

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

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate and Land Company

Property Owner: Walter R. Connolly and Sheryl S. Connolly, Trustees of the Walter R. Connolly and Sheryl S. Connolly Living Trust dated September 22, 2010.

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 Wood 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:

Walter R. Connolly and Sheryl S. Connolly, Trustees of the Walter R. Connolly and Sheryl S. Connolly Living Trust dated September 22, 2010, who claim title by quit claim deed dated November 9, 2010, and recorded November 19, 2010, at 3:57 PM in OR 3012, Page 1078 in the records of the Wood 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 Wood County, Ohio.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

A parcel of land located in part of the West Half (1/2) of the Northeast Quarter (1/4) of Section 22, T 3 N, R 9 E, Jackson Township, Wood County, Ohio, and ore particularly described as follows:

Beginning at the northwest corner of the Northeast Quarter (1/4) of said Section 22;

Thence S 89°56'15" E along the north line of the Northeast Quarter (1/4) of said Section 22 and the centerline of Oil Center Road a distance of 1299.50 feet to a Mag nail;

Thence S 38°24'00" W along the centerline of an open drainage ditch, Hockenberry Run, a distance of 45.00 feet to a point;

Thence S 57°25'00" W along said centerline a distance of 210.00 feet to a point;

Thence S 53°32'00" W along said centerline a distance of 66.00 feet to a point;

Thence S 43°19'00" W along said centerline a distance of 253.00 feet to a point;

Thence S 58°37'00" W along said centerline a distance of 331.24 feet to a point;

Thence S 0°03'20" W a distance of 37.00 feet to an iron pin;

Thence continuing on said line a distance of 2020.72 feet to an iron pin;

Thence continuing on said line a distance of 30.00 feet to a Mag nail;

Thence S 89°59'35" W along the south line of the Northeast Quarter (1/4) of said Section 22 and the centerline of state Route 18 a distance of 583.15 feet to a Mag nail;

Thence N 0°00'00" W along the west line of the Northeast Quarter (1/4) of said Section a distance of 30.00 feet to an iron pin;

Thence continuing on said line a distance of 2573.38 feet to an iron pin;

Thence continuing on said line a distance of 30.00 feet to a cornerstone, said point being the point of beginning.

Containing 40.005 acres of land, more or less, of which 0.889 acre is Oil Center Road right of way and 0.402 is State Route 18 right of way, subject to all legal highways, easements and restrictions of record.

Auditor's Parcel Number: G24-309-220000002000

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:**

The right of way easement from Grace Otto and E. Park Otto to Suburban Fuel Gas, Inc. dated February 6, 1959, and recorded in Volume 389, Page 364 in the records of the Wood County, Ohio Recording Office.

7. **ENFORCEABLE RESTRICTIONS:**

None.

8. **OTHER CONDITIONS AFFECTING TITLE:**

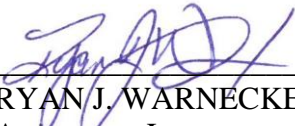
None.

9. **TAXES:**

Real estate taxes in the Amount of \$487.13 for the first half of tax year 2022 are paid. A special assessment in the amount \$16.33 for M. Middle BR JT for the first half of tax year 2022 is paid. Real estate taxes in the amount of \$487.13 for the second half of tax year 2022 are not yet due and payable but are a lien on the property. A special assessment in the amount of \$16.33 for M. Middle BR JT for the second half of tax year 2022 is not yet due and payable but is 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.

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 23rd DAY OF MARCH 2023, AT 8:00 A.M.



RYAN J. WARNECKE
Attorney at Law