

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: 11491272
Reference Number: STS16500

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: December 12, 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:

Jerry L. Lane, by deed filed for record May 10, 2022 and recorded in OR Book 3076, Page 365 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 Jerry L. Lane, single to The Community Bank, in the amount of \$33,750.00, and filed on May 10, 2022, and recorded in OR Book 3076, Page 372, of the Muskingum County Records.

Assignment of Rents filed for record May 10, 2022 and recorded in OR Book 3076, Page 379 of the Muskingum County Records.

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.

Notice: Please be aware that the Company will not insure a prohibited person as defined under Ohio Revised Code Section 5301.256 as to the ownership in agricultural land or land in proximity to a military installation as defined under the referenced code section which is an excluded matter under the Exclusions from Coverage of any policy issued.

13. Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Plat Volume 14, Page 41 of the Muskingum County Records.
14. Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Clerk.
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 66-16-04-26-000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$17.51.

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

PPN 66-16-04-27-000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$176.01.

The above amount includes the following special assessment:

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

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

PPN 66-16-04-31-000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$56.73.

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
Easements, Restrictions and Other Matters Affecting Title Searched, continued

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 Muskingum, and State of Ohio, and bounded and described as follows:

Being Lot 17 in Dogwood, a Subdivision of Union Township, Muskingum County, Ohio, as recorded in Plat Book 14, Pages 41 through 43, Muskingum County, Ohio Plat Records.

Deed Reference: OR Book 3076, Page 365

PPN: 66-16-04-26-000

Parcel No. 2:

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

Being Lot Number Twelve (12) in Dogwood, a Subdivision of Union Township, Muskingum County, Ohio, as recorded in Plat Book 14, Pages 41 through 43, Muskingum County Plat Records.

Deed Reference: OR Book 3076, Page 365

PPN: 66-16-04-31-000

Parcel No. 3:

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

Being all of the first and fourth tract as conveyed to Milton Dale Tom in Deed Volume 763, Page 161 and all of the third tract as conveyed to Milton Dale Tom in Deed Volume 905, Page 51 of the Muskingum County Deed Records. Situated in the Southwest quarter of Section 7, Township 1, Range 5, of the United States Military Lands, Union Township, Muskingum County, Ohio and being further described as follows:

Beginning at an existing iron pin (1/2 inch pipe with broken cap) at the Southwest corner of Section 7;

Thence with the West line of the said Section (East line of a parcel conveyed to Richard McGee in Deed Volume 853, Page 243), North 01 deg. 43' 01" East 130.80 feet to an existing iron pin (3/4 inch pipe) at the Southwest corner of Lot 15 of Dogwood Subdivision as recorded in Plat Book 14, Page 41;

Thence with the South line of the said Lot 18 as conveyed to Charles R. and Charlotte J. Simpson, North 59 deg. 45' 13" East 258.49 feet to an existing iron pin (3/4 inch pipe) at the Southwest corner of Lot 16 of Dogwood Subdivision;

Thence with the South line of the said Lot 16 as conveyed to Michael W. and Heather D. Byard in O.R. Volume 2616, Page 211, North 59 deg. 48' 13" East 258.69 feet to an iron pin set (set to replace a disturbed 3/4 inch pipe) at the Southeast corner of Lot 16;

Title Search Report Legal Description, continued

Thence with the East line of the said Lot 16, North 13 deg. 35' 16" West 82.99 feet to an existing iron pin (3/4 inch pipe -disturbed) at the Southwest corner of Lot 2 of Sunset Oaks Subdivision as recorded in Plat Book 12, Page 23;

Thence with the South line of the said Lot 2 as conveyed to Tamara Schwartz in O.R. Volume 1612, Page 43, North 59 deg. 17' 46" East 31.13 feet to an existing iron pin (1 inch pipe) at the Northwest corner of Lot 17 of Dogwood Subdivision;

Thence with the West and South lines of the said Lot 17 as conveyed to Milton D. Tom in Deed Volume 905, Page 49 and in Deed Volume 763, Page 161 the following two courses and distances:

1. South 13 deg. 50' 06" East 109.70 feet to an existing iron pin (3/4 inch pipe);
2. North 59 deg. 43' 02" East 205.28 feet to an existing iron pin (3/4 inch pipe) on the West line of Lot 9 of Dogwood Subdivision;

Thence with the West line of Lot 9 as conveyed to Dale A. Banks in Deed Volume 1001, Page 23, and the West lines of Lot 10 and 11 as conveyed to Brian D. and Lisa M. Vanfossen in O.R. Volume 1637, Page 946, South 30 deg. 25' 09" East 118.62 feet to an existing iron pin (3/4 inch pipe) at the Southwest corner of Lot 11, passing an existing iron pin (3/4 inch pipe) at 42.66 feet.

Thence with the South line of the said Lot 11, North 59 deg. 43' 45" East 58.89 feet to an existing iron pin (3/4 inch pipe);

Thence continuing with the South line of Lot 11, the end of Diana Drive and the South line of Lot 12 (Lot 12 conveyed to Milton Dale Tom in Deed Volume 889, Page 236), North 84 deg. 05' 57" East 387.00 feet to an iron pin set at the Southeast corner of Lot 12, passing existing iron pins at 193.76 feet (3/4 inch pipe), and at 233.86 feet (3/4 inch pipe - disturbed);

Thence with the East line of Lot 12, North 00 deg. 39' 18" East 118.35 feet to an iron pin set on the South line of Traci Lane;

Thence with the South line of Traci Lane, South 89 deg. 20' 43" East 28.00 feet to an iron pin set at the Northeast corner of Lot 4;

Thence with the East line of Lot 4 as conveyed to Milton Dale Tom in Deed Volume 763, Page 161, South 00 deg. 39' 20" West 115.13 feet to an iron pin set at the Southeast corner of Lot 4;

Thence with the South line of Lot 4 and the West line of Lot 5, North 84 deg. 05' 57" East 218.65 feet to an existing iron pin (3/4 inch pipe) on the South line of the said Lot 5;

Thence continuing with the West line of Lot 5 as conveyed to Jonathan A. and Tabitha R. Hendershot in O.R. Volume 2343, Page 689, South 16 deg. 58' 17" East 187.59 feet to an existing iron pin at the Southwest corner of Lot 5, passing an existing iron pin (3/4 inch pipe) at 81.42 feet;

Title Search Report
Legal Description, continued

Thence with the West line of a parcel conveyed to Sharon L. Dittmar and Sandra S. Little, et.al. in O.R. Volume 2173, Page 451, South 17 deg. 06' 05" East 348.00 feet to an existing iron pin (1 inch pipe) on the North line of a parcel conveyed to Glen A. and Gertrude Burkhart, Trustees in Deed Volume 1132, Page 680;

Thence with the North line of the said Burkhart Parcel, North 87 deg. 58' 54" West 301.74 feet to an existing iron pin (2 inch pipe) at the Southeast corner of a parcel conveyed to J. Cory and Susan M. Larson in Deed Volume 1108, Page 470;

Thence with the East North and West line of the said Larson Parcel the following four courses and distances:

1. North 04 deg. 46' 57" West 403.93 feet to an existing iron pin (2 inch pipe with flared top);
2. South 84 deg. 05' 57" West 415.68 feet to an iron pin set;
3. South 06 deg. 19' 02" East 52.52 feet to an iron pin set;
4. South 20 deg. 13' 49" West 307.34 feet to an existing iron pin (2 inch pipe) on the North line of the above said Burkhart Parcel;

Thence with the North line of the said Burkhart Parcel, North 87 deg. 58' 22" West 218.39 feet to an existing iron pin (5/8 rebar with "Biedenbach" cap) at the Northeast corner of the said Burkhart Parcel;

Thence with the West line of the said Burkhart Parcel, South 15 deg. 24' 07" West 12.66 feet to an existing iron pin (5/8 inch rebar with "Biedenbach" cap) on the South line of the above said Section 7;

Thence with the South line of the said Section 7 (North line of a parcel conveyed to John D. and Barbara P. Caffaratti in O.R. Volume 1797, Page 368) North 88 deg. 53' 15" West 489.33 feet to the place of beginning.

Containing 9.616 acres total, with 6.832 acres in Auditors Parcel Number 66-16-04-27-000, 2.427 acres in Auditor's Parcel Number 66-16-04-34-000, and 0.357 acres in Auditor's Parcel Number 66-16-04-41-000. subject to all applicable easements.

All iron pins set are 5/8 inch x 30 inch rebar with plastic identification caps (Baseline PS6923-PS8536).

Bearings are based on Ohio State Plane Coordinate System 1983 (2011), Ohio South Zone, Grid, derived from a GPS observation.

I, Michael D. Nichols, PS 6923, hereby certify to the best of my knowledge and belief the survey and description to be correct as prepared by me, this 12th day of May 2021, from a field survey completed by me on the 11th day of May 2021.

Deed Reference: OR Book 3076, Page 365

PPN: 66-16-04-27-000

Title Search Report
Legal Description, continued