

PRELIMINARY
CERTIFICATE

To: Dye Real Estate & Land Company
2045 Heather Dr.
Lima, Ohio 45804

I, the undersigned, do hereby certify that I have examined the title to the following described real estate, situated in the County of Hardin, State of Ohio, in the Township of Buck, and in the City of Kenton, to wit:

Refer to complete legal description contained on the attached Exhibit A.

I further certify that I have made a careful and thorough examination of the indices of the records in the offices of the Recorder, Treasurer, Probate Court, Clerk of Courts, and Sheriff of Hardin County, Ohio, and find no unreleased mortgages, mechanics' liens, tax liens, pending suits, living judgments, foreign executions or liens of any kind whatsoever which would in any way affect the title to said real estate, except:

1. Ohio Power Easements for lines, poles, etc. as filed for record 12/19/53, in Vol. 197, Pages 161, 162, & 163, filed 1/04/54, in Vol. 197, Page 166, Deed Records, Hardin County, Ohio, and filed 10/05/34 in Vol. R, Page 207, Lease Records, Hardin County, Ohio.
2. The Hardin County Tax Map Department has noted on the last deeds of record that the subject premises shall require a new survey plat and legal description to be prepared and approved prior to the next transfer.

I further certify that there were no taxes or special assessments certified to the County Auditor against said real estate, except Tax ID No. 05-180001.0000 (includes 05-140019.0000): First ½ taxes of \$1,177.18 plus \$29.92 landfill and drainage assessments are paid; second ½ taxes of \$1,177.18 are also paid. Also, Tax ID No. 05-140045.0000: First ½ taxes of \$92.75 plus \$2.58 landfill and drainage assessments are paid; second ½ taxes of \$92.75 are also paid. Tax Year 2023 taxes are a lien but are not currently due and payable.

I further certify that the fee simple title to said real estate is vested in Judith L. Heffernan, as to a Life Estate, and Steven R. Williamson and Debbie Williamson, as to remainder interests, pursuant to deed of record in Vol. 561, Page 5216, Official Records, Hardin County, Ohio.

This certificate does not cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the County Treasurer's records or zoning and other governmental regulations.

This certificate dated at Kenton, Ohio, this 13th day of September, 2023 at 4:00 P.M.

SCHWEMER, MCKINLEY, SEELEY & POTTS, LLC

BY



109 E. Franklin St., Kenton, OH 43326

EXHIBIT A - Legal Description

TRACT I:

Situated in the Township of Buck, County of Hardin and State of Ohio:

Being a part of a tract of land in Virginia Military Survey Numbers 10171 and 10016, in Buck Township, Hardin County, Ohio, heretofore deeded to J.C. Hoffman, as recorded in Volume 130, Page 28, Hardin County Record of Deeds, and bounded and described as follows:

Beginning at the intersection of the centerline of the Kenton-Marysville Pike with the centerline of the Sandusky Road in said Township; thence North $52^{\circ} 0'$ East with the centerline of said Sandusky Road Seven hundred and eighty-one feet (781') to an angle in said road; thence North $57^{\circ} 30'$ East with said centerline Nineteen hundred and nineteen feet (1919.0') to the east line of said tract; thence South $7^{\circ} 30'$ East with the east line thereof Two thousand and fifty-nine and five tenths feet (2059.5') to a post in the southeast corner of said tract of land; thence South $82^{\circ} 30'$ West Thirteen hundred and twenty-four and six tenths feet (1324.6') to a post in the east line of Virginia Military Survey Number 10171; thence South $8^{\circ} 0'$ East with said survey line Six hundred and ninety-three and six tenths feet (693.6') to a post in the southeast corner of Virginia Military Survey Number 10171; thence South $82^{\circ} 0'$ West with the south line of said survey Three hundred and thirty-eight feet (338.0') to the center of the Kenton and Marysville Pike; thence North $34^{\circ} 0'$ West with the center of said Pike Seventeen hundred and thirty-three and two tenths feet (1733.2') to the place of beginning, and containing Eighty-six and thirty-three hundredths acres (86.33 acs.) of land, more or less.

SAVE AND EXCEPT therefrom the following described real estate:

Being a part of Virginia Military Survey No. 10171, Buck Township, Hardin County, Ohio and described as follows:

Beginning at a point in the centerline of State Route 31 a distance of 782.18 feet South $33^{\circ} 48' 04''$ East from the intersection of the centerlines of State Route 31 and Township Road 265; thence continuing South $33^{\circ} 48' 04''$ East along the said centerline a distance of 951.02 feet to a point being the southwest corner of an 86.33 acre tract of land described in Hardin County Deed Records Volume 89, Page 106; thence North $81^{\circ} 57' 57''$ East along the south line of said tract a distance of 338.14 feet to an anchor post at the southeast corner of said tract; thence North $8^{\circ} 00'$ West along the east line of said tract a distance of 691.47 feet to a stone; thence South $82^{\circ} 25' 46''$ West a distance of 200.00 feet to an iron pin; thence North $37^{\circ} 29' 34''$ West a distance of 396.73 feet to an iron pin; thence South $54^{\circ} 56' 12''$ West a distance of 400.63 feet to the place of beginning containing in all 10.751 acres of land but subject to all legal highways and all easements of record.

Containing in all 75.579 acres, more or less, but subject to all legal highway easements and other easements of record.

TRACT II:

Being a part of Virginia Military Survey No. 10171, Buck Township, Hardin County, Ohio and described as follows:

Beginning at a point in the centerline of State Route 31 a distance of 782.18 feet South $33^{\circ} 48' 04''$ East from the intersection of the centerlines of State Route 31 and Township Road 265; thence continuing South $33^{\circ} 48' 04''$ East along the said centerline a distance of 951.02 feet to a point being the southwest corner of an 86.33 acre tract of land described in Hardin County Deed Records Volume 89, Page 106; thence North $81^{\circ} 57' 57''$ East along the south line of said tract a distance of 338.14 feet to an anchor post at the southeast corner of said tract; thence North $8^{\circ} 00'$ West along the east line of said tract a distance of 691.47 feet to a stone; thence South $82^{\circ} 25' 46''$ West a distance of 200.00 feet to an iron pin; thence North $37^{\circ} 29' 34''$ West a distance of 396.73 feet to an iron pin; thence South $54^{\circ} 56' 12''$ West a distance of 400.63 feet to the place of beginning containing in all 10.751 acres of land but subject to all legal highways and all easements of record.