

PRELIMINARY OPINION OF TITLE

To: Dye Real Estate and Land Company
3021 Harding Highway, Unit E
Lima, Ohio 45804

Re: Miller Family 5, LLC
Section 2, Delaware Township and
Mt. Blanchard, Ohio

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

Parcel 1: Hancock County, Ohio Tax Parcel No. 160001028182 containing 129.203 acres

Parcel 2: Hancock County, Ohio Tax Parcel No. 160001032683 containing 18.441 acres

Parcel 3: Hancock County, Ohio Tax Parcel No. 170001022668 containing 10.157 acres

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Miller Family 5, LLC, an Ohio Limited Liability Company as recorded in Volume 2486, Page 2565 and Volume 2413, Page 787 of the Official Records of Hancock County, Ohio, subject only to the following:

REAL ESTATE TAXES:

Parcel 1:

1. Real estate taxes and assessments for the first half of the year 2020 are \$1,166.51 and are paid.
2. Real estate taxes and assessments for the second half of the year 2020 are \$1,166.51 and are paid.
3. Real estate taxes and assessments, if any, for the year 2021 are a lien and have not yet been determined.

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Parcel 2:

1. Real estate taxes and assessments for the first half of the year 2020 are \$433.81 and are paid.
2. Real estate taxes and assessments for the second half of the year 2020 are \$433.81 and are paid.
3. Real estate taxes and assessments, if any, for the year 2021 are a lien and have not yet been determined.

Parcel 3:

1. Real estate taxes and assessments for the first half of the year 2020 are \$174.00 and are paid.
2. Real estate taxes and assessments for the second half of the year 2020 are \$174.00 and are paid.
3. Real estate taxes and assessments, if any, for the year 2021 are a lien and have not yet been determined.

MORTGAGES:

1. Mortgage from Miller Family 5, LLC to Ag Credit in the principal amount of \$88,000.00, dated May 12, 2014 and filed for record May 13, 2014 at 3:12 in Volume 2460, Page 2193 of the Official Records of Hancock County, Ohio. (Parcels 2 & 3)

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Sanitary Sewer Easement from Marjorie R. Miller, Trustee to the Village of Mt Blanchard, Ohio dated December 31, 2006 and filed for record August 20, 2007 at 12:17 PM in Volume 2324, Page 2172 of the Official Records of Hancock County, Ohio. (Parcel 1)
3. Temporary Construction Easement from Marjorie R. Miller, Trustee to the Village of Mt Blanchard, Ohio dated December 31, 2006 and filed for record August 20, 2007 at 12:17 PM in Volume 2324, Page 2170 of the Official Records of Hancock County, Ohio. (Parcel 1)
4. Ingress and Egress Easement from Miller Family 5, LLC to John C. Miller dated January 21,

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2016 and filed for record Mach 22, 2016 at 11:39 AM in Volume 2495, Page 2528 of the Official Records of Hancock County, Ohio. (Parcel 2)

4. Septic Tile Easement from Marjorie R. Miller, Trustee to David Beckwith and Joan Beckwith dated May 2, 1999 and filed for record May 13, 1999 at 12:00 PM in Volume 1762, Page 274 of the Official Records of Hancock County, Ohio. (Parcel 3)

The above Opinion is based on a search in said County of 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 title examination covers the period of at least the past 40 years.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 13th day of December, 2021 at 8:30 A.M.

ROONEY & RANZAU, LTD.



Attorneys at Law