

PRELIMINARY OPINION OF TITLE

TO: Jim Blair, Attorney at Law

We, the undersigned attorneys, hereby certify that we have this day examined the record of the title to the hereinafter described real estate and find the same to be of record in the name of

Bret W. Scott, Craig W. Scott, Lisa K. Keckler, Michele A. Richardson and David W. Scott
(Allen County, Ohio Recorder's Deed Records Volume 2021, Page 3523)

In our opinion, said owner has a good, safe and marketable title to said real estate subject to the matters hereinafter mentioned. Said real estate is described as follows:

Situated in the Township of Jackson, County of Allen and State of Ohio, to-wit:
The west half of the southwest quarter of Section 25, T3S, R8E, containing 80 acres, more or less.

Parcel #38-2500-03-002.000
Property Address 10987 Reservoir Road, Ada, Ohio 45810

AND

Situated in the Township of Jackson, County of Allen and State of Ohio, to-wit:
The northeast quarter of the southeast quarter of Section 26, T3S, R8E, containing 40 acres, more or less.

Parcel #38-2600-04-001.000
Property Address Reservoir Road, Ada, Ohio 45810

MORTGAGES:

There are no uncanceled mortgages of record against said premises that are or may become a lien hereon except for a certain mortgage from Richard W. Scott and Susan K. Scott, husband and wife, to The Union Bank Company, dated July 27, 2004, in the original principal amount of \$727,000.00, filed for record as Allen County, Ohio Recorder's Mortgage Records Volume 1727, Page 390 on July 29, 2004.

SUITS AND JUDGMENTS:

There are no suits pending by or against nor judgments against the said owners or any of the parties through whom title is derived that are or may become a lien hereon.

EXECUTIONS:

There are no executions in the hands of the Sheriff of said Allen County, Ohio, against the said owners or any of the parties through whom title is derived that are or may become a lien thereon.

TAXES AND ASSESSMENTS:

The taxes for the first half of the year 2021 in the amount of \$1,917.01 are paid. Taxes for the last half of the year 2021 in the amount of \$1,917.01 are a lien, not yet due. The taxes for the entire year 2022 are a lien, not yet computed. (Treasurer's Parcel Number 38-2500-03-002.000)

Also, there is a special assessment designated as Project #12-239-202 "Ottawa River Ditch Maintenance 2021" for the first half only of the year 2021 in the amount of \$2.00 is paid. Said assessment for the entire year 2022 is a lien, not yet due nor payable.

The taxes for the first half of the year 2021 in the amount of \$381.34 are paid. Taxes for the last half of the year 2021 in the amount of \$381.34 are paid. The taxes for the entire year 2022 are a lien, not yet computed. (Treasurer's Parcel Number 38-2600-04-001.000)

Also, there is a special assessment designated as Project #12-239-202 "Ottawa River Ditch Maintenance 2021" for the first half only of the year 2021 in the amount of \$2.00 is paid. Said assessment for the entire year 2022 is a lien, not yet due nor payable.

LIENS:

There are no Mechanic's, Surety Bond or Delinquent Personal Property Tax Liens against said premises.

OTHER MATTERS:

Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the opinion.

Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.

This certificate does not purport to cover matters not of record, rights of parties in possession, any facts which an accurate survey or inspection of the premises might disclose, rights to file mechanic's liens, zoning, environmental liens or regulations, or other governmental regulations. No search has been made of the United States Federal Court Records.

Dated at Lima, Ohio, this 6th day of June, 2022 at 8:30 A.M.

ROMEY AND VANDEMARK
Attorneys at Law

By 

Dale M. Vandemark