

OPINION OF TITLE

Re: Eleanor L. Baumgardner
89.654 acres Township Rd 60
Jenera, Ohio 45841

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

SEE EXHIBIT "A" ATTACHED HERETO FOR NEW SURVEY LEGAL DESCRIPTION

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested an undivided one-half interest in the name of Eleanor L. Baumgardner as Trustee of the Eleanor L. Baumgardner Revocable Trust under date of December 17, 1996, as shown in Volume 1359, Page 295, of the Official Records of Hancock County, Ohio and an undivided one-half interest in the name of Susan J. Jolliff, as shown in Volume 440, Page 612, of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

Parcel No. 48-0001019709

1. Real estate taxes and assessments, if any, for the first half of the year 2020, in the amount of \$1,202.43, are paid. Taxes are based upon 89.654 acres and are subject to a CAUV reduction.
2. Real estate taxes and assessments, if any, for the last half of the year 2020, in the amount of \$1,202.43, are paid. Taxes are based upon 89.654 acres and are subject to a CAUV reduction.
3. Real estate taxes and assessments, if any, for the year 2021 are a lien and have not yet been determined.

MORTGAGES:

1. None.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Subject to oil, gas, coal and other mineral interests together with the rights

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appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.

3. Subject to the approval of the new survey legal descriptions with the Hancock County Engineer's Office.
4. Subject to the filing of record of an Affidavit to Terminate Life Estate of Eleanor L. Baumgardner with the Hancock County, Ohio Recorder's Office.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of Eleanor Baumgardner.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 16th day of July, 2021, at 8:30 AM.

DRAKE, PHILLIPS, KUENZLI & CLARK
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



Attorneys at Law

JBP: csw

OPINION OF TITLE

Re: Eleanor L. Baumgardner
76.547 acres, Twp Rd 10
Jenera, Ohio 45841

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

SEE EXHIBIT "A" ATTACHED HERETO
FOR NEW SURVEY LEGAL DESCRIPTION

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Eleanor L. Baumgardner as Trustee of the Eleanor L. Baumgardner Revocable Trust under date of December 17, 1996, as shown in Volume 1359, Page 295, of the Official Records of Hancock County, Ohio

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

Parcel No. 49-0001017762

1. Real estate taxes and assessments, if any, for the first half of the year 2020, in the amount of \$1,072.66, are paid. Taxes are based upon 76.547 acres and are subject to a CAUV reduction.
2. Real estate taxes and assessments, if any, for the last half of the year 2020, in the amount of \$1,072.66, are paid. Taxes are based upon 76.547 acres and are subject to a CAUV reduction.
3. Real estate taxes and assessments, if any, for the year 2021 are a lien and have not yet been determined.

MORTGAGES:

1. None.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.

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2. Subject to oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
3. Easement for Septic Drainage Purposes from Eleanor L. Baumgardner, a widow and unmarried, to Steve J. Van Der Veer dated January 6, 1991, filed for record August 17, 1993, at 2:36 PM in Volume 941, Page 155 of the Official Records of Hancock County, Ohio. (A copy of the easement is attached hereto for reference).
4. Easement for Channel Purposes from Eleanor L. Baumgardner, Trustee of the Eleanor L. Baumgardner Revocable Trust under the date of December 17, 1996, to the State of Ohio Department of Transportation dated August 10, 2000, filed for record August 10, 2000, at 12:57 PM in Volume 1959, Page 217 of the Official Records of Hancock County, Ohio. (A copy of the easement is attached hereto for reference).
5. Subject to the approval of the new survey legal descriptions with the Hancock County Engineer's Office.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of Eleanor L. Baumgardner.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 16th day of July, 2021, at 8:30 AM.

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