

CLARK & WARNECKE LAW, LLC
228 North Main Street
Delphos, Ohio 45833

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate & Land Company

Property Owner: Patsy J. Beaschler

We [I] agree to indemnify you and your successors in interest in the [Mortgage] [deed of trust] opined hereto, to the full extent of any loss attributable to a breach of our duty to exercise reasonable care and skill in the examination of the title and the giving of this opinion.

This certifies that the undersigned, Ryan J. Warnecke, attorney-at-law, has performed an examination and search of all the public records and public indexes of Hancock 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:

Patsy J. Beaschler, who claims title by warranty deed dated July 10, 1973 and recorded July 16, 1973 at 1:13 PM in Volume 372, Page 328 in the records of the Hancock 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 Hancock County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

PARCEL 1:

Situated in the County of Hancock in the State of Ohio, and the Township of Eagle and bounded and described as follows:

The north half (1/2) of the Southeast quarter (1/4) of Section eighteen (18), Township one (1) South, Range ten (10) east, containing eighty (80) acres.

Except a parcel beginning at the point of intersection of the Northerly and Westerly property lines of said grantor, said point of being the center of Section 18, and being 49.07 feet left of station 446 plus 77.10 in said centerline of survey; thence South 87° 44' 12" East, along said northerly property line, a distance of 281.87 feet to a point 150 feet right of station 448 plus 76.65 in said centerline of survey; thence South 47 degrees 20' 00" West a distance of 395.30 feet to a point on the westerly property line of said grantors, said point being 150 feet right of station 444 plus 81.35 in said centerline of survey; thence North 01° 51' 05" East along said westerly property line, a distance of 279.19 feet to the point of beginning, containing .90 acres. Containing after said exception 79.10 acres, more or less.

LESS AND EXCEPT:

Situated in Eagle Township, County of Hancock, State of Ohio and being a part of the N 1/2 of the SE 1/4 of Section 18, T 1 S, R 10 E, of the 1st Principal Meridian, a tract of land bounded and described as follows:

Beginning at an iron stake set on the southwest corner of the N 1/2 of the SE 1/4 of Section 18, and described as lying N 01°38'30" E, a distance of 1333.42 feet from an iron stake found marking the southwest corner of the SE 1/4 of Section 18; thence from the above described point of beginning along the west line of the N 1/2 of the SE 1/4 of Section 18, N 01°38'30" E, a distance of 308.00 feet to an iron stake set; thence at right angles, S 88°21'30" E, a distance of 100.00 feet to an iron stake set; thence parallel with the west line of the N 1/2 of the SE 1/4, S 01°38'30" W, a distance of 100.00 feet to an iron stake set; thence at right angles, N 88°21 '30" W, a distance of 70.00 feet to a iron stake set; thence parallel with the west line of the N 1/2 of the SE 1/4 of Section 18, S 01°38'30" W, a distance of 163.16 feet to an iron stake set; thence S 43°12'30" E, a distance of 21.27 feet to an iron stake set; thence parallel with and 30.00 feet right angle dimension north of the south line of the N 1/2 of the SE 1/4, S 88°03'30" E, a distance of 2604.62 feet to a railroad spike set on the east line of said SE 1/4 and passing an iron stake set 20.00 feet west thereof; thence along said east line, also being the centerline of County Road Number 60, S 01°39'40" W, a distance of 30.00 feet to a spike marking the southeast corner of the N 1/2 of the SE 1/4 of Section 18; thence along the south line of said N 1/2 of the SE 1/4, N 88°03'30" W, a distance of 2649.61

feet to the point of beginning and passing an iron stake set at 20.00 feet, said tract containing 2.180 acres of land, more or less, subject however to all legal highways and prior easements of record.

Containing after said exceptions, 76.92 acres of land, more or less.

Auditor's Parcel Number: 190000043300

PARCEL 2:

Situated in the Township of Eagle, County of Hancock and State of Ohio: All that part of the West half (1/2) of the East half (1/2) of the Northeast quarter (1/4) of Section number Eighteen (18), Township One (1) South, Range Ten (10) East lying South of the proposed highway to be known as U.S. Route 75, containing 19.62 acres of land be the same more or less.

Except a strip of land 36 feet of uniform width off the North end thereof. Containing after said exception 18.73 acres, more or less.

Auditor's Parcel Number: 190000043310

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: 190000043300

The Oil and Gas Lease from O.E. Beucher and Myrtle Beucher, husband and wife to Chas W. Huffman dated March 3, 1930 and recorded March 4, 1930 at 12:47 PM in OR 36, Page 45 in the records of the Hancock County, Ohio Recording Office.

As to Parcel: 190000043310

The Oil and Gas Lease from Don C. Beaschler and Patsy J. Beaschler, husband and wife to Palladian Enterprises, LLC dated June 16, 1993 and recorded August 27, 1993 at 12:00 PM in OR 946, Page 297 in the records of the Hancock County, Ohio Recording Office. This lease was assigned to Meridian Oil, Inc. dated March 28, 1995 and recorded April 3, 1995 at 10:54 AM in OR 1144, Page 252 in the records of the Hancock County, Ohio Recording Office.

7. **ENFORCEABLE RESTRICTIONS:**

None.

8. **OTHER CONDITIONS AFFECTING TITLE:**

None.

9. TAXES:

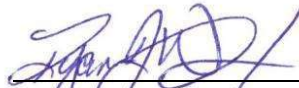
As to Parcel: 190000043300

Real estate taxes in the Amount of \$1,704.02 for the first half of tax year 2022 are now due and payable and are a lien on the property. Real estate taxes in the amount of \$1,704.02 for the second half of tax year 2022 are not yet due and payable but are a lien on the property. Real estate taxes and assessments for the tax year 2023 are not yet due and payable but are a lien on the property.

As to Parcel: 190000043310

Real estate taxes in the Amount of \$196.79 for the first half of tax year 2022 are now due and payable and are a lien on the property. Real estate taxes in the amount of \$196.79 for the second half of tax year 2022 are not yet due and payable but are a lien on the property. Real estate taxes and assessments for the tax year 2023 are not yet due and payable but are a lien on the property.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 6th DAY OF FEBRUARY 2023, AT 8:00 A.M.



RYAN J. WARNECKE
Attorney at Law