

**PRELIMINARY OPINION**

**WHITMAN LAW OFFICE, LLC  
101 W SANDUSKY STREET, SUITE 303  
FINDLAY, OH 45840  
PH: (419)423-8055  
FAX: (419)425-1508**

This is to report that we have examined the title to the following premises:

**PROPERTY: 0 TOWNSHIP ROAD 60, JENERA, OHIO 45841**

**SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF HANCOCK AND STATE OF OHIO:**

**THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY (30), TOWNSHIP TWO (2) SOUTH, RANGE TEN (10) EAST, CONTAINING IN ALL FORTY (40) ACRES OF LAND, MORE OR LESS.**

**T.P. #48-0000125660**

We hereby state that based on our examination of the courthouse records of HANCOCK COUNTY the  
aforedescribed premises is vested in the name of:

**MARY LEE BAUMGARDNER AND SUSAN J. JOLLIFF, WITH ELEANOR L. BAUMGARDNER RETAINING A LIFE  
ESTATE INTEREST, BY VIRTUE OF A CERTIFICATE OF TRANSFER IN OFFICIAL RECORDS BOOK 2232, PAGE 1552,  
DATED 04/28/2004 AND RECORDED 05/03/2004 AT 1:56 P.M., IN PUBLIC RECORDS OF HANCOCK COUNTY,  
OHIO.**

Subject to the following:

**REAL ESTATE TAXES AS SHOWN ON THE MOST CURRENT TAX DUPLICATE ONLY:**

1. 2020 taxes are **\$561.21** per half. First half paid. Second half paid.
2. 2021 taxes are a lien in an undetermined amount, not yet due and payable.

**\*\*\*\*\*THE ABOVE TAX FIGURE IS BASED ON CAUV\*\*\*\*\***

**NOTE: THE ABOVE FIGURES ARE TAKEN FROM THE TREASURER'S COMPUTER TERMINAL AND NO LIABILITY IS  
ASSUMED FOR ANY VARIANCE IN THE ABOVE FIGURES HEREAFTER SHOWN ON THE TERMINAL OR ANY FUTURE  
TAX BILLS.**

**ASSESSMENTS, AS SHOWN BY COUNTY TREASURER'S RECORDS ONLY:**

**NONE**

**MORTGAGE:**

**THERE ARE NO MORTGAGES OR JUDGMENT LIENS OUTSTANDING AS OF THE DATE OF THIS COMMITMENT.**

**OTHER:**

**THERE IS AN OPEN ESTATE ON MARY LEE BAUMGARDNER, ESTATE #2021-ES-0116**

This opinion does not purport to cover the rights of any person or persons in possession of said premises  
or who has or have any unpaid accounts for labor performed or material furnished or matters not recorded or  
questions which a survey would disclose, and to special taxes and assessments not shown by the County  
Treasurer's Records, or other matters not of record.

The above opinion is based on a search in said County of the Records of the Recorder, Treasurer, Clerk of  
Courts and contents on record as revealed by the indexes constituting a lien against said premises. Subject to  
zoning, restrictions and other governmental regulations including environmental or hazardous material concerns.

This opinion covers a period for at least 40 years and is made for the benefit of DYE REAL ESTATE & LAND COMPANY. This opinion is not to be construed as title insurance. Title insurance is always recommended by this office.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 13th day of October, 2021 AT 8:00 A.M.

  
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WHITMAN LAW OFFICE, L.L.C. (BB/ )

**PRELIMINARY OPINION**

**WHITMAN LAW OFFICE, LLC  
101 W SANDUSKY STREET, SUITE 303  
FINDLAY, OH 45840  
PH: (419)423-8055  
FAX: (419)425-1508**

This is to report that we have examined the title to the following premises:

**PROPERTY: 0 TOWNSHIP ROAD 61, JENERA, OHIO 45841**

**SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF HANCOCK AND STATE OF OHIO:**

**PARCEL KNOWN AS THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) SOUTH, RANGE TEN (10) EAST, EXCEPTING THEREFROM A PARCEL DESCRIBED AS COMMENCING TWENTY-FIVE (25) RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29;**

**THENCE EAST AS 12 2/3 RODS;**

**THENCE SOUTH 4 RODS**

**THENCE EAST 19 1/2 RODS;**

**THENCE NORTH 44 RODS;**

**THENCE WEST 23 RODS;**

**THENCE SOUTH 40 RODS TO THE PLACE OF BEGINNING;**

**ALSO EXCEPTING THEREFROM A PARCEL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29;**

**THENCE NORTH 25 RODS;**

**THENCE EAST 12 2/3 RODS;**

**THENCE SOUTH 4 RODS;**

**THENCE EAST 67 1/3 RODS;**

**THENCE SOUTH 21 RODS;**

**THENCE WEST 80 RODS TO THE PLACE OF BEGINNING.**

**CONTAINING AFTER SAID TWO EXCEPTIONS TWENTY (20) ACRES, MORE OR LESS.**

**T.P. #48-0000125430**

We hereby state that based on our examination of the courthouse records of HANCOCK COUNTY the aforescribed premises is vested in the name of:

**MARY LEE BAUMGARDNER, WITH ELEANOR L. BAUMGARDNER RETAINING A LIFE ESTATE INTEREST, BY VIRTUE OF A CERTIFICATE OF TRANSFER IN OFFICIAL RECORDS BOOK 2232, PAGE 1552, DATED 04/28/2004 AND RECORDED 05/03/2004 AT 1:56 P.M., IN PUBLIC RECORDS OF HANCOCK COUNTY, OHIO.**

Subject to the following:

**REAL ESTATE TAXES AS SHOWN ON THE MOST CURRENT TAX DUPLICATE ONLY:**

1. 2020 taxes are \$277.53 per half. First half paid. Second half paid.
2. 2021 taxes are a lien in an undetermined amount, not yet due and payable.

**\*\*\*\*\*THE ABOVE TAX FIGURE IS BASED ON CAUV\*\*\*\*\***

**NOTE: THE ABOVE FIGURES ARE TAKEN FROM THE TREASURER'S COMPUTER TERMINAL AND NO LIABILITY IS ASSUMED FOR ANY VARIANCE IN THE ABOVE FIGURES HEREAFTER SHOWN ON THE TERMINAL OR ANY FUTURE TAX BILLS.**

**ASSESSMENTS, AS SHOWN BY COUNTY TREASURER'S RECORDS ONLY:**

NONE

**MORTGAGE:**

**THERE ARE NO MORTGAGES OR JUDGMENT LIENS OUTSTANDING AS OF THE DATE OF THIS COMMITMENT.**

**OTHER:**

**THERE IS AN OPEN ESTTE ON MARY LEE BAUMGARDNER, ESTATE #2021-ES-0116**

This opinion does not purport to cover the rights of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished or matters not recorded or questions which a survey would disclose, and to special taxes and assessments not shown by the County Treasurer's Records, or other matters not of record.

The above opinion is based on a search in said County of the Records of the Recorder, Treasurer, Clerk of Courts and contents on record as revealed by the indexes constituting a lien against said premises. Subject to zoning, restrictions and other governmental regulations including environmental or hazardous material concerns.

This opinion covers a period for at least 40 years and is made for the benefit of DYE REAL ESTATE & LAND COMPANY. This opinion is not to be construed as title insurance. Title insurance is always recommended by this office.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 13th day of October, 2021 AT 8:00 A.M.

  
WHITMAN LAW OFFICE, L.L.C. (BB/ )

**PRELIMINARY OPINION**

**WHITMAN LAW OFFICE, LLC  
101 W SANDUSKY STREET, SUITE 303  
FINDLAY, OH 45840  
PH: (419)423-8055  
FAX: (419)425-1508**

This is to report that we have examined the title to the following premises:

**PROPERTY: 0 COUNTY ROAD 698, JENERA, OHIO 45841**

**SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF HANCOCK AND STATE OF OHIO:**

**THE SOUTH HALF (1/2) OF THE EAST PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) SOUTH, RANGE TEN (10) EAST, CONTAINING FORTY (40) ACRES, NOT INTERFERING WITH THE FOUR (4) ACRES FORMERLY DEEDED TO GABRIEL MOSES BY MICHAEL BOSSERMAN AND WIFE,**

**AND LESS AND EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29), BEING ALSO THE INTERSECTION OF THE CENTERLINE OF U.S. HIGHWAY ROUTE NO. 30-N WITH THE CENTERLINE OF STATE HIGHWAY ROUTE NO. 698;**

**THENCE WITH THE SOUTH LINE OF THE SECTION, BEING ALSO THE CENTERLINE OF U.S. HIGHWAY ROUTE NO. 30-N, SOUTH 89° 34' WEST, DISTANCE OF 601.36 FEET TO THE PLACE OF BEGINNING OF THE PARCEL TO BE CONVEYED HEREIN;**

**THENCE FROM SAID PLACE OF BEGINNING NORTH 384 FEET TO A POINT;**

**THENCE SOUTH 89° 34' WEST, A DISTANCE OF 200 FEET TO AN IRON PIN;**

**THENCE SOUTH 0° 12' WEST, A DISTANCE OF 37.50 FEET TO AN IRON PIN;**

**THENCE SOUTH 89° 34' WEST, A DISTANCE OF 240 FEET TO AN IRON STAKE BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO AARON HICKS BY DEED VOLUME 246, AT PAGE 593;**

**THENCE WITH THE EAST LINE OF SAID LANDS, SOUTH 0° 12' WEST, A DISTANCE OF 346.50 FEET TO THE SOUTH LINE OF SAID SECTION 29;**

**TEHNCE WITH SAID SOUTH LINE, BEING ALSO THE CENTERLINE OF U.S. HIGHWAY ROUTE NO. 30-N, NORTH 89° 34' EAST, A DISTANCE OF 448.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.734 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS.**

**SAID PARCEL CONTAINING AFTER THE EXCEPTIONS, 36.266 ACRES, MORE OR LESS.**

**T.P. #48-0001003990**

**\*\*\*\*PER THE HANCOCK COUNTY AUDITOR, THIS PARCEL WILL REQUIRE A NEW SURVEY PRIOR TO TRANSFERRING\*\*\*\***

We hereby state that based on our examination of the courthouse records of HANCOCK COUNTY the aforescribed premises is vested in the name of:

**MARY LEE BAUMGARDNER, WITH ELEANOR L. BAUMGARDNER RETAINING A LIFE ESTATE INTEREST, BY VIRTUE OF A CERTIFICATE OF TRANSFER IN OFFICIAL RECORDS BOOK 2232, PAGE 1552, DATED 04/28/2004 AND RECORDED 05/03/2004 AT 1:56 P.M., IN PUBLIC RECORDS OF HANCOCK COUNTY, OHIO.**

Subject to the following:

**REAL ESTATE TAXES AS SHOWN ON THE MOST CURRENT TAX DUPLICATE ONLY:**

1. 2020 taxes are \$467.74 per half. First half paid. Second half paid.
2. 2021 taxes are a lien in an undetermined amount, not yet due and payable.

**\*\*\*\*\*THE ABOVE TAX FIGURE IS BASED ON CAUV\*\*\*\*\***

**NOTE: THE ABOVE FIGURES ARE TAKEN FROM THE TREASURER'S COMPUTER TERMINAL AND NO LIABILITY IS ASSUMED FOR ANY VARIANCE IN THE ABOVE FIGURES HEREAFTER SHOWN ON THE TERMINAL OR ANY FUTURE TAX BILLS.**

**ASSESSMENTS, AS SHOWN BY COUNTY TREASURER'S RECORDS ONLY:**

NONE

**MORTGAGE:**

**THERE ARE NO MORTGAGES OR JUDGMENT LIENS OUTSTANDING AS OF THE DATE OF THIS COMMITMENT.**

**OTHER:**

**THERE IS AN OPEN ESTATE ON MARY LEE BAUMGARDNER, ESTATE #2021-ES-0116.**

This opinion does not purport to cover the rights of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished or matters not recorded or questions which a survey would disclose, and to special taxes and assessments not shown by the County Treasurer's Records, or other matters not of record.

The above opinion is based on a search in said County of the Records of the Recorder, Treasurer, Clerk of Courts and contents on record as revealed by the indexes constituting a lien against said premises. Subject to zoning, restrictions and other governmental regulations including environmental or hazardous material concerns.

This opinion covers a period for at least 40 years and is made for the benefit of DYE REAL ESTATE & LAND COMPANY. This opinion is not to be construed as title insurance. Title insurance is always recommended by this office.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 13th day of October, 2021 AT 8:00 A.M.

  
WHITMAN LAW OFFICE, L.L.C. (BB/ )

**PRELIMINARY OPINION**

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This is to report that we have examined the title to the following premises:

**PROPERTY: 0 COUNTY ROAD 698, JENERA, OHIO 45841**

**SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF HANCOCK AND STATE OF OHIO:**

**BEING THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) SOUTH, RANGE TEN (10) EAST, IN VAN BUREN TOWNSHIP, HANCOCK COUNTY, OHIO, AND CONTAINING FORTY (40) ACRES, MORE OR LESS.**

**T.P. #48-0000125400**

We hereby state that based on our examination of the courthouse records of HANCOCK COUNTY the  
aforedescribed premises is vested in the name of:

**MARY LEE BAUMGARDNER, WITH ELEANOR L. BAUMGARDNER RETAINING A LIFE ESTATE INTEREST, BY VIRTUE OF A CERTIFICATE OF TRANSFER IN OFFICIAL RECORDS BOOK 2232, PAGE 1552, DATED 04/28/2004 AND RECORDED 05/03/2004 AT 1:56 P.M., IN PUBLIC RECORDS OF HANCOCK COUNTY, OHIO.**

Subject to the following:

**REAL ESTATE TAXES AS SHOWN ON THE MOST CURRENT TAX DUPLICATE ONLY:**

1. 2020 taxes are **\$561.40** per half. First half paid. Second half paid.
2. 2021 taxes are a lien in an undetermined amount, not yet due and payable.

**\*\*\*\*\*THE ABOVE TAX FIGURE IS BASED ON CAUV\*\*\*\*\***

**NOTE: THE ABOVE FIGURES ARE TAKEN FROM THE TREASURER'S COMPUTER TERMINAL AND NO LIABILITY IS ASSUMED FOR ANY VARIANCE IN THE ABOVE FIGURES HEREAFTER SHOWN ON THE TERMINAL OR ANY FUTURE TAX BILLS.**

**ASSESSMENTS, AS SHOWN BY COUNTY TREASURER'S RECORDS ONLY:**

**NONE**

**MORTGAGE:**

**THERE ARE NO MORTGAGES OR JUDGMENT LIENS OUTSTANDING AS OF THE DATE OF THIS COMMITMENT.**

**OTHER:**

**THERE IS AN OPEN ESTATE ON MARY LEE BAUMGARDNER, ESTATE #2021-ES-0116.**

This opinion does not purport to cover the rights of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished or matters not recorded or questions which a survey would disclose, and to special taxes and assessments not shown by the County Treasurer's Records, or other matters not of record.

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Dated at the City of Findlay, County of Hancock and State of Ohio, this 13th day of October, 2021 AT 8:00 A.M.

  
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WHITMAN LAW OFFICE, L.L.C. (BB/ )