

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: 11225415
Reference Number: STS16126

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 23, 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: No Buyer at this time

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:

Donna J. Willis, by deeds filed for record December 28, 1993, recorded in Volume 594, Page 238, and July 25, 1996, recorded in Volume 821, Page 504 of the Licking 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 Licking County Auditor.
8. A new plat/survey/legal description satisfying governmental requirements must be approved and/or filed.
9. Payment and Release of Mortgage from John A. Willis and Donna J. Willis, husband and wife to First Federal Savings and Loan Association of Newark, in the amount of \$43,000.00, and filed on December 28, 1993, and recorded in Volume 594, Page 240, of the Licking 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.

10. FOR INFORMATIONAL PURPOSES ONLY:

Transfer on Death Designation Affidavit filed by Donna J. Willis to Seth A. Reed, filed for record November 18, 2022, and recorded in Instrument No. 202211180027588, of the Licking County Records.

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

NOTE: No estate found for Donna J. Willis in the Licking County Probate Records.

11. Compliance with requirements the Company deems necessary arising out of Divorce Action Licking County Common Pleas Court Case No. 1994 DR 01542, filed December 14, 1994.

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. Title to that portion of the insured premises within the bounds of any legal highways.
14. Claims, if any, by the State of Ohio under the Medicaid recovery program, ORC Sections 5162.21 and 5162.211.
15. 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 073-334290-00.000
Taxes for the first half are paid.
Taxes for the second half are a lien, now due and payable.
Per half amount \$1,038.56.

The above amount includes the following special assessment:

Assessment for MUSKINGUM WATERSHED MAINTENANCE in the amount of \$3.00 per half year.

Taxes subject to Homestead reduction in the amount of \$183.03 per half, and taxes may be subject to increase upon change in status or ownership or upon failure to otherwise qualify for Homestead.

PPN 073-334296-00.000
Taxes for the first half are paid.
Taxes for the second half are a lien, now due and payable.
Per half amount \$55.52.

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

Title Search Report Legal Description

Parcel No. 1:

Situated in the Township of Union, County of Licking, and State of Ohio:

Being in the Third Quarter of Township One (1); Range Thirteen (13); United States military Lands, and more particularly bounded and described as follows:

Beginning at a point which is located in the center line of Township Road No. 35, (formerly Tiffany Road), said point of beginning being 431 feet East of the Northwest corner of the 51.03 acre tract of land, more or less, conveyed to Charles B. Johnston and Edna Johnston, by Claude Reynolds and Mollie Reynolds, husband and wife, by deed dated April 28, 1953, (said Northwest corner of the above mentioned tract, being located 42.18 rods East of the intersection of the center line of Township Roads 35 and 141);

Thence from said point of beginning South along a line parallel to the center line of Township Road No. 141, a distance of 20 rods to a point for a corner marked by a stake;

Thence East and along a line parallel with the center line of Township Road No. 35 a distance of 8 rods to a point marked by a stake;

Thence North and along a line parallel with the center line of Township Road No. 141 a distance of 20 rods to the center line of Township Road No. 35, (Tiffany Road); to a point for a corner;

Thence West along the center line of said Township Road No. 35 a distance of 8 rods to the place of beginning, containing one (1) acre, be the same more or less.

Parcel No. 2:

Situated in the Township of Union, County of Licking, and State of Ohio and bounded and described as follows:

Being in the Third Quarter of the First Township in the 13th. Range of the United States Military Lands and more particularly bounded and described as follows:

Beginning at a point which is located on the center line of Township Road No. 35 (formerly Tiffany Road), said point of beginning being 431 feet East of the Northwest corner of the 51.03 acre tract of land, more or less, conveyed by Claude W. Reynolds and Mollie F. Reynolds to Charles B. Johnston and Edna C. Johnston by deed dated March 24, 1953, and recorded in Volume 449, at Page 71, of the deed records of Licking County, Ohio (said Northwest corner of the tract hereinbefore mentioned being located 42.18 rods East of the intersection of the center line of Township Roads Nos. 35 and 141), said point of beginning being the Northwest corner of the real estate conveyed by Carl R. Dohn and Myrtle Dohn to Joseph A. Raines and Mary J. Raines by deed dated October 7, 1960, and recorded in Volume 536, Page 448 of Said Deed Records;

Thence Westerly, along the center line of Said Township Road No. 35, a distance of 117 feet, more or less, to the East line of a 50 foot right of way;

Thence Southerly, along the Easterly line of said right of way, parallel with the West line of the real estate conveyed by said Dohns to Joseph A. Raines and Mary J. Raines by deed

Title Search Report
Legal Description, continued

recorded in Volume 536, Page 448, of Said Deed Records as aforesaid, 20 rods to a point for a corner;

Thence Easterly, parallel with the center line of Said Township Road No. 35, a distance of 117 feet to the Southwest corner of the real estate conveyed to said Raineses as aforesaid;

Thence North, along the Westerly line of the real estate heretofore conveyed to said Raineses as aforesaid, to the point of beginning; containing 88/100ths of an acre, more or less.

Deed Reference: Volume 821, Page 504

PPN: 073-334290-00.000

Parcel No. 3:

Situated in the Township of Union, County of Licking, and State of Ohio, and bounded and described as follows:

Being the Third Quarter of the First Township in the 13th Range of the United States Military Lands, and more particularly bounded and described as follows:

Beginning on the North line of the Second Parcel of real estate described in the Amended Certificate of Transfer of Real Estate in the matter of the estate of Charles Budd Johnston, deceased, dated October 28, 1959, and recorded in Volume 525, Page 192, of the deed records of Licking County, Ohio, said point of beginning being in the center of the so-called Tiffany Road (now known as Township Road No. 35) leading from Newark to York Street and being 563 feet Easterly, measured along the centerline of said Road, from Northwest corner of said Second Parcel, said point of beginning being at the Northeast corner of the real estate conveyed to Joseph A. Raines and Mary J. Raines by deed recorded in Volume 536, at Page 448, of Said Deed Records;

Thence North 89 deg. 34' East, along the centerline of said Township Road No. 35, a distance of 66.00 feet to a point for a corner,

Thence South, parallel with the Westerly line of said Second Parcel described in said Amended Certificate for Transfer of Real Estate as aforesaid, 330 feet to a point for a corner;

Thence South 89 deg. 34' West 66.00 feet to a point for a corner;

Thence South 89 deg. 34' West 66.00 feet to a point for a corner at the Southeast corner of the real estate conveyed to said Raineses as aforesaid;

Thence North 330 feet to the point of beginning; containing 0.5 acre. Subject to all legal highways.

Deed Reference: Volume 821, Page 504

PPN: 073-334296-00.000