

DILLER & RICE, LLC
228 ½ North Main Street
Delphos, Ohio 45833

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate and Land Company

Property Owners: Snyder Oak Creek, LLC, an Ohio limited liability company (undivided ½ interest) Joann Summey (life estate in undivided ½ interest), and Mark Allen Summey (remainder interest in undivided ½ interest).

This certifies that the undersigned, Diller & Rice, LLC, attorneys-at-law, have performed an examination and search of all the public records and public indexes of Paulding County, Ohio, relative to the real estate described in Schedule A hereof, said examination and search extending back over a period of not less than Forty (40) years. After performance of such examination, it is the opinion of the undersigned that, subject to the mortgage(s), lien(s), and other matters disclosed and shown under Schedule B hereof, that the fee simple marketable title to the real property described in Schedule A hereof was, as of the date of this certificate, indefeasible vested in:

Snyder Oak Creek, LLC (undivided ½ interest), who claims title by warranty deed dated September 9, 2019 and recorded September 11, 2019 at 11:49 AM in OR 591, Page 460 and by warranty deed dated August 8, 2019 and recorded September 11, 2019 at 11:49 AM in OR 591, Page 465 in the records of the Paulding County, Ohio Recording Office, and Joann Summey (life estate in undivided ½ interest) and Mark Allen Summey (remainder interest in undivided ½ interest), who claim title by quit claim deed dated November 8, 2005 and recorded November 8, 2005 at 3:28 PM in OR 511, Page 1614 in the records of the Paulding County, Ohio Recording Office.

This certificate does not purport to cover the following: (a) Matters not of record, (b) Rights of persons in possession, (c) Rights to file mechanic's liens, (d) Special taxes and assessments not shown by the County Treasurer's Records, (e) Zoning and other governmental regulations, (f) Liens asserted by the United States and the State of Ohio, their agencies and Officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located, (g) Matters which might be disclosed by a search of Federal Court Records, (h) Future special assessments on the tax duplicate occasioned by past due water bills, sewer bills, weed cutting charges, property clean-up and building maintenance charges assessed by any governmental entities located in Paulding County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

PARCEL 1:

Being a part of the East half ($\frac{1}{2}$) of the Northeast quarter ($\frac{1}{4}$) of Section 17, Township 1 North, Range 1 East, Benton Township, Paulding County, Ohio and being more particularly described as follows:

Beginning at the northeast corner of Section 17 monumented by an iron pin found;

Thence South 01 degrees 16 minutes 15 seconds West, on the east line of Section 17, a distance of 2666.15 feet to a stone and capped iron pin found at the East quarter ($\frac{1}{4}$) corner of Section 17;

Thence North 89 degrees 01 minutes 15 seconds West, on the south line of the Northeast quarter ($\frac{1}{4}$), 1319.55 feet to a 5/8-inch capped iron pin set at the southwest corner of the East half ($\frac{1}{2}$) of the Northwest quarter ($\frac{1}{4}$);

Thence North 01 degrees 18 minutes 52 seconds East, on the west line of the East half ($\frac{1}{2}$) of the Northeast quarter ($\frac{1}{4}$), 2297.84 feet to a mag nail set on the centerline of State Route 500, (passing a 5/8-inch capped iron pin set at 2258.76 feet);

Thence North 51 degrees 27 minutes 29 seconds East, on the centerline of State Route 500, a distance of 585.99 feet to a railroad spike set on the north line of Section 17;

Thence South 88 degrees 43 minutes 04 seconds East, on the north line of Section 17, a distance of 867.64 feet to the point of beginning. The parcel herein described contains 78.869 acres more or less but subject to all legal highways and easements of record.

The basis of bearings is based on Ohio North Coordinates.

Thomas J Henry, Registered Surveyor No. 6787, prepared this description.

Auditor's Parcel Number: 03-17S-001-00

PARCEL 2:

Being a part of the Northwest quarter ($\frac{1}{4}$) of Section 16, Township 1 North, Range 1 East, Benton Township, Paulding County, Ohio and being more particularly described as follows:

Beginning at the northwest corner of Section 16 monumented by an iron pin found;

Thence South 88 degrees 32 minutes 59 seconds East, on the north line of Section 16, a distance of 572.00 feet to a mag nail set;

Thence South 01 degrees 27 minutes 01 seconds West, 247.00 feet to a capped iron pin found, (passing a capped iron pin found at 20.00 feet);

Thence South 88 degrees 32 minutes 59 seconds East, 80.00 feet to a capped iron pin found;

Thence South 02 degrees 34 minutes 14 seconds West, 94.71 feet to a capped iron pin found;

Thence South 88 degrees 32 minutes 59 seconds East, 663.52 feet to a capped iron pin found;

Thence North 01 degrees 27 minutes 01 seconds East, 326.70 feet to a capped iron pin found;

Thence North 88 degrees 32 minutes 59 seconds West, 476.67 feet to a capped iron pin found;

Thence North 01 degrees 27 minutes 01 seconds East, 15.00 feet to the north line of Section 16;

Thence South 88 degrees 32 minutes 59 seconds East, on the north line of Section 16, a distance of 1759.78 feet to the point in Flatrock Creek;

Thence South 0 degrees 55 minutes 44 seconds West, on the east line of the Northwest quarter ($\frac{1}{4}$), 2657.84 to a large wood post found at the center of Section 16, (passing an iron pin found at 1328.92 feet at the southwest corner of the North half ($\frac{1}{2}$) of the Northeast quarter ($\frac{1}{4}$));

Thence North 88 degrees 44 minutes 02 seconds West, on the south line of Northwest quarter ($\frac{1}{4}$), 2612.63 feet to a stone and capped iron pin found at the West quarter ($\frac{1}{4}$) corner of Section 16;

Thence North 01 degree 16 minutes 15 seconds East, on the west line of Section 16, a distance of 2666.15 feet to the point of beginning. The parcel herein described contains 153.691 acres more or less, but subject to all legal highways and easements of record.

The basis of bearings is based on Ohio North Coordinates.

Thomas J Henry, Registered Surveyor No. 6787, prepared this description.

Auditor's Parcel Number: 03-16S-002-00

SCHEDULE B

1. RECORDED MORTGAGES OR DEEDS OF TRUST:

None.

2. MECHANICS OR MATERIALMEN'S LIENS:

None.

3. JUDGMENTS, FOREIGN EXECUTIONS OR CERTIFICATES OF JUDGMENT:

None.

4. LAND CONTRACTS OR RECORDED LEASES:

None.

5. SUITS PENDING OR LIS PENDENS AFFECTING TITLE:

None.

6. PARTY WALL AGREEMENTS AND EASEMENTS:

As to Parcel 03-17S-001-00

The easement from Jane L. Snyder, Joann Summey, Cynthia J. Luther, Nan E. Castle, and Julie A. Dinger, to the Ohio Department of Transportation dated August 15, 2005 and recorded September 16, 2005 at 12:36 PM in OR 510, Page 1426 in the records of the Paulding County, Ohio Recording Office.

As to Parcel 03-16S-002-00

The easement from Jane L. Snyder, Joann Summey, Cynthia J. Luther, Nan E. Castle, and Julie A. Dinger, to the Ohio Department of Transportation dated August 15, 2005 and recorded September 16, 2005 at 12:36 PM in OR 510, Page 1418 in the records of the Paulding County, Ohio Recording Office.

7. ENFORCEABLE RESTRICTIONS:

None.

8. OTHER CONDITIONS AFFECTING TITLE:

None.

9. TAXES:

As to Parcel: 03-17S-001-00

Real estate taxes in the Amount of \$897.11 for the first half of tax year 2020 are paid. Real estate taxes in the amount of \$897.11 for the second half of tax year 2020 are paid. Real estate taxes and assessments for the tax year 2021 are not yet due and payable but are a lien on the property.


NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

As to Parcel: 03-16S-002-00

Real estate taxes in the Amount of \$929.70 for the first half of tax year 2020 are paid. Real estate taxes in the amount of \$929.70 for the second half of tax year 2020 are paid. Real estate taxes and assessments for the tax year 2021 are not yet due and payable but are a lien on the property.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 22nd DAY OF NOVEMBER 2021, AT 8:00 A.M.



RYAN J. WARNECKE
Attorney at Law