

TITLE SEARCH REPORT
ISSUED BY
TitleWave Real Estate Solutions

THE ATTACHED TITLE SEARCH REPORT IS ISSUED FOR USE OF THE AGENT LISTED, HEREIN 'THE AGENT', A POLICY ISSUING AGENT FOR THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES, HEREIN 'THE COMPANY', AND IS TO BE USED BY THE AGENT IN THE EXAMINATION AND DETERMINATION OF THE INSURABILITY OF TITLE TO THE PROPERTY DESCRIBED HEREIN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES AND ENDORSEMENTS.

The Agent who examines this Title Search Report must follow all underwriting guidelines set forth in the underwriting manual and bulletins issued by the Company. The Agent is responsible for obtaining proper "High-Liability" approval, when applicable, in accordance with their agency contract. The agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with prudent underwriting practices and the Company's guidelines. The Agent is responsible for any errors, omissions, defect, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of the Company's commitment, policy or endorsement.

The Title Search Report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. No assurance is given as to the insurability or status of title. The Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, nor is it to be considered a title insurance commitment and/or title insurance policy, an opinion of title, an ownership and encumbrance report, a property information report, a guarantee of title or as any other form of guarantee or warranty of title and should not be relied upon as such.

LIABILITY UNDER THE ATTACHED TITLE SEARCH REPORT IS LIMITED TO THE LIABILITY UNDER THE COMPANY'S COMMITMENTS, POLICY OR POLICIES ISSUED PURSUANT TO THIS TITLE SEARCH REPORT. IN THE EVENT THE ATTACHED TITLE SEARCH REPORT IS USED FOR ANY PURPOSE OTHER THAN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES OR ENDORSEMENTS, THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

TitleWave Real Estate Solutions
TITLE SEARCH REPORT

Order Number: 7436019
Reference Number: STS11080

Secure Title Services Ltd.
2101 East State Street
Athens, OH 45701
Phone: 740-594-2600
Fax: 740-594-2611

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: February 04, 2019 at 6:59 AM

2. Policy or Policies to be issued:

A. Policy to be Issued:

____ 2006 ALTA Owner's Policy (12/01/2015)

____ ALTA Homeowner's Policy (12/02/2013)

Proposed Insured:

Amount of Insurance:

B. Policy to be Issued:

____ 2006 ALTA Loan Policy (10/01/2010)

____ ALTA Short Form Residential Loan Policy Modified - Ohio (12/03/2012)

Proposed Insured:

Amount of Insurance:

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. Last grantee of record for the period searched:

James Russell Brite and Karen Lea Brite, by deed filed for record June 28, 2001 and recorded in Volume 89, Page 431 of the Morgan County Records.

Title Search Report Mortgages, Liens, Other Title Defects

1. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
2. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.
3. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
4. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
5. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.
6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
7. Payment and Release of Open-End Mortgage from James Russell Brite and Karen Lea Brite, husband and wife, to Ohio University Credit Union, in the amount of \$25,000.00, and filed on March 25, 2015, and recorded in OR Book 220, Page 1946, of the Morgan County Records.

The mortgage set forth above is purported to be a "Credit Line" mortgage. It is a requirement that the Mortgagor of said mortgage provide written authorization to close said credit line account to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this mortgage to the proposed mortgage to be recorded at closing.

Title Search Report Easements, Restrictions and Other Matters Affecting Title Searched

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon.
2. Assessments, if any, not yet certified to the County Auditor.
3. Rights or claims of parties other than Insured in actual possession of any or all of the property.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
7. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
8. Representations of the acreage or area in the property descriptions in Schedule A or on the survey, if any.
9. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
10. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy, pursuant to Ohio Revised Code Section 1509.31(D).
11. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
12. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Title Search Report
Easements, Restrictions and Other Matters Affecting Title Searched, continued

13. Title to that portion of the insured premises within the bounds of any legal highways.
14. Oil and Gas Lease recorded in Volume 26, Page 92, of the Morgan County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
15. Right of Way recorded in Volume 30, Page 765, of the Morgan County Records.
16. Oil and Gas Lease recorded in Volume 49, Page 21, of the Morgan County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
17. Right of Way recorded in Volume 181, Page 79, of the Morgan County Records.
18. Right of Way Easement recorded in OR Book 202, Page 900, of the Morgan County Records.
19. Memorandum of Oil and Gas Lease recorded in OR Book 207, Page 713, of the Morgan County Records. NOTE: This Company makes no representation as to the present ownership of this lease.
20. Taxes for the year of 2018 and subsequent years are a lien, but are not yet due and payable.
The County Treasurer's General Tax Records for the tax year 2017 are as follows
PPN 1700135700 (73.424 acres)
Taxes for the first half are paid.
Taxes for the second half are paid.
First half amount \$389.67.
Second half amount \$383.67.

The above amount includes the following special assessment:

Assessment for 40001 - Muskingum Watershed District in the amount of \$6.00 for the first half only.

Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

PPN 1700135800 (12.818 acres)
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$17.65.

Note: Attention is directed to the fact that current real estate taxes are undeveloped land values.

Title Search Report
Easements, Restrictions and Other Matters Affecting Title Searched, continued

Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

PPN 1700135900 (38.517 acres)
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$130.97.

Note: Attention is directed to the fact that current real estate taxes are undeveloped land values.

Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

PPN 1700136000 (11.711 acres)
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$17.47.

Note: Attention is directed to the fact that current real estate taxes are undeveloped land values.

Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

Title Search Report Legal Description

Situated in the Township of Windsor, County of Morgan, and in the State of Ohio, and bounded and described as follows:

Being part of Lots 1119, 1138, and 1139, Town 8, Range 11 and beginning at a corner stone found locating the Northwest corner of Lot 1119;

Thence from this true point of beginning North 90 deg. 00' 00" East 1790.16 feet along the North line of said Lot 1119 (passing through a corner stone at 1234.02 feet and an iron pin set at 1733.67 feet) to the center of Aldridge Run;

Thence along the center of Aldridge Run the following six courses and distances:

- 1) South 00 deg. 58' 17" West 62.53 feet,
- 2) South 16 deg. 29' 28" West 268.37 feet,
- 3) South 28 deg. 12' 44" East 156.49 feet,
- 4) South 18 deg. 58' 42" East 223.01 feet,
- 5) South 01 deg. 14' 59" East 210.15 feet, and
- 6) South 27 deg. 02' 34" West 83.17 feet;

Thence along the property line between grantor and Leo Weatherhead's 7.44 acre tract (reference Volume 206, Page 446) the following five courses and distances:

- 1) North 88 deg. 03' 44" West 269.11 feet (passing through an iron pin set at 35.11 feet) to an iron pin set,
- 2) South 66 deg. 26' 16" West 200.97 feet to an iron pin set,
- 3) South 64 deg. 41' 16" West 108.90 feet to an iron pin set,
- 4) South 84 deg. 11' 16" West 39.60 feet to a corner stone found locating the Northwest corner of said 7.44 acre tract, and
- 5) South 00 deg. 03' 44" East 285.12 feet to an iron pin set in the South line of said Lot 1119;

Thence South 89 deg. 45' 19" West 1229.06 feet along the South line of said Lot 1119 to an iron pin set locating the Southwest corner thereof;

Thence South 89 deg. 56' 46" West 999.05 feet along the South line of Lot 1139 to a corner stone found;

Thence continuing along the South line of said Lot 1139 North 89 deg. 45' 21" West 1322.34 feet to an iron pin set;

Thence North 01 deg. 06' 24" West 1372.90 feet along the grantor's Westerly property line to an iron pin set in the North line of said Lot 1139;

Title Search Report
Legal Description, continued

Thence along the North line of said Lot 1139 South 89 deg. 53' 06" East 987.62 feet to a corner stone found;

Thence North 00 deg. 16' 15" West 82.50 feet (passing through an iron pin set at 50.00 feet) along the grantor's Westerly property line to a point in the center of Aldridge Run;

Thence along the center of said Aldridge Run the following six courses and distances:

- 1) North 54 deg. 06' 29" East 43.26 feet,
- 2) North 51 deg. 42' 58" East 174.52 feet,
- 3) North 41 deg. 13' 04" East 167.43 feet,
- 4) North 79 deg. 37' 23" East 171.76 feet,
- 5) North 61 deg. 38' 16" East 333.09 feet, and
- 6) North 84 deg. 54' 28" East 312.96 feet;

Thence South 05 deg. 39' 31" West 212.21 feet (passing through a steel fence post at 15.33 feet) along the West line of a 1.50 acre tract belonging to the Roberts Family Trust (reference Official Record 22, Page 614) to a steel fence post;

Thence South 71 deg. 18' 49" East 335.47 feet along the South line of said 1.50 acre tract to a steel fence post in the East line of Lot 1138;

Thence South 00 deg. 16' 15" East 250.60 feet along the East line of said Lot 1138 to the point of beginning, containing 136.470 acres, more or less. (Being 51.335 acres in Lot 1119, 11.711 acres in Lot 1138, and 73.424 acres in Lot 1139).

(Surveyed by John G. Eppley, Reg. Surv. No. 6410 (actual field survey) in April, 2001; iron pins set are one-half inch rebar 30 inches long with identification caps (JGE 6410); bearings from this survey are for angle calculations only and are based on the North line of Lot 1119 as an assumed bearing of North 90 deg. 00' 00" East; subject to the right of way of County Road 66 and Township Road 25.)

PPN: 1700135700
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