

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: 11228674
Reference Number: STS16131

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 30, 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:

Jacquelin M. McCarroll, by deeds filed for record January 12, 1989, recorded in Volume 1016, Page 262, and January 12, 1989, recorded in Volume 1016, Page 264, and January 12, 1989, recorded in Volume 1016, Page 266, and March 31, 1997, recorded in Volume 1132, Page 793, and December 16, 1997, recorded in Volume 1140, Page 465, and January 5, 2000, recorded in OR Book 1500, Page 792, and by Affidavit filed for record March 28, 2001, recorded in Book 1569, Page 583 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. A new plat/survey/legal description satisfying governmental requirements must be approved and/or filed.
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 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. Oil and Gas Lease recorded in Volume 4, Page 40 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
15. Oil and Gas Lease recorded in Volume 13, Page 547 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
16. Oil and Gas Lease recorded in Volume 106, Page 646 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
17. Oil and Gas Lease recorded in Volume 106, Page 648 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
18. Oil and Gas Lease recorded in Volume 115, Page 679 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
19. Oil and Gas Lease recorded in Volume 116, Page 826 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
20. Oil and Gas Lease recorded in Volume 146, Page 162 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
21. Oil and Gas Lease recorded in Volume 150, Page 174 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
22. Coal Lease recorded in Volume 174, Page 288, of the Muskingum County Records.
23. Right of Way recorded in Volume 284, Page 13, of the Muskingum County Records.
24. Right of Way recorded in Volume 284, Page 14, of the Muskingum County Records.
25. Oil and Gas Lease recorded in Volume 286, Page 269 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
26. Easement recorded in Volume 378, Page 344, of the Muskingum County Records.
27. Easement recorded in Volume 460, Page 710, of the Muskingum County Records.
28. Easement recorded in Volume 460, Page 654, of the Muskingum County Records.
29. Easement recorded in Volume 576, Page 90, of the Muskingum County Records.
30. Easement recorded in Volume 576, Page 92, of the Muskingum County Records.
31. Right of Way recorded in Volume 705, Page 150, of the Muskingum County Records.
32. Right of Way recorded in Volume 815, Page 93, of the Muskingum County Records.

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

33. Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Clerk.
34. 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 60-30-02-01-000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$575.66.

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 \$138.07 per half, and taxes may be subject to increase upon change in status or ownership or upon failure to otherwise qualify for Homestead.

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 60-30-02-13-000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$20.64.

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 60-30-02-12-001
Taxes for the first half are paid.
Taxes for the second half are paid.

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

Per half amount \$46.01.

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

Parcel One:

Situated in the Township of Salt Creek, County of Muskingum, and State of Ohio, described as follows:

A certain tract or parcel of land being the Northeast Quarter of Section No. 2 of Township No. 13, in Range No. 12 of the land directed to be sold at Zanesville, patented to Thomas Dorman on the 23rd day of December in the year of our Lord 1811 by James Madison President; also a certain tract or parcel of land lying in Muskingum County, and State of Ohio, it being a part of the Southeast quarter of Section No. 2, Township 13, Range 12, bounded and described as follows:

Beginning at the Northeast corner of said quarter section;

Thence West to White Eye Creek;

Thence South to the Clay Pike;

Thence along said pike to John Richey's line;

Thence North to the place of beginning, containing three acres more or less and being the same real estate deeded to Ebenezer Pyle by John Pyle, et al on the 17th day of October, A.D. 1879, and found in Deed Book No. 62, Page 554 and 555, to which reference is hereby made for a more particular description of said real estate.

It is understood that there are 163 acres, more or less, in the above described real estate.

Being the same premises conveyed to Foster Pyle by deed recorded in Muskingum County Deed Record 251, Page 34.

Subject to all restrictions, reservations, conditions, covenants, rights of way, easements and leases of record.

Deed Reference: Book 1569, Page 583

PPN: 60-30-02-01-000

PPN: 60-30-02-13-000

Parcel Two:

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

And being part of the Southeast quarter of Section 2, Township 13, Range 12, and being part of those lands intended to be described in Deed Volume 900, Page 91; being further bounded and described as follows:

Commencing at the Northwest corner of the Southeast quarter of said Section 2 from which an iron pin found bears South 87 deg. 57' 31" West, 75.81 feet;

Title Search Report
Legal Description, continued

Thence, North 87 deg. 57' 31" East, 1215.16 feet along the North line of said quarter section to an iron pin set at the true point of beginning for the parcel herein intended to be described;

Thence, continuing North 87 deg. 57' 31" East, 614.46 feet to a point in the center of White Eyes Creek;

Thence South 00 deg. 02' 19" East 250.21 feet along the centerline of said creek to a point in the centerline of County Road 22 (Clay Pike);

Thence along said road, South 69 deg. 23' 46" West 655.89 feet to a point;

Thence leaving said road, North 00 deg. 02' 19" West, 459.13 feet to the point of beginning, passing an iron pin set at 20.00 feet, and containing 5.000 acres more or less.

Subject to all legal highways and easements of record.

Bearings described herein are based upon assumed azimuth and to be used for angle purposes only.

Iron pins set are 5/8-inch rebar with yellow identification cap (Finley S-7222)

Being Auditor's Parcel #60-30-02-12-001

This description, written on November 20, 1997, is based on an actual survey of the premises by Terry J. Finley, Ohio Registered Surveyor #S-7222.

Subject to all restrictions, reservations, easements, leases, rights of way, conditions and covenants of record.

Deed Reference: Book 1569, Page 583

PPN: 60-30-02-12-001