

TO: Dye Real Estate and Land Co.

CERTIFICATE OF TITLE

The undersigned hereby certifies that she has made a thorough examination of the records of Putnam County, Ohio, as disclosed by the public indexes covering the period from May 9, 1962 to the date hereof, relating to the premises hereinafter described at Item I.

That the opinion or certificate does not purport to cover the following: (a) Matters not of record in said county, (b) Rights of persons in possession, (c) Questions which a correct survey or inspection of the premises would disclose, (d) Rights to file mechanics' liens, (e) Accrued but not yet filed Medicaid liens, (f) Special taxes and assessments not shown by the county treasurer's records, (g) Zoning and other governmental regulations, (h) Liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act [R.C. §§ 3734.21 and 3734.22] 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.

The undersigned further certifies that, in her opinion based upon said records, the fee simple title to said premises is vested in, Nancy L. Latchaw, Trustee of the Nancy L. Latchaw Trust dated February 9, 2007 by virtue of a Quitclaim Deed from Charles E. Latchaw and Nancy L. Latchaw, husband and wife, dated 10/22/2007 and filed for record on 10/23/2007 at 10:44 a.m. in Volume 585 Page 1949, of the official records; and that, as appears from said county records, the title is marketable and free from encumbrances except and subject to the matters set forth herein at Item .

ITEM I. TRACT I: Situated in the Township of Monroe, in the County of Putnam and State of Ohio and known as:

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Number Eleven (11), Town Two (2) North, Range Five (5) East, Monroe Township, Putnam County, State of Ohio, containing forty (40) acres of land more or less.

Parcel No.: 22-009160.0000

TRACT II: Situated in the Township of Monroe, County of Putnam and State of Ohio and known as: The North Half (1/2) of the Southwest Quarter (1/4) of Section Eleven (11), Town Two (2) North, Range Five (5) East, containing eighty and seventy-four hundredths (80.74) acres of land.

Parcel No.: 22-010010.0000


ITEM II. Subject to an easement for highway purposes to the State of Ohio as recorded in Volume 151, Page 586. Easement affects both parcels described in Item I.

ITEM III. Subject to an easement for highway purposes to the State of Ohio as recorded in Volume 152, Page 378. Easement affects both parcels described in Item I.

ITEM IV. The County Treasurer's 2021 General Tax Duplicate shows:
Taxes for the full year 2021 listed in the name of Nancy L. Latchaw, Trustee of the Nancy L. Latchaw Trust dated February 9, 2007, and amounting to \$355.21 per half are paid.
Taxes for the year 2022 are a lien on the premises.
This parcel valued under the CAUV program.
Tax Parcel No. 22-009160.0000

ITEM V. The County Treasurer's 2021 General Tax Duplicate shows:
Taxes for the full year 2021 listed in the name of Nancy L. Latchaw, Trustee of the Nancy L. Latchaw Trust dated February 9, 2007, and amounting to \$453.58 per half are paid.
Taxes for the year 2022 are a lien on the premises.
This parcel valued under the CAUV program.
Tax Parcel No. 22-010010.0000

SBC TITLE AGENCY, LLC

By: 
Megan Seitz Clinton, Attorney
315 East Main Street, P. O. Box 110
Ottawa, Ohio 45875
Telephone: (419) 523-5658

Dated at Ottawa, Ohio, this
day of December 14, 2022 at 8:00 a.m.

This Certificate is given for the protection of Dye Real Estate and Land Co. only. No other person or entity may rely on the opinion expressed herein; nor is any liability assumed by the certification except to.

SBC TITLE AGENCY, LLC
315 EAST MAIN STREET • PO BOX 110
OTTAWA, OHIO 45875
(419) 523-5658