

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: 11200996
Reference Number: STS16089

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: June 20, 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:

Kathleen Dale Weaver, by deeds filed for record June 21, 1994, recorded in Volume 1094, Page 248, and by Affidavit filed for record June 06, 2023, recorded in OR Book 3145, Page 712 of the Muskingum 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 Muskingum County Auditor.
8. Payment and Release of Mortgage from William T. Weaver, unmarried to Mortgage Electronic Registration Systems, Inc., as nominee for The Huntington National Bank, in the amount of \$198,000.00, and filed on January 29, 2007, and recorded in OR Book 2083, Page 212, of the Muskingum County Records.

Partial Release of Mortgage filed for record July 16, 2010 and recorded in OR Book 2286, Page 832 of the Muskingum County Records.

9. Payment and Release of Mortgage from William T. Weaver, unmarried to The Huntington National Bank, a national association, in the amount of \$10,000.00, and filed on July 13, 2007, and recorded in OR Book 2114, Page 702, of the Muskingum 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
Mortgages, Liens, Other Title Defects, continued

10. Compliance with requirements the Company deems necessary arising out of filing of the Notice to Medicaid Estate Recovery Form with the Muskingum County Recorders Office, by decedent's beneficiary, or authorized representative of the beneficiary for the Estate of William T. Weaver.

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. Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Plat Book 12, Page 62 of the Muskingum County Records.
14. Right of Way recorded in Volume 547, Page 520, of the Muskingum County Records.
15. Right of Way recorded in Volume 598, Page 24, of the Muskingum County Records.
16. Right of Way recorded in Volume 114, Page 57, of the Muskingum County Records.
17. Oil and Gas Lease recorded in Volume 112, Page 655 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
18. Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Clerk.
19. 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 44-14-02-03-001
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$1,402.47.

The above amount includes the following special assessment:

Assessment for C980000000-MUSK WATERSHED in the amount of \$3.00 per half year.

Taxes subject to Homestead reduction in the amount of \$151.30 per half, and taxes may be subject to increase upon change in status or ownership or upon failure to otherwise qualify for Homestead.

20. Claims, if any, by the State of Ohio under the Medicaid recovery program, ORC Sections 5162.21 and 5162.211.

Title Search Report Legal Description

Situated in the Township of Muskingum, County of Muskingum, and State of Ohio:

And in the, being a part of Lot 7 in Quarter Township 3, Township 2, Range 8 of the United States Military lands and part of the property owned by Julie G. Weaver and recorded in Deed Book 811, Page 103 of the Muskingum County Deeds records bounded and described as follows:

Commencing at an iron pipe found at the Northwest corner of said Lot 7;

1. Thence South 87 deg. 52' 50" East (the base of bearings for this description is state plane grid from a solar observation) along the North line of Lot 7 a distance of 546.66 feet to an iron pin set on the East side of Welsh Road the true place of beginning for the following described parcel;

2. Thence continuing South 87 deg. 52' 50" East along the North line of said Lot 7 and the South line of the property owned by Thelma L. Mohr, a distance of 1086.68 feet to an iron pipe found at the Northeast corner of said Lot 7 on the Northerly side of Gorsuch Road;

3. Thence South 02 deg. 40' 36" West along the East line of said Lot 7 and West line of property owned by C. Gorsuch (Volume 464, Page 661) 141.89 feet to an axle found at the Southwest corner of Lot 5 and the Northwest corner of Lot 4 and passing through an iron pin set at 47.30 feet on the South side of Gorsuch Road;

4. Thence South 02 deg. 09' 53" West along the East line of said Lot 7 and the West line of a 1.00 acre parcel owned by Donald Myers and Susan Myers (Volume 991, Page 383) a distance of 271.00 feet to an iron pin set;

5. Thence North 87 deg. 52' 50" West 1085.09 feet to an iron pin set on the East line of Welsh Road in Plow Share Acres, (Plat Book 12, Page 62);

6. Thence North 02 deg. 07' 10" East along line of said road 412.88 feet to the true place of beginning, containing 10.29 acres, be the same or less, but subject to all legal highway.

EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE:

Situated in the Township of Muskingum, County of Muskingum, and State of Ohio:

Being a part of Lot Seven (7) in Quarter Township Three (3), Township Two (2), Range Eight (8) of the United States Military Lands and a part of a 10.29 acre parcel owned by William A. Weaver, and recorded in Deed Book 1927, Page 683 of the Muskingum County Deed Records, bounded and described as follows:

Commencing at an iron pin found at Northeast corner of said Lot 7;

Thence North 87 deg. 52' 50" West (the base of bearings for this description is state plane grid from a solar observation) along the North line of said Lot 7, a distance of 1086.68 feet to an iron pin found;

Thence South 2 deg. 07' 10" West along the East right-of-way of Welsh Road as shown on the Plat of Plow Share Acres (P.B. 12, Page 62), a distance of 262.88 feet to an iron pin set at the true place of beginning for the following described parcel;

Title Search Report
Legal Description, continued

Thence South 87 deg. 52' 50" East and through the land of said William A. Weaver, a distance of 363.00 feet to an iron pin set and passing through an iron pin set at 100.00 feet;

Thence South 2 deg. 07' 10" West 150.00 feet to an iron pin set on the South line of the grantor herein, William A. Weaver;

Thence North 87 deg. 52' 50" West along the grantors South property line and the North line of property owned by Matthew and Jill Phillips (Volume 1985, Page 264) and the North line of property owned by Avery and Wyvonia Green (Volume 1977, Page 837), a distance of 363.00 feet to an iron pin found on the East line of said Welsh Road and passing through an iron pin found at 25.60 feet;

Thence North 2 deg. 07' 10" East along the East line of said Welsh Road, a distance of 150.00 feet to the true place of beginning and passing through an iron pin found at 50.00 feet, containing 1.250 acres.

Subject to all legal right of ways and easements on record.

All iron pins set are 5/8" x 30" rebar capped Graves No. 5792.

This description was written May 7, 2010 from a field survey made by Richard Max Graves, Registered Surveyor No. 5792.

Deed Reference: in OR Book 3145, Page 712

PPN: 44-14-02-03-001