

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: 11052686
Reference Number: STS15897

Secure Title Services Ltd.
134 Columbus Road
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: March 28, 2023 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:

Velma Pauline Nichols, Trustee of the Velma Pauline Nichols Revocable Trust, dated August 31, 1999, by deeds filed for record March 16, 2001, recorded in OR Volume 314, Page 270, and August 26, 2003, recorded in OR Volume 376, Page 679 of the Washington 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.

NOTE: Legal Description contained on transfer deed must be verified with the County Auditor prior to closing of transaction for verification that legal description will pass transfer.

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. NOTE: Deed and/or legal description are subject to county and/or planning commission approval prior to filing. In some counties, this includes a digital review. For more information, contact the Washington County Auditor.
8. Furnish an affidavit executed by the Trustee(s) of the trust named below, stating that the Trust referred to below has not been amended or revoked in setting forth the operative provisions of the Trust Agreement authorizing the Trustee's authority to deal with the real estate, and that the affiant(s) is the current trustee(s).

Trustee(s): Velma Pauline Nichols and Paul Vernon Nichols (Trustee) Kathy Diane McLaughlin, Curtis Blaine Nichols, Paul Kent Nichols and Craig Allen Nichols (Substitute Co-Trustees)

Name of Trust: Velma Pauline Nichols Revocable Trust dated 8/31/1999

Recording Date: October 06, 2000

Recording No: OR Volume 307, Page 136

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Title Search Report
Mortgages, Liens, Other Title Defects, continued

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 arising out of the change in land usage, on account of errors or omissions and changes in the valuation of the property by legally constituted authorities, or liability for tax increases based on the 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

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

endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

13. Taxes for the year of 2023 and subsequent years are a lien, but are not yet due and payable.

The County Treasurer's General Tax Records for the tax year 2022 are as follows
PPN 240015368000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$88.74.

PPN 240012124000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$107.18.

PPN 240012128000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$33.38.

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

PPN 240012132000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$33.38.

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

PPN 240015364000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$22.31.

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

PPN 240041064000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$19.79.

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

PPN 240041065000
Taxes for the first half are paid.

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

Taxes for the second half are paid.
Per half amount \$50.66.

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

Title Search Report Legal Description

Parcel One:

First Tract: Being the Westerly half (1/2) of the Easterly half (1/2) of City Lot No. nine hundred sixty-eight (968), in Square No. seventy (70).

Second Tract: Being the Westerly half (1/2) of City Lot No. nine hundred sixty-eight (968), in Block No. seventy (70), being forty-five (45) feet front on Wayne Street and running back the same width 180 feet.

Third Tract: Being the Easterly one-half (1/2) of the Easterly one-half (1/2) of City Lot No. nine hundred sixty-eight (968), in Block No. 70.

PPN: 240012124000

PPN: 240012128000

PPN: 240012132000

Parcel Two:

The Easterly half of City Lot No. 969 in Block No. 70; and being 45 feet on Wayne Street and extending back at right angles therewith 180 feet.

PPN: 240041064000

PPN: 240041065000

Parcel Three:

First Tract: Being the Westerly half Lot No. 969 in Square 70 in said City of Marietta, Ohio, excepting therefrom thirty (30') feet off of the Northerly or rear end thereof. Said premises having a frontage of forty-five (45') feet on Wayne Street and extending back the same width for a distance of one hundred fifty (150') feet.

Second Tract: Being a strip of land thirty (30') feet by forty-five (45') feet off the rear or Northerly end of the Westerly half of Lot No. 969, Square 70 in said City of Marietta, Ohio, described as follows:

Beginning at the Northwest corner of said Lot No. 969;

Thence Easterly along the back line of said Lot forty-five (45') feet;

Thence Southerly parallel with Eighth Street thirty (30') feet;

Thence Westerly at right angles forty-five (45') feet to the line of Eighth Street;

Thence Northerly in line of Eighth Street and the Westerly line of said lot thirty (30') feet to the place of beginning.

Deed recorded OR Volume 376, Page 679.

PPN: 240015364000

PPN: 240015368000

Title Search Report
Legal Description, continued