes | 0.00 | 10.41 | 10.41 | 20.82 |
| Real Property Tax Penalty | 0.00 | 0.00 | 0.00 | 0.00 |
| Special Assessment Penalties | 0.00 | 0.00 | 0.00 | 0.00 |
| Real Property Tax Interest | 0.00 | 0.00 | 0.00 | 0.00 |
| Special Assessment Interests | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Taxes | 0.00 | 1,038.87 | 1,038.87 | 2,077.74 |
| Collected | 0.00 | 1,038.87 | 705.27 | 1,744.14 |
| Refunded | 0.00 | 0.00 | 0.00 | 0.00 |
| Unpaid | 0.00 | 0.00 | 333.60 | 333.60 |

| Future Charges  | | |
|--|----------------------------|--------|
| Type | Description | Amount |
| Special Assessments | 081 SIDNEY LIGHTING-01-16 | 19.82 |
| Special Assessments | 464 MIAMI CONSERVANCY DIST | 1.00 |



BK: 1708 PG: 314

200800007137
Filed for Record in
SHELBY CO OHIO
JODI L SIEGEL
12-08-2008 At 04:16 pm.
SURV DEED 28.00
OR Book 1708 Page 314 - 315



SURVIVORSHIP DEED

ANTHONY W. GERSTNER (aka Tony Gerstner) and TAMMY A. GERSTNER (aka Tammy Gerstner), husband and wife, Grantors, for valuable consideration paid, grant with general warranty covenants, to **ANTHONY W. GERSTNER and TAMMY A. GERSTNER**, Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address is 789 Chestnut Avenue, Sidney, OH 45365, the following real property: Situated in the County of Shelby, in the State of Ohio, and in the City of Sidney:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF REAL ESTATE.

SUBJECT TO TAXES AND ASSESSMENTS CURRENTLY A LIEN ON SAID PREMISES, ALL OF WHICH GRANTEES ASSUME AND AGREE TO PAY COMMENCING WITH THE February, 2009, INSTALLMENT, AND ALL THEREAFTER.

Prior Instrument Reference: Volume 226, Page 819, of the Deed Records of Shelby County, Ohio. ANTHONY W. GERSTNER and TAMMY A. GERSTNER, husband and wife, Grantors, release all rights of dower therein.

Signed this 5th day of December, 2008.

ANTHONY W. GERSTNER

TAMMY A. GERSTNER

STATE OF OHIO
COUNTY OF SHELBY / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named ANTHONY W. GERSTNER (aka Tony Gerstner) and TAMMY A. GERSTNER (aka Tammy Gerstner), husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal this 5th day of December, 2008.

Notary Public



PAULA J. BARHORST, Notary Public
State of Ohio
My Commission Expires March 9, 2009

This instrument prepared by: FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, Courtview Center-Suite 300, 100 South Main Avenue, Sidney, OH 45365.



Situate in the City of Sidney, County of Shelby and State of Ohio.

Being Lot Number Five Thousand Eight Hundred Sixty Two (5862) in said city, county and state as shown on the plat recorded at Plat Volume 23, Page 585, Shelby County, Ohio.

THE ABOVE REAL ESTATE BEING FORMERLY DESCRIBED AS:

Situate in the City of Sidney, County of Shelby and State of Ohio. 200800007137
JOHN GARMHAUSEN
PICK UP

Being the East half of the following described premises, to-wit:

Beginning at a point on the west line of Outlot Number One Hundred Five (105) in the City of Sidney, in said county and state and on the east line of Foraker Avenue in said City, Three Hundred Sixteen (316) feet and Seven and One-half (7-1/2) inches South of the Northwest corner of said outlot; thence South with the East line of Foraker Avenue on said Outlot No. 105 and Outlot No. 106 in said City to a point Ninety-eight (98) feet and Two and One-half (2-1/2) inches South of said starting point (said Foraker Avenue to be extended); thence East parallel with the North line of said Outlot No. 106 to the East line thereof; thence North with said East line of Outlots No. 105 and No. 106, Ninety-eight (98) feet and Two and One-half (2-1/2) inches; thence West parallel with the North line of said Outlot No. 106 to the West line of Outlot No. 105 and the place of beginning, EXCEPTING from said described premises, Forty-five (45) feet off of the South side thereof, conveyed to Anthony Catanzaro by deed dated March 5, 1930 and recorded in Volume 120, Page 7 of the Deed Records of Shelby County, Ohio.

ALSO, being Four (4) feet off of the South side of Inlot Number Two Thousand One Hundred Seventy-five (2175) in the City of Sidney, Shelby County, Ohio; part of what was formerly known as Outlot Number One Hundred Five (105) in Sidney, Shelby County, Ohio.

Being the same premises conveyed by deed recorded in Volume 139, Page 329 of the Deed Records of Shelby County, Ohio.

See Volume 226, Page 819 of the Deed Records of Shelby County, Ohio.

SUBJECT TO LEGAL HIGHWAYS, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

DESCRIPTION APPROVED
SHELBY COUNTY ENGINEER
BY: *BAH* DATE: 12-8-08

**DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE, GUARDIAN, RECEIVER OR
COMMISSIONER***

W.
Arthur/Kaser, (1) Guardian of Mary E. Kaser

by the power conferred by Shelby County County Common Pleas Court, Probate Division
and every other power, for one (1) dollars paid,

grants, with fiduciary covenants, to Tony Gerstner and Tammy Gerstner, husband and
wife, for their joint lives, remainder to the survivor of them
whose tax-mailing address is 789 Chestnut Street, Sidney, Ohio

the following **REAL PROPERTY**: Situated in the County of Shelby in the State
of Ohio and in the City of Sidney (2)
Situate in the City of Sidney, County of Shelby and State of Ohio.

Being the East half of the following described premises, to-wit:

Beginning at a point on the west line of Outlot Number One Hundred Five
(105) in the City of Sidney, in said county and state and on the east line
of Foraker Avenue in said City, Three Hundred Sixteen (316) feet and Seven
and One-half ($7\frac{1}{2}$) inches South of the Northwest corner of said outlot; thence
South with the East line of Foraker Avenue on said outlot No. 105 and outlot No.
106 in said City to a point Ninety-eight (98) feet and Two and One-half ($2\frac{1}{2}$)
inches South of said starting point (said Foraker Avenue to be extended); thence
East parallel with the North line of said Outlot No. 106 to the East line thereof;
thence North with said East line of Outlots No. 105 and No. 106, Ninety-eight
(98) feet and two and One-half ($2\frac{1}{2}$) inches; thence West parallel with the North
line of said Outlot No. 106 to the west line of Outlot No. 105 and the place of/Cont'd
Prior Instrument Reference: Vol. 160 Page 131 of the Deed Records of Shelby on re-
County, Ohio. verse
side.

Witness his hand(s) this 15 day of NOVEMBER, 1977.

Signed and acknowledged in the presence of:

Chapman Williams
WITNESS
John D. Schmitt
WITNESS

Arthur W. Kaser (3)
Arthur W. Kaser, Guardian of Mary
E. Kaser

State of Ohio

County of

Shelby

ss.

BE IT REMEMBERED, That on this 15 Day of NOVEMBER, 1977, before me,
the subscriber, a Notary Public in and for said county, personally came,
Arthur Kaser, Guardian of Mary E. Kaser the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be his voluntary act
and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal
on this day and year aforesaid. Garmhausen, Kerrigan, Elsass, Lewis & Co., L.P.A.
Sidney, Ohio

This Instrument was prepared by _____

John D. Schmitt
Notary Public, State of Ohio
Commission Expires
Pursuant to Sec. 147.03 O.R.C.

1. Executor of the Will of, Administrator of the Estate of, Trustee under, Guardian of, Receiver of, Commissioner.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in Accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

105185

FIDUCIARY DEED

FROM

Arthur W. Kaser

TO

Tony Gerstner
and

Tammy Gerstner

Witnessed 11/15/77

~~Attest~~
Noted 11/15/77
Has been compared with 226 page 819

STATE OF OHIO, SHELBY COUNTY, SS:

Presented for Record on the 15 day
of Feb 19 78 at Cincinnati OH in
Recorded November 1977
in Deed Vol. No. 226 page 819

James S. Kiser 50.

County Recorder

Citizens

beginning, excepting from said described premises, Forty-five (45) feet off of the South side thereof, conveyed to Anthony Catanzaro by deed dated March 5, 1930 and recorded in Volume 120, page 7 of the Deed Records of Shelby County, Ohio.

Also, Being Four (4) feet off of the South side of Inlot Number Two Thousand One Hundred Seventy-five (2175) in the City of Sidney, Shelby County, Ohio; part of what was formerly known as Outlot Number One Hundred Five (105) in Sidney, Shelby County, Ohio.

Being same premises conveyed by deed recorded in Volume 139, page 329 of the Deed Records of Shelby County, Ohio.

Instrument BOOK PAGE
202000002136 OR 2217 446

202000002136
Filed for Record in
SHELBY CO OHIO
JODI L SIEGEL
04-22-2020 At 10:59 am.
MORTGAGE 130.00
OR BOOK 2217 PAGE 446 - 459

Return To: Lending Department, First Bank Richmond, PO Box 937, Richmond, IN
47375-0937

OPEN-END MORTGAGE
(With Future Advance Clause)

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is April 17,
2020. The parties and their addresses are:

MORTGAGOR:


ANTHONY W GERSTNER
husband and wife
789 Chestnut Avenue
Sidney, OH 45365

TAMMY A GERSTNER
3010004153
789 Chestnut Avenue
Sidney, OH 45365

LENDER:

MUTUAL FEDERAL, A DIVISON OF FIRST BANK RICHMOND
Organized and existing under the laws of Indiana
PO Box 4217
121 S. Ohio Avenue
Sidney, OH 45365-4217

Anthony W Gerstner
Ohio **Mortgage**
IN/4XXLDAVIS00000000002166043N


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Initials _____
Page 1

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.

A. Line of Credit. "Line of Credit" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor does hereby grant, bargain, convey and mortgage to Lender, the following described property:

Situate in the City of Sidney, County of Shelby and State of Ohio.

Being Lot Number Five Thousand Eight Hundred Sixty Two (5862) in said city, county and state as shown on the plat recorded at Plat Volume 23, Page 585, Shelby County, Ohio.

THE ABOVE REAL ESTATE BEING FORMERLY DESCRIBED AS:
Situate in the City of Sidney, County of Shelby and State of Ohio.

Being the East half of the following described premises, to-wit:

Beginning at a point on the west line of Outlot Number One Hundred Five (105) in the City of Sidney, in said county and state and on the east line of Foraker Avenue in said City, Three Hundred Sixteen (316) feet and Seven and One-half (7-1/2) inches South of the Northwest corner of said outlot; thence South with the East line of Foraker Avenue on said Outlot No. 105 and Outlot No. 106 in said City to a point Ninety-eight (98) feet and Two and One-half (2-1/2) inches South of said starting point (said Foraker Avenue to be extended); thence East parallel with the North line of said Outlot No. 106 to the East line thereof; thence North with said East line of Outlots No. 105 and No. 106, Ninety-eight (98) feet and Two and One-half (2-1/2) inches; thence West parallel with the North line of said Outlot No. 106 to the West line of Outlot No. 105 and the place of beginning, EXCEPTING from said described premises, Forty-five (45) feet off the South side thereof, conveyed to Anthony Catanzaro by deed dated March

Anthony W Gerstner
Ohio **Mortgage**

IN/4XXLDAVIS00000000002166043N

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Page 2

5, 1930 and recorded in Volume 120, Page 7 of the Deed Records of Shelby County, Ohio.

ALSO, being Four (4) feet off of the South side of Inlot Number Two Thousand One Hundred Seventy-five (2175) in the City of Sidney, Shelby County, Ohio; part of what was formerly known as Outlot Number One Hundred Five (105) in Sidney, Shelby County, Ohio.

Being the same premises conveyed by deed recorded in Volume 139, Page 329 of the Deed Records of Shelby County, Ohio.

See Volume 226, Page 819 of the Deed Records of Shelby County, Ohio.

SUBJECT TO LEGAL HIGHWAYS, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

Parcel ID Number: 01-18-36-332-079

The property is located in Shelby County at 789 Chestnut Avenue, Sidney, Ohio 45365.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$50,000.00. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. SECURED DEBTS AND FUTURE ADVANCES. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

Anthony W Gerstner

Ohio Mortgage

IN/4XXLDAVIS00000000002166043N

TLC TG

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Initials _____

Page 3

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 3100111744, dated April 17, 2020, from Mortgagor to Lender, with a maximum credit limit of \$50,000.00, with an interest rate of 4.750 percent per year and maturing on April 25, 2025.

B. Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

C. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

5. LIMITATIONS ON CROSS-COLLATERALIZATION. The cross-collateralization clause on any existing or future loan, but not including this Line of Credit, is void and ineffective as to this Line of Credit, including any extension or refinancing.

The Line of Credit is not secured by a previously executed security instrument if a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. The Line of Credit is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Real Estate Settlement Procedures Act, (Regulation X), that are required for loans secured by the Property or if, as a result, the other debt would become subject to Section 670 of the John Warner National Defense Authorization Act for Fiscal Year 2007.

The Line of Credit is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act, (Regulation Z), that are required for loans secured by the Property.

Anthony W Gerstner

Ohio **Mortgage**

IN/4XXLDAVIS00000000002166043N

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Initials _____

Page 4

6. PAYMENTS. Mortgagor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Security Instrument.

7. WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

8. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

- A. To make all payments when due and to perform or comply with all covenants.
- B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
- C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

9. CLAIMS AGAINST TITLE. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

10. DUE ON SALE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law, as applicable.

11. WARRANTIES AND REPRESENTATIONS. Mortgagor has the right and authority to enter into this Security Instrument. The execution and delivery of this Security

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Instrument will not violate any agreement governing Mortgagor or to which Mortgagor is a party.

12. PROPERTY CONDITION, ALTERATIONS, INSPECTION, VALUATION AND APPRAISAL. Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor will not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims, and actions against Mortgagor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time and frequency for the purpose of inspecting, valuating, or appraising the Property. Lender will give Mortgagor notice at the time of or before an on-site inspection, valuation, or appraisal for on-going due diligence or otherwise specifying a reasonable purpose. Any inspection, valuation or appraisal of the Property will be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection, valuation or appraisal for its own purpose, except as otherwise provided by law.

13. AUTHORITY TO PERFORM. If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

14. ASSIGNMENT OF LEASES AND RENTS. Mortgagor assigns, grants, bargains, conveys and mortgages to Lender as additional security all the right, title and interest in the following (Property): existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including any extensions, renewals, modifications or replacements (Leases); and rents,

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issues and profits (Rents). In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement. Mortgagor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default. Upon default, Mortgagor will receive any Rents in trust for Lender and Mortgagor will not commingle the Rents with any other funds. Mortgagor agrees that this Security Instrument is immediately effective between Mortgagor and Lender. As long as this Assignment is in effect, Mortgagor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants.

15. MORTGAGE COVENANTS. Mortgagor agrees that the covenants in this Security Instrument are material obligations under the Secured Debts and this Security Instrument. If Mortgagor breaches any covenant in this Security Instrument, Lender may refuse to make additional extensions of credit or may reduce the credit limit. By not exercising either remedy on Mortgagor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

16. DEFAULT. Mortgagor will be in default if any of the following events (known separately and collectively as an Event of Default) occur:

- A. Fraud.** Mortgagor engages in fraud or material misrepresentation in connection with the Secured Debts.
- B. Payments.** Any party obligated on the Secured Debts fails to make a payment when due.
- C. Property.** Any action or inaction occurs that adversely affects the Property or Lender's rights in the Property.

17. REMEDIES ON DEFAULT. In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debts and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default. In some instances, federal and state law will require Lender to provide

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Mortgagor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal will become immediately due and payable, after giving notice if required by law, upon the occurrence of an Event of Default or anytime thereafter.

The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it happens again.

18. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS. If Mortgagor breaches any covenant in this Security Instrument, Mortgagor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, valuating, appraising, preserving, or otherwise protecting the Property and Lender's security interest. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing, or protecting Lender's rights and remedies under this Security Instrument or any other document relating to the Secured Debts. Expenses include (unless prohibited by law) reasonable attorneys' fees, court costs, and other legal expenses. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Mortgagor. This Security Instrument will remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.

19. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means

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any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and will remain in full compliance with any applicable Environmental Law.
- C. Mortgagor will immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor will take all necessary remedial action in accordance with any Environmental Law.
- D. Mortgagor will immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

20. CONDEMNATION. Mortgagor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

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21. INSURANCE. Mortgagor agrees to keep the Property insured against the risks reasonably associated with the Property. Mortgagor will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Security Instrument. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Mortgagor may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld. All insurance policies and renewals shall include a standard "mortgage clause" (or "lender loss payable clause") endorsement that names Lender as "mortgagee" and "loss payee". If required by Lender, all insurance policies and renewals will also include an "additional insured" endorsement that names Lender as an "additional insured". If required by Lender, Mortgagor agrees to maintain comprehensive general liability insurance and rental loss or business interruption insurance in amounts and under policies acceptable to Lender. The comprehensive general liability insurance must name Lender as an additional insured. The rental loss or business interruption insurance must be in an amount equal to at least coverage of one year's debt service, and required escrow account deposits (if agreed to separately in writing).

Mortgagor will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Mortgagor's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Mortgagor will immediately notify Lender of cancellation or termination of insurance. If Mortgagor fails to keep the Property insured, Lender may obtain insurance to protect Lender's interest in the Property and Mortgagor will pay for the insurance on Lender's demand. Lender may demand that Mortgagor pay for the insurance all at once, or Lender may add the insurance premiums to the balance of the Secured Debts and charge interest on it at the rate that applies to the Secured Debts. This insurance may include lesser or greater coverages than originally required of Mortgagor, may be written by a company other than one Mortgagor would choose, and may be written at a higher rate than Mortgagor could obtain if Mortgagor purchased the insurance. Mortgagor acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on the purchase of this insurance.

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22. ESCROW FOR TAXES AND INSURANCE. Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.

23. WAIVERS. Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property. Mortgagor does hereby remise, release, and forever quitclaim all their right and title of dower in the Property to Lender.

24. OTHER TERMS. The following are applicable to this Security Instrument:

A. Line of Credit. The Secured Debts include a revolving line of credit provision. Although the Secured Debts may be reduced to a zero balance, this Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

B. No Action by Lender. Nothing contained in this Security Instrument shall require Lender to take any action.

25. APPLICABLE LAW. This Security Instrument is governed by the laws of Indiana, the United States of America, and to the extent required, by the laws of the jurisdiction where the Property is located, except to the extent such state laws are preempted by federal law.

26. JOINT AND SEVERAL LIABILITY AND SUCCESSORS. Each Mortgagor's obligations under this Security Instrument are independent of the obligations of any other Mortgagor. Lender may sue each Mortgagor severally or together with any other Mortgagor. Lender may release any part of the Property and Mortgagor will still be obligated under this Security Instrument for the remaining Property. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Mortgagor.

27. AMENDMENT, INTEGRATION AND SEVERABILITY. This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is effective unless made in writing. This Security Instrument and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Security Instrument is

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unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.

28. INTERPRETATION. Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Security Instrument.

29. NOTICE, ADDITIONAL DOCUMENTS AND RECORDING FEES. Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Mortgagor will be deemed to be notice to all Mortgagors. Mortgagor will inform Lender in writing of any change in Mortgagor's name, address or other application information. Mortgagor will provide Lender any other, correct and complete information Lender requests to effectively mortgage or convey the Property. Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording of this Security Instrument. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

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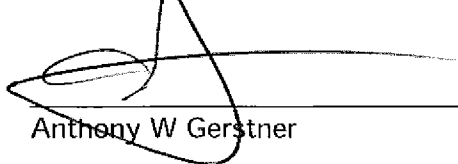
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SIGNATURES. By signing under seal, Mortgagor agrees to the terms and covenants contained in this Security Instrument. Mortgagor also acknowledges receipt of a copy of this Security Instrument.

MORTGAGOR:

 Date 4/17/2020 (Seal)
Anthony W Gerstner

 Date 4/17/2020 (Seal)
Tammy A Gerstner

Anthony W Gerstner
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ACKNOWLEDGMENT.

State OF Ohio, County OF Shelby ss.

This instrument was acknowledged before me this 17th day of April 2020 by Anthony W Gerstner , husband and wife, and Tammy A Gerstner , 3010004153.

My commission expires:

Jackie Davis
(Notary Public)



Jackie Davis
Notary Public, State of Ohio
My Commission Expires August 26, 2022

This instrument was prepared by Lending Department/Linda Davis, First Bank Richmond, PO Box 937, Richmond, IN 47375-0937

[Signature]

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Search Criteria: Search Type: All Names; Name: GERSTNER, TAMMY; Remove Non-AlphaNumeric Characters: true; Filter Results: One Row per Document
Displaying 1-44 of 44 Items

| Instrumentx | | Book / Page | Document Type | Name | | Other Name | | Recorded | Description | Marginal |
|-------------|--------------|-------------|---------------|------|----------------------|------------|------------------------|------------|---|-------------|
| 1. | 197700105185 | 0226 0819 | GUARD DEED | E | GERSTNER TAMMY | R | KASER MARY E | 11/15/1977 | Tsp:SIDNEY Lot:2175 Descr:PART LOT PIN: | |
| 2. | 124705 | 0246 0198 | MORTGAGE | R | GERSTNER TAMMY | E | BANK ONE SIDNEY NA | 03/16/1981 | Tsp:SIDNEY Lot:OL105 Descr:PT OUTLOT PIN: Tsp:SIDNEY Lot:2175 Descr:PT LOT PIN: Tsp:SIDNEY Lot:OL106 Descr:PT OUTLOT PIN: | 0038 / 0619 |
| 3. | 124798 | 0015 0689 | RELEASE | E | GERSTNER TAMMY | R | BANK ONE SIDNEY NA | 03/23/1981 | | 0234 / 0512 |
| 4. | 22744 | 0291 0425 | MORTGAGE | R | GERSTNER TAMMY | E | BANK ONE SIDNEY NA | 05/29/1987 | Tsp:SIDNEY Lot:2175 Descr:PT LOT PIN: | 0038 / 0618 |
| 5. | 34168 | 0307 0776 | MORTGAGE | R | GERSTNER TAMMY | E | BANK ONE SIDNEY NA | 12/28/1988 | Tsp:SIDNEY Lot:OL105 Descr:PART OUTLOT PIN: Tsp:SIDNEY Lot:OL106 Descr:PART OUTLOT PIN: Tsp:SIDNEY Lot:2175 Descr:PART LOT PIN: | |
| 6. | 34361 | 0038 0618 | RELEASE | E | GERSTNER TAMMY | R | BANK ONE SIDNEY NA | 01/06/1989 | | 0291 / 0425 |
| 7. | 34362 | 0038 0619 | RELEASE | E | GERSTNER TAMMY | R | BANK ONE SIDNEY NA | 01/06/1989 | | 0246 / 0198 |
| 8. | 34455 | 0038 0675 | RELEASE | E | GERSTNER TAMMY | R | BANK ONE SIDNEY NA | 01/12/1989 | | 0222 / 0799 |
| 9. | 198900040301 | 0321 0349 | MORTGAGE | R | GERSTNER TAMMY | E | BANK ONE SIDNEY NA | 11/07/1989 | Tsp:SIDNEY Lot:OL105 Descr:PART LOT \$68000 PIN: Tsp:SIDNEY Lot:OL106 Descr:PART LOT \$68000 PIN: Tsp:SIDNEY Lot:2175 Descr:PART LOT \$68000 PIN: | |
| 10. | 198900040517 | 0043 0340 | REL MTG | E | GERSTNER TAMMY | R | BANK ONE SIDNEY NA | 11/16/1989 | Tsp:SIDNEY Lot:OL105 Descr:PT OUTLOT MTG VOL 307 PG 776 PIN: Tsp:SIDNEY Lot:OL106 Descr:PT OUTLOT MTG VOL 307 PG 776 PIN: Tsp:SIDNEY Lot:2175 Descr:PT LOT MTG VOL 307 PG 776 PIN: | |
| 11. | 199300011399 | 0493 0131 | MORTGAGE | R | GERSTNER TAMMY A | E | BANC ONE MORTGAGE CORP | 12/28/1993 | Tsp:SIDNEY Lot:5862 Descr:\$66900 789 CHESTNUT AVE SIDNEY OH PIN: | |
| 12. | 199400000751 | 0098 0061 | REL MTG | E | GERSTNER TAMMY | R | BANK ONE SIDNEY NA | 01/27/1994 | Tsp:SIDNEY Lot:OL105 Descr:PT OUT LOT MTG VOL 321 PG 349 PIN: Tsp:SIDNEY Lot:OL106 Descr:PT OUT LOT MTG VOL 321 PG 349 PIN: Tsp:SIDNEY Lot:2175 Descr:PT LOT MTG VOL 321 PG 349 PIN: | |
| 13. | 199900004010 | 0753 0102 | MORTGAGE | R | GERSTNER TAMMY | E | FIRSTAR BANK NA | 04/26/1999 | Tsp:SIDNEY Lot:5862 Descr:\$15000 789 CHESTNUT AVE SIDNEY OHIO PIN: | |
| 14. | 199900008684 | 0206 0055 | ASSGN MTG | R | GERSTNER TAMMY A | E | HOMESIDE LENDING INC | 09/17/1999 | Tsp:SIDNEY Lot:5862 Descr:MTG VOL 493 PG 131 PIN: | |
| 15. | 199900010042 | 0782 0313 | MORTGAGE | R | GERSTNER TAMMY | E | FIRSTAR NA | 11/03/1999 | Tsp:SIDNEY Lot:2175 Descr:PT LOT \$20000 NO ADDRESS LISTED PIN: Tsp:SIDNEY Lot:OL105 Descr:PT OUTLOT \$20000 NO ADDRESS LISTED PIN: Tsp:SIDNEY Lot:OL106 Descr:PT OUTLOT \$20000 NO ADDRESS LISTED PIN: | |
| 16. | 199900010499 | 0209 0309 | REL MTG | E | GERSTNER TAMMY A | R | FIRSTAR BANK NA | 11/19/1999 | Tsp:SIDNEY Lot:5862 Descr:MTG VOL 753 PG 102 PIN: | |
| 17. | 200200000402 | 0969 0235 | MORTGAGE | R | GERSTNER TAMMY A AKA | E | FIRSTAR BANK NA | 01/11/2002 | Tsp:SIDNEY Lot:5862 Descr:\$100000 789 CHESTNUT AVE SIDNEY OHIO 45365 PIN: | |
| 18. | 200200001138 | 0978 0363 | REL MTG | E | GERSTNER TAMMY | R | FIRSTAR BANK NA | 02/04/2002 | Tsp:SIDNEY Lot:2175 Descr:PT LOT MTG VOL 782 PG 313 PIN: Tsp:SIDNEY Lot:OL105 Descr:PT OUTLOT MTG VOL 782 PG 313 PIN: Tsp:SIDNEY Lot:OL106 Descr:PT OUTLOT MTG VOL 782 PG 313 PIN: | |
| 19. | 200200001696 | 0985 0021 | REL MTG | E | GERSTNER TAMMY A | R | HOMESIDE LENDING INC | 02/19/2002 | Tsp:SIDNEY Lot:5862 Descr:MTG VOL 493 PG 131 PIN: | |

| Instrumentx | Book / Page | Document Type | Name | Other Name | Recorded | Description | Marginal |
|------------------|-------------|---------------|-----------------------|-----------------------------|------------|---|---------------|
| 20. 200400004009 | 1396 0108 | WARR DEED | GERSTNER TAMMY A ETAL | CONNER REBECCA J | 05/10/2004 | Tsp:SIDNEY Lot:2209 Descr:01-18-36-376-025 AUDITORS TRANSFER \$171.00 PIN: Tsp:SIDNEY Lot:2210 Descr:PT LOT 01-18-36-376-024 AUDITORS TRANSFER \$171.00 PIN: | |
| 21. 200400004010 | 1396 0110 | MORTGAGE | GERSTNER TAMMY A ETAL | MORTGAGE ELECTRONIC REGI | 05/10/2004 | Tsp:SIDNEY Lot:2210 Descr:PT LOT \$84829 869 FORAKER SIDNEY OH 45365 PIN: Tsp:SIDNEY Lot:2209 Descr:\$84829 869 FORAKER SIDNEY OH PIN: | * 1848 / 0469 |
| 22. 200400009006 | 1459 0025 | MORTGAGE | GERSTNER TAMMY | US BANK NA | 10/15/2004 | Tsp:SIDNEY Lot:5862 Descr:\$117000 789 CHESTNUT AVE SIDNEY OH 45365 PIN: | 1710 / 0650 |
| 23. 200400009713 | 1467 0218 | REL MTG | GERSTNER TAMMY A AKA | US BANK NA | 11/08/2004 | Tsp:SIDNEY Lot:5862 Descr:O.R. VOL 969 PG 235 PIN: | |
| 24. 200600006937 | 1609 0318 | Q CLAIM D | GERSTNER TAMMY A ETAL | GERSTNER ANTHONY W | 09/27/2006 | Tsp:SIDNEY Lot:2209 Descr:AUDITORS TRANSFER EXEMPT PIN:1-18-36-376-025 Tsp:SIDNEY Lot:2210 Descr:PART LOT AUDITORS TRANSFER EXEMPT PIN:1-18-36-376-024 | |
| 25. 200600006938 | 1609 0320 | TOD DEED | GERSTNER TAMMY A | GERSTNER ANTHONY W | 09/27/2006 | Tsp:SIDNEY Lot:2209 Descr:TRANSFER NOT NECESSARY PIN:1-18-36-376-025 Tsp:SIDNEY Lot:2210 Descr:PART LOT TRANSFER NOT NECESSARY PIN:1-18-36-376-024 | |
| 26. 200800007137 | 1708 0314 | SURV DEED | GERSTNER TAMMY A | GERSTNER ANTHONY W AKA | 12/08/2008 | Tsp:SIDNEY Lot:5862 Descr:AUDITORS TRANSFER EXEMPT PIN:1-18-36-332-079 | |
| 27. 200800007139 | 1708 0318 | MORTGAGE | GERSTNER TAMMY A | MORTGAGE ELECTRONIC REGI | 12/08/2008 | Tsp:SIDNEY Lot:5862 Descr:\$109000 789 CHESTNUT AVE SIDNEY OHIO PIN: | 2115 / 0545 |
| 28. 200900000040 | 1710 0650 | REL MTG | GERSTNER TAMMY | US BANK NA | 01/05/2009 | Tsp:SIDNEY Lot:5862 Descr:O.R. VOL 1459 PG 25 PIN: | 1459 / 0025 |
| 29. 201200000738 | 1848 0469 | ASSGN MTG | GERSTNER TAMMY A ETAL | BANK OF AMERICA NA | 02/09/2012 | Tsp:SIDNEY Lot:2210 Descr:PT LOT O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 30. 201300007406 | 1938 0674 | SURV DEED | GERSTNER TAMMY A | STAYTON STANLEY V ETAL | 12/23/2013 | Tsp:SIDNEY Lot:2175 Descr:PT LOT AUDITORS TRANSFER \$360.00 PIN:1-18-36-332-072 | |
| 31. 201300007407 | 1938 0676 | MORTGAGE | GERSTNER TAMMY A | MUTUAL FEDERAL SAV BANK | 12/23/2013 | Tsp:SIDNEY Lot:2175 Descr:PT LOT \$73000 821-823 CHESTNUT AVE SIDNEY OH PIN: | 2255 / 0660 |
| 32. 201500001889 | 1989 0023 | MORTGAGE | GERSTNER TAMMY A | MUTUAL FEDERAL SAV BANK | 04/28/2015 | Tsp:SIDNEY Lot:5862 Descr:\$50000 789 CHESTNUT AVE SIDNEY OH PIN: | 2223 / 0109 |
| 33. 201500004084 | 2003 0276 | ASSGN MTG | GERSTNER TAMMY A ETAL | PENNYMAC LOAN SERVICING LLC | 08/24/2015 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PART LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 34. 201500005554 | 2012 0769 | ASSGN MTG | GERSTNER TAMMY A ETAL | PENNYMAC LOAN SERVICES LLC | 11/06/2015 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PART LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 35. 201600005952 | 2056 0582 | ASSGN MTG | GERSTNER TAMMY A ETAL | COUNTRYWIDE HOME LOANS INC | 10/19/2016 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PT LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 36. 201600005953 | 2056 0585 | ASSGN MTG | GERSTNER TAMMY A ETAL | BANK OF AMERICA NA | 10/19/2016 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PT LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |

| Instrumentx | Book / Page | Document Type | Name | Other Name | Recorded | Description | Marginal |
|------------------|-------------|---------------|----------------------------|----------------------------------|------------|---|-------------|
| 37. 201700003917 | 2091 0275 | MOD MTG | GERSTNER TAMMY A ETAL R | PENNYMAC LOAN SERVICES LLC E | 07/17/2017 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PART LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 38. 201800000355 | 2115 0545 | REL MTG | GERSTNER TAMMY A E | MORTGAGE ELECTRONIC REGI R | 01/19/2018 | Tsp:SIDNEY Lot:5862 Descr:O.R. VOL 1708 PG 318 PIN: | 1708 / 0318 |
| 39. 201800003966 | 2138 0425 | AGREEMENT | GERSTNER TAMMY A AKA R | SIDNEY CITY OF E | 08/06/2018 | Tsp:SIDNEY Lot:2175 Descr:PART LOT PIN: | |
| 40. 201800003984 | 2138 0479 | AGREEMENT | GERSTNER TAMMY A AKA R | SIDNEY CITY OF E | 08/06/2018 | Tsp:SIDNEY Lot:5862 Descr: PIN: | |
| 41. 202000002136 | 2217 0446 | MORTGAGE | GERSTNER TAMMY A AKA R | MUTUAL FEDERAL E | 04/22/2020 | Tsp:SIDNEY Lot:5862 Descr:\$50000 789 CHESTNUT AVE SIDNEY OH 45365 PIN: Tsp:SIDNEY Lot:2175 Descr:PART LOT \$50000 PIN: | |
| 42. 202000002888 | 2223 0109 | REL MTG | GERSTNER TAMMY A E | MUTUAL FEDERAL SAV BANK NKA R | 05/27/2020 | Tsp:SIDNEY Lot:5862 Descr:O.R. VOL 1989 PG 23 PIN: | 1989 / 0023 |
| 43. 202000006336 | 2248 0421 | DEED | GERSTNER TAMMY A R | OLDIGES PHILLIP J E | 10/14/2020 | Tsp:SIDNEY Lot:2175 Descr:PART LOT AUDITOR TRANSFER \$444.00 PIN:1-18-36-332-072 | |
| 44. 202000007335 | 2255 0660 | REL MTG | GERSTNER TAMMY A E | MUTUAL FEDERAL R | 11/23/2020 | Tsp:SIDNEY Lot:2175 Descr:PT LOT O.R. VOL 1938 PG 676 PIN: | 1938 / 0676 |

Full Search Criteria:
Search Type: All Names; Name: GERSTNER, TAMMY; Remove Non-AlphaNumeric Characters: true; Filter Results: One Row per Document

Search Criteria: Search Type: All Names; Name: GERSTNER, ANTHONY; Remove Non-AlphaNumeric Characters: true; Filter Results: One Row per Document

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| Instrumentx | | Book / Page | Document Type | Name | Other Name | Recorded | Description | Marginal |
|-------------|--------------|-------------|---------------|---------------------------|-------------------------------|------------|---|-------------|
| 1. | 199300094257 | | UCC | R GERSTNER ANTHONY | E AMERICAN BUDGET COMPANY | 11/04/1993 | | |
| 2. | 199900004010 | 0753 0102 | MORTGAGE | R GERSTNER ANTHONY AKA | E FIRSTAR BANK NA | 04/26/1999 | Tsp:SIDNEY Lot:5862 Descr:\$15000 789 CHESTNUT AVE SIDNEY OHIO PIN: | |
| 3. | 200200001696 | 0985 0021 | REL MTG | E GERSTNER ANTHONY M AKA | R HOMESIDE LENDING INC | 02/19/2002 | Tsp:SIDNEY Lot:5862 Descr:MTG VOL 493 PG 131 PIN: | |
| 4. | 202400070 | 2318 0197 | AGREEMENT | R GERSTNER ANTHONY W | E SIDNEY CITY OF | 01/08/2024 | Tsp:SIDNEY Lot:2209 Descr: PIN: Tsp:SIDNEY Lot:2210 Descr:PART LOT PIN: | |
| 5. | 202000007335 | 2255 0660 | REL MTG | E GERSTNER ANTHONY W | R MUTUAL FEDERAL | 11/23/2020 | Tsp:SIDNEY Lot:2175 Descr:PT LOT O.R. VOL 1938 PG 676 PIN: | 1938 / 0676 |
| 6. | 202000006336 | 2248 0421 | DEED | R GERSTNER ANTHONY W | E OLDIGES PHILLIP J | 10/14/2020 | Tsp:SIDNEY Lot:2175 Descr:PART LOT AUDITOR TRANSFER \$444.00 PIN:1-18-36-332-072 | |
| 7. | 202000002888 | 2223 0109 | REL MTG | E GERSTNER ANTHONY W | R MUTUAL FEDERAL SAV BANK NKA | 05/27/2020 | Tsp:SIDNEY Lot:5862 Descr:O.R. VOL 1989 PG 23 PIN: | 1989 / 0023 |
| 8. | 202000002136 | 2217 0446 | MORTGAGE | R GERSTNER ANTHONY W | E MUTUAL FEDERAL | 04/22/2020 | Tsp:SIDNEY Lot:5862 Descr:\$50000 789 CHESTNUT AVE SIDNEY OH 45365 PIN: Tsp:SIDNEY Lot:2175 Descr:PART LOT \$50000 PIN: | |
| 9. | 201800003966 | 2138 0425 | AGREEMENT | R GERSTNER ANTHONY W | E SIDNEY CITY OF | 08/06/2018 | Tsp:SIDNEY Lot:2175 Descr:PART LOT PIN: | |
| 10. | 201800003984 | 2138 0479 | AGREEMENT | R GERSTNER ANTHONY W | E SIDNEY CITY OF | 08/06/2018 | Tsp:SIDNEY Lot:5862 Descr: PIN: | |
| 11. | 201800000355 | 2115 0545 | REL MTG | E GERSTNER ANTHONY W | R MORTGAGE ELECTRONIC REGI | 01/19/2018 | Tsp:SIDNEY Lot:5862 Descr:O.R. VOL 1708 PG 318 PIN: | 1708 / 0318 |
| 12. | 201500001889 | 1989 0023 | MORTGAGE | R GERSTNER ANTHONY W | E MUTUAL FEDERAL SAV BANK | 04/28/2015 | Tsp:SIDNEY Lot:5862 Descr:\$50000 789 CHESTNUT AVE SIDNEY OH PIN: | 2223 / 0109 |
| 13. | 201300007406 | 1938 0674 | SURV DEED | E GERSTNER ANTHONY W | R STAYTON STANLEY V ETAL | 12/23/2013 | Tsp:SIDNEY Lot:2175 Descr:PT LOT AUDITORS TRANSFER \$360.00 PIN:1-18-36-332-072 | |
| 14. | 201300007407 | 1938 0676 | MORTGAGE | R GERSTNER ANTHONY W | E MUTUAL FEDERAL SAV BANK | 12/23/2013 | Tsp:SIDNEY Lot:2175 Descr:PT LOT \$73000 821-823 CHESTNUT AVE SIDNEY OH PIN: | 2255 / 0660 |
| 15. | 200800007137 | 1708 0314 | SURV DEED | E GERSTNER ANTHONY W | R GERSTNER ANTHONY W AKA | 12/08/2008 | Tsp:SIDNEY Lot:5862 Descr:AUDITORS TRANSFER EXEMPT PIN:1-18-36-332-079 | |
| 16. | 200800007139 | 1708 0318 | MORTGAGE | R GERSTNER ANTHONY W | E MORTGAGE ELECTRONIC REGI | 12/08/2008 | Tsp:SIDNEY Lot:5862 Descr:\$109000 789 CHESTNUT AVE SIDNEY OHIO PIN: | 2115 / 0545 |
| 17. | 200600006937 | 1609 0318 | Q CLAIM D | E GERSTNER ANTHONY W | R SPRADLING JONOTHON P & | 09/27/2006 | Tsp:SIDNEY Lot:2209 Descr:AUDITORS TRANSFER EXEMPT PIN:1-18-36-376-025 Tsp:SIDNEY Lot:2210 Descr:PART LOT AUDITORS TRANSFER EXEMPT PIN:1-18-36-376-024 | |
| 18. | 200600006938 | 1609 0320 | TOD DEED | E GERSTNER ANTHONY W | R GERSTNER ANTHONY W | 09/27/2006 | Tsp:SIDNEY Lot:2209 Descr:TRANSFER NOT NECESSARY PIN:1-18-36-376-025 Tsp:SIDNEY Lot:2210 Descr:PART LOT TRANSFER NOT NECESSARY PIN:1-18-36-376-024 | |
| 19. | 199900010499 | 0209 0309 | REL MTG | E GERSTNER ANTHONY W | R FIRSTAR BANK NA | 11/19/1999 | Tsp:SIDNEY Lot:5862 Descr:MTG VOL 753 PG 102 PIN: | |
| 20. | 199300011399 | 0493 0131 | MORTGAGE | R GERSTNER ANTHONY W | E BANC ONE MORTGAGE CORP | 12/28/1993 | Tsp:SIDNEY Lot:5862 Descr:\$66900 789 CHESTNUT AVE SIDNEY OH PIN: | |
| 21. | 200400009713 | 1467 0218 | REL MTG | E GERSTNER ANTHONY W AKA | R US BANK NA | 11/08/2004 | Tsp:SIDNEY Lot:5862 Descr:O.R. VOL 969 PG 235 PIN: | |
| 22. | 200200000402 | 0969 0235 | MORTGAGE | R GERSTNER ANTHONY W AKA | E FIRSTAR BANK NA | 01/11/2002 | Tsp:SIDNEY Lot:5862 Descr:\$100000 789 CHESTNUT AVE SIDNEY OHIO 45365 PIN: | |
| 23. | 199900008684 | 0206 0055 | ASSGN MTG | R GERSTNER ANTHONY W AKA | E HOMESIDE LENDING INC | 09/17/1999 | Tsp:SIDNEY Lot:5862 Descr:MTG VOL 493 PG 131 PIN: | |
| 24. | 201700003917 | 2091 0275 | MOD MTG | R GERSTNER ANTHONY W ETAL | E PENNYMAC LOAN SERVICES LLC | 07/17/2017 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PART LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |

| Instrumentx | Book / Page | Document Type | Name | Other Name | Recorded | Description | Marginal |
|------------------|-------------|---------------|---------------------------------|-------------------------------------|------------|---|---------------|
| 25. 201600005952 | 2056 0582 | ASSGN MTG | GERSTNER ANTHONY W ETAL R | COUNTRYWIDE HOME LOANS INC E | 10/19/2016 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PT LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 26. 201600005953 | 2056 0585 | ASSGN MTG | GERSTNER ANTHONY W ETAL R | BANK OF AMERICA NA E | 10/19/2016 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PT LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 27. 201500005554 | 2012 0769 | ASSGN MTG | GERSTNER ANTHONY W ETAL R | PENNYMAC LOAN SERVICES LLC E | 11/06/2015 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PART LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 28. 201500004084 | 2003 0276 | ASSGN MTG | GERSTNER ANTHONY W ETAL R | PENNYMAC LOAN SERVICING LLC E | 08/24/2015 | Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2210 Descr:PART LOT O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 29. 201200000738 | 1848 0469 | ASSGN MTG | GERSTNER ANTHONY W ETAL R | BANK OF AMERICA NA E | 02/09/2012 | Tsp:SIDNEY Lot:2210 Descr:PT LOT O.R. VOL 1396 PG 110 PIN: Tsp:SIDNEY Lot:2209 Descr:O.R. VOL 1396 PG 110 PIN: | 1396 / 0110 |
| 30. 200400004009 | 1396 0108 | WARR DEED | GERSTNER ANTHONY W ETAL E | CONNER REBECCA J R | 05/10/2004 | Tsp:SIDNEY Lot:2209 Descr:01-18-36-376-025 AUDITORS TRANSFER \$171.00 PIN: Tsp:SIDNEY Lot:2210 Descr:PT LOT 01-18-36-376-024 AUDITORS TRANSFER \$171.00 PIN: | |
| 31. 200400004010 | 1396 0110 | MORTGAGE | GERSTNER ANTHONY W ETAL R | MORTGAGE ELECTRONIC REGI E | 05/10/2004 | Tsp:SIDNEY Lot:2210 Descr:PT LOT \$84829 869 FORAKER SIDNEY OH 45365 PIN: Tsp:SIDNEY Lot:2209 Descr:\$84829 869 FORAKER SIDNEY OH PIN: | * 1848 / 0469 |

Full Search Criteria:
Search Type: All Names; Name: GERSTNER, ANTHONY; Remove Non-AlphaNumeric Characters: true; Filter Results: One Row per Document