

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: 11258723  
Reference Number: STS16172

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: July 24, 2023 at 6:59 AM

2. Policy or Policies to be issued:

Policy to be Issued:

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

\_\_\_\_ ALTA Homeowner's Policy (12/02/2013)

Proposed Insured: To Be Determined

Amount of Insurance:

Policy to be Issued:

\_\_\_\_ 2006 ALTA Loan Policy (10/01/2010)

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

Proposed Insured: To Be Determined

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:

Joann Jividen, by Certificate of Transfer filed for record August 05, 2019, and recorded in OR Book 2862, Page 907 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. 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 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 8, Page 41 of the Muskingum County Records.
14. Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Plat Book 5, Page 63 of the Muskingum County Records.
15. Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Clerk.
16. 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 86-04-04-02-000  
Taxes for the first half are paid.  
Taxes for the second half are paid.  
Per half amount \$698.73.

The above amount includes the following special assessment:  
Assessment for C980000000-MUSK WATERSHED in the amount of \$3.00 per half year.

## Title Search Report Legal Description

Situated in the City of Zanesville, County of Muskingum, State of Ohio:

Being all of Lots 13, 14, 15, 16, and part of Lot 12 of Blancetts Subdivision recorded in Plat Book 8, Page 41 and part of Lots 321, 322, 323, 324, 325, 326, and 327 of Maple Hill recorded in Plat Book 5, Page 63, further being all of the Lillian P. Miller property recorded in Deed Book Volume 1144, Page 198 further being all of Muskingum County Auditor's Parcel Numbers 86-04-04-02-000, 86-04-04-03-000, 86-04-04-04-000, 86-04-04-05-000, 86-04-04-12-000, 86-04-04-13-000, 86-04-04-17-000, 86-04-04-18-000, 86-05-02-12-000, 86-05-02-13-000, 86-05-02-14-000, 86-05-02-15-000, 86-05-02-16-000, 86-05-02-17-000, 86-05-02-26-000, 86-05-02-27-000, and 86-05-02-28-000, and more particularly described as follows;

Beginning at an iron pin (set) at the Northwest corner of said Lot 16 of Blancetts Subdivision, further being on the South line of Somers Street;

#1- Thence South 87 deg. 27' 18" East, 153.57 feet along the South line of Somers Street and North line of said Lots 15 and 16 of Blancetts Subdivision to an iron pin (set) at the Northeast corner of said Lot 15 and West line of a 20 foot wide alley;

#2- Thence South 02 deg. 32' 42" West, 150.00 feet along the East line of said Lot 15 and West line of said alley to an iron pin (set) at the Southeast corner of said Lot 15 and North line of said Lot 327 of Maple Hill;

#3- Thence South 87 deg. 27' 18" East, 20.00 feet along the North line of said Lot 327 and crossing said alley to an iron pin (set) at the Southwest corner of said Lot 14 of Blancetts Subdivision;

#4- Thence North 02 deg. 32' 42" East, 150.00 feet along the West line of said Lot 14 and East line of said alley to an iron pin (set) at the Northwest corner of said Lot 14 and South line of Somers Street;

#5- Thence South 87 deg. 27' 18" East, 120.00 feet along the South line of Somers Street and North line of Lots 12, 13, and 14 to an iron pipe (found) at a common corner for said Miller property and for the Eugene R. Agin and Carol Agin property recorded in Deed Book Volume 1117, Page 141;

#6- Thence South 02 deg. 32' 42" West, 140.00 feet leaving Somers Street, into said Lot 12 and along the common line for said Miller and Agin properties to an iron pipe (found) at a common corner for said properties and for the Thomas A. Arnold and Sarah M. Arnold property recorded in Deed Book Volume 1032, Page 123;

#7- Thence South 01 deg. 03' 37" West, 100.22 feet along the common line for said Miller and Arnold properties, crossing into and crossing said Lot 327 to an iron pin (found) within said Lot 326 on the North line of the Mildred F. Combs property recorded in Official Record Volume 1880, Page 270;

#8- Thence North 87 deg. 39' 51" West, 99.42 feet along said Miller and Combs properties to an iron pipe (found);

#9- Thence South 11 deg. 32' 23" East, 61.92 feet continuing along said properties, into

Title Search Report  
Legal Description, continued

and crossing said Lot 325 to an iron pipe (found) on the common line for said Lots 324 and 325;

#10- Thence South 02 deg. 25' 42" West, 50.00 feet continuing along said properties and crossing said Lot 324 to an iron pin (set) on the common line for said Lots 323 and 324, passing an iron pipe (found) at 40.00 feet;

#11- Thence South 87 deg. 33' 30" East, 13.53 feet continuing along said properties and Lot line to an iron pin (set) at the Northwest corner of the Ronita J. Bruce and James S. Bruce property recorded in Deed Book Volume 1148, Page 336;

#12- Thence South 02 deg. 14' 20" West, 150.00 feet along said Miller and Bruce properties and the West line of the Martha J. Houk Trustee property 2262, Page 797, crossing said Lots 321, 322, and 323 to an iron pin (found) on the common line for said Lot 321 and Lot 320 of said Maple Hill Subdivision;

#13- Thence North 87 deg. 33' 30" West, 220.27 feet along said Lot line and common line if said Miller property and Peggy J. Grensted property recorded in Official Record Volume 2157, Page 46 including said Lot 320 to an iron pin (set) at a common corner for said Lots 320 and 321, further being on the East line of the Muskingum Valley Park District property recorded in Official Record Volume 2710, Page 105;

#14- Thence North 01 deg. 51' 43" East, 501.01 feet along the West line of Maple Hill and Blancetts Subdivision and East line of said Muskingum Valley Park District property and the Beth McKee property recorded in Deed Book Volume 1094, Page 513, and the Cornett Properties LLC property recorded in Official Record Volume 2580, Page 466, to the place of beginning, containing 2.824 acres.

86-04-04-02-000 Part of Lot 327 0.131 Acres  
86-04-04-03-000 Part of Lot 327 0.205 Acres  
86-04-04-04-000 Part of Lot 326 0.219 Acres  
86-04-04-05-000 Part of Lot 326 0.096 Acres  
86-04-04-12-000 Part of Lot 325 0.233 Acres  
86-04-04-13-000 Part of Lot 324 0.239 Acres  
86-04-04-17-000 Part of Lot 323 0.254 Acres  
86-04-04-18-000 Part of Lot 321 0.253 Acres  
Part of Lot 322 0.253 Acres  
86-05-02-12-000 All of Lot 16 0.216 Acres  
86-05-02-13-000 All of Lot 15 0.310 Acres  
86-05-02-14-000 Part of Lot 14 0.161 Acres  
86-05-02-15-000 Part of Lot 1 3 0.129 Acres  
86-05-02-16-000 Part of Lot 13 0.032 Acres  
86-05-02-17-000 Part of Lot 12 0.064 Acres  
86-05-02-26-000 Part of Lot 12 0.005 Acres  
86-05-02-27-000 Part of Lot 13 0.012 Acres  
86-05-02-28-000 Part of Lot 14 0.012 Acres

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R. Harkness P.L.S.6885).

Title Search Report  
Legal Description, continued

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 7, 2018 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

Deed Reference: OR Book 2862, Page 907

PPN: 86-04-04-02-000