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OHIO CERTIFICATE OF TITLE/
ATTORNEY OPINION OF TITLE

To: Dye Real Estate and Land Company

Re: Judith Steinke and Catherine Lambert's Sale of Approximately 35 Acres in Duchouquet Township, Auglaize County, Ohio; Part of Parcel Number B05-007-01-301

Date: Thursday, March 23, 2023 at 8:00 a.m.

This Ohio Certificate of Title/Attorney Opinion of Title is the result of a careful and diligent search of public records based upon both substantive and procedural Ohio law, including but not limited to the Ohio Marketable Title Act and the most recent version of the Ohio Title Standards as promulgated by the Real Property Law Section of the Ohio State Bar Association.

PROPERTY
THAT IS THE SUBJECT OF THIS
OHIO CERTIFICATE OF TITLE/ATTORNEY OPINION OF TITLE

This Ohio Certificate of Title covers one (1) certain tract of real property located in Auglaize County, Ohio (the "Property"), described as follows:

Situated in the Township of Duchouquet, County of Auglaize and State of Ohio:

The southeast quarter of the southeast quarter of Section Seven (7), Town Five (5) South, Range Six (6) East.

Save and Except:

Situated in the Township of Duchouquet, County of Auglaize and State of Ohio:

Being Part of Parcel #B-05-007-013-00 as described in OR Volume 683, Page 1799 and OR Volume 697, Page 5408 of the Auglaize County Official Record of Deeds. Situated in the SE 1/4 of Section 7, T-5-S, R-6-E, Duchouquet Township, County of Auglaize, State of Ohio a tract of land bounded and described as follows:

Commencing at a stone in a monument box found at the southwest corner of said SE 1/4 of Section 7, also being on the centerline of Wapakoneta-Buckland Road (TR 180);

Thence along the south line of said SE 1/4 of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), N 89°-49'-21" E (basis of bearing) a distance of 1,442.89 feet to a set mag nail being the POINT OF BEGINNING for the tract of land herein described;

thence perpendicular to said south line of the SE 1/4 of Section 7, N 00°-10'-39" W a distance of 591.00 feet to a set 5/8 inch iron pin capped, passing a set 5/8 inch iron pin capped at a distance of 25.00 feet marking the north right-of-way line of Wapakoneta-Buckland Road (TR 180);

thence parallel to said south line of the SE 1/4 of Section 7, N 89°-49'-21" E a distance of 295.00 feet to a set 5/8 inch iron pin capped;

thence perpendicular to said south line of the SE 1/4 of Section 7, S 00°-10'-39" E a distance of 591.00 feet to a set mag nail on said south line of the SE 1/4 of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), passing a set 5/8 inch iron pin capped at a distance of 566.00 feet marking the north right-of-way line of Wapakoneta-Buckland Road (TR 180);

thence along said south line of the SE 1/4 of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), S 89°-49'-21" W a distance of 295.00 feet to the POINT OF BEGINNING.

The above described parcel contains 4.002 acres of land, of which 0.169 acres of land is occupied by the right-of-way of Wapakoneta-Buckland Road (TR 180), subject to all legal highways and easements of record at the time of recording of this instrument.

Basis of bearing for this legal description assumes the south line of the SE 1/4 of Section 7, also being the centerline of Wapakoneta-Buckland Road (TR 180), as N 89°-49'-21" E per Auglaize County GPS survey. This legal description and accompanying plat represents an actual boundary survey performed by Eric R. Pfenning, PS #8129 on May 19, 2020. All set 5/8 inch iron pin as marked with an orange plastic cap stamped "Angle Right S-8129".

Acreage after exception: 36.589 acres per plat attached hereto.

Parcel Number: Part of Parcel Number B05-007-01-301
Prior Instrument Reference: Official Record Volume 697 Page 5408

NOTE: The preceding description of the Property is insufficient for transfer of the Property. A survey consistent with the plat attached hereto will need to be prepared and certified by a licensed surveyor.

CERTIFICATIONS

The undersigned hereby certifies that he has made a thorough and careful examination of the records of Auglaize County, Ohio, as disclosed by the public indexes/abstracts covering the period from September 10, 1955 to present, relating to the Property.

The root document initiating the chain of title that has been examined begins with a certain Warranty Deed from Lillian C. Crawford to Gilbert Presar and Viola Presar dated September 9, 1955 and recorded on September 10, 1955 at 11:35 a.m. at Deeds Volume 158 Page 589.

It is the undersigned's professional opinion, based upon said records, that:

Fee simple ownership of the Property is vested in James R. Craft, Trustee of the James R. Craft Living Trust dated November 16, 2009, Catherine L. Lambert, and Judith E. Steinke through:

1. A certain Quit Claim Deed from James R. Craft to James R. Craft, Trustee of the James R. Craft Living Trust dated November 16, 2009 recorded on May 23, 2019 at Official Record Volume 697 Page 5408,
2. A certain Affidavit of Confirmation confirming the death of Diane S. Craft and confirming the resulting ownership of record of James R. Craft, Catherine L. Lambert, and Judith E. Steinke dated December 5, 2017 recorded on December 5, 2017 at Official Record Volume 683 Page 1799, and
3. A certain Transfer on Death Affidavit executed by Diane S. Craft dated May 22, 2017 recorded on May 23, 2017 at 1:46 p.m. at Official Record Volume 677 Page 218.

EXCEPTIONS IDENTIFIED FROM THE PUBLIC RECORD THAT AFFECT TITLE TO THE PROPERTY

This Ohio Certificate of Title/Attorney Opinion of Title is subject to the following exceptions that must be released, subordinated, and/or considered in order for insured mortgage to enjoy the first and best lien against the Property:

1. Easement for Highway Purposes from Richard T. Craft and Lois Craft dated May 4, 1993 and recorded on June 24, 1993 at Volume 185 Page 744.
2. Parcel Number B05-007-01-301: The County Treasurer's 2022 General Tax Duplicate shows that taxes and assessments for all of 2022 in the amount of \$497.52 are paid. Taxes and assessments for 2023 are not yet due or payable but are a lien against the Property. The Property is valued and taxed under CAUV.

STANDARD EXCEPTIONS

This Ohio Certificate of Title/Attorney Opinion of Title is also subject to the exceptions and exclusions noted below. This Ohio Certificate of Title **does not cover the following:**

- (a) Matters not of record in the offices administered by Auglaize County, Ohio;
- (b) Matters of record in the Municipal Court and/or County Court of Auglaize County, Ohio;
- (c) Rights of persons in possession;
- (d) Questions and matters that a correct survey or inspection of the Property would disclose;
- (e) Rights to file mechanics' liens;
- (f) Accrued but not yet filed Medicaid liens;
- (g) Special taxes and assessments not shown by the County Treasurer's records;
- (h) Zoning and other governmental regulations;
- (i) Liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act more formally known as Ohio Revised Code Sections 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 Auglaize County, Ohio.
- (j) Environmental liens of any type; and
- (k) Outstanding utility bills, accounts, and/or invoices.

This Ohio Certificate of Title/Attorney Opinion of Title is only given for the protection of Dye Real Estate and Land Company and only related to the Property. No other person or entity may rely on the opinions expressed herein, and no liability is assumed by issuance of this Ohio Certificate of Title/Attorney Opinion of Title, except as to Dye Real Estate and Land Company and related to the Property.

***Dated at Columbus Grove, Ohio,
on this Thursday, March 23, 2023 at 8:00 a.m.***



Lee R. Schroeder (0075358)
Schroeder Law LLC