



## OH PRELIMINARY JUDICIAL REPORT

ISSUED BY

STEWART TITLE GUARANTY COMPANY

Guaranteed Party Name: Crystal D. Hanzel  
Guaranteed Party Address: 6771 Brooklyn Heights Road  
City, State Zip Code: Westerville, Ohio 43081

Order Number: HT-2025-281

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, STEWART TITLE GUARANTY COMPANY (hereinafter "the Company") hereby guarantees in an amount not to exceed \$475,000.00 that it has examined the public records in Franklin County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in Richard D Jasinek, unmarried, and Crystal D. Hanzel, unmarried by instrument recorded in Instrument #201902280023274 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: 06/02/2025

Countersigned by:

Authorized Countersignature

Highmark Title, LLC  
Company Name

1900 Polaris Parkway  
Suite 450-HT  
Columbus, OH 43240  
City, State



  
Frederick H. Eppinger  
President and CEO

  
David Hisey  
Secretary

**EXCLUSIONS FROM COVERAGE**

1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records.
3. The Company assumes no liability under this Report for matters affecting title subsequent to the date of this Report or the Final Judicial Report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

**CONDITIONS AND STIPULATIONS  
OF THIS PRELIMINARY JUDICIAL REPORT**

1. Definition of Terms

"Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.

"Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.

"Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, lanes, ways or waterways.

"Public Records": Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

2. Determination of Liability

This Report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

3. Liability of Company

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

4. Notice of Claim to be Given by Guaranteed Party

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party receives actual notice that they may be required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

5. Extent of Liability

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Claimant. Any and all payments under this Report shall reduce the amount of this Report *pro tanto* and the Company's liability shall terminate when the total amount of the Report has been paid.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability

The Company in its sole discretion shall have the following options:

- a. To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, all liability of the Company under this Report terminates including but not limited to any liability for attorneys fees, or any costs of defense or prosecution of any litigation.
- b. To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- c. To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- d. To pay or tender the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

7. NOTICES

All notices required to be given the Company shall be given promptly and any statement in writing required to be furnished the Company shall be addressed to the Company at P.O. Box 2029, Houston, TX 77252-2029.

**OH PRELIMINARY JUDICIAL REPORT  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Order No. HT-2025-281

**DESCRIPTION OF LAND**

**The Land referred to herein below is situated in the County of Franklin, State of Ohio and is described as follows:**

**Situated in the State of Ohio, in the County of Franklin and in the City of Columbus:**

**Being Lot Number 73 of Preston Hollow Section 2, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 124, Page 75, Recorder's Office, Franklin County, Ohio.**

**Parcel No.: 010-298331-00**

**SCHEDULE B**

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Mortgage by Richard D. Jasinek, an unmarried man and Crystal D. Hanzel, an unmarried woman to JPMorgan Chase Bank, N.A. dated May 11, 2020 in the original principal amount of \$277,000.00 and recorded on May 15, 2020 as Instrument #202005150067452 in the official records of Franklin County Recording Office.
2. Declaration of Covenants, Easements, Conditions, Restrictions and Assessments for Preston Hollow recorded on 12/13/2017 in Instrument No. 201712130175647.
3. First Supplemental Declaration of Covenants, Easements, Conditions, Restrictions and Assessments for Preston Hollow recorded on 10/10/2018 in Instrument No. 201810100137341.
4. First Amendment to the Code of Regulations Preston Hollow Homeowners' Association, Inc, recorded on 01/21/2021 in Instrument No. 202101210012928.
5. Fourth Supplemental Declaration of Covenants, Easements, Conditions, Restrictions and Assessments for Preston Hollow recorded on 05/25/2021 in Instrument No. 202105250092546.
6. Plat map recorded on 07/20/2018 in Instrument No. 201807200096629.
7. Taxes for the first half of 2024 in the amount of \$2,513.25 are paid, taxes for the 2nd half of 2024 in the amount of \$2,513.25 are unpaid and due by June 20, 2025. Parcel 010-298331-00