

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: 11730128
Reference Number: STS16807

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: May 03, 2024 at 6:59 AM

2. Policy or Policies to be issued:

A. Policy to be issued:
ALTA Owners 2021
Proposed Insured:
Amount of Insurance:

B. Policy to be issued:
ALTA Loan 2021
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:

Ronald K. Schockling, by deeds filed for record August 09, 1994, recorded in Volume 14, Page 47, and April 20, 1999, recorded in Volume 53, Page 761, of the Noble County Records.

Ronald K. Schockling and Traci L. Schockling, by February 10, 2005, recorded in OR Volume 120, Page 815 of the Noble 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 Noble 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.
9. Compliance with requirements the Company deems necessary arising out of Divorce Action Noble County Common Pleas Court Case No. DRD99-0011, filed February 3, 1999.

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. 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.
14. Title to that portion of the insured premises within the bounds of any legal highways.
15. Reservation, restrictions, covenants, limitations and/or easements recorded in Volume 124, Page 832, of the Noble County Records.
16. Right of Way recorded in Volume 128, Page 378, of the Noble County Records.
17. Easement recorded in Volume 135, Page 721, of the Noble County Records.
18. Easement recorded in Volume 138, Page 296, of the Noble County Records.
19. Right of Way recorded in Volume 148, Page 295, of the Noble County Records.
20. Right of Way recorded in Volume 142, Page 362, of the Noble County Records.
21. Right of Way recorded in Volume 153, Page 343, of the Noble County Records.
22. Oil and Gas Lease recorded in OR Volume 233, Page 321 of the Noble County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
23. Taxes for the year of 2024 and subsequent years are a lien, but are not yet due and payable.

The County Treasurer's General Tax Records for the tax year 2023 are as follows
PPN 28-0021412.000
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$644.41.

The above amount includes the following special assessment:

Assessment for 99/MWCD in the amount of \$1.00 per half year.

PPN 28-0021415.001
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$38.97.

The above amount includes the following special assessment:

Assessment for 99/MWCD in the amount of \$1.00 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 One:

Situated in the Township of Olive, County of Noble, and State of Ohio:

Situated in the County of Noble, in the State of Ohio and in the Township of Olive, and being part of the Southwest quarter of the Southeast quarter of Section 23, Township 6, Range 9 and bounded and described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 23,

Thence North 01 deg. 21' 00" West, 942.04 feet to a point in the center of Olive Township Road No. 298 and road bring also known as Old U.S. Highway No. 21 and bring the true point of beginning for the parcel herein bring described;

Thence North 00 deg. 25' 30" East, 221.68 feet,

Thence North 89 deg. 37' 50" East, 187.33 feet to the center of Ohio U.S. Route 21, said point being Station 215+24.60 on survey of center line of said highway as same as was located on May 14, 1960,

Thence along the center line of said highway South 16 deg. 55' East 233.43 feet,

Thence leaving said road and going North 89 deg. 54' West, 256.89 feet to the place of beginning containing 1.16 acres be the same more or less and subject to all legal highways.

Deed Reference: Volume 53, Page 761

PPN: 28-0021412.000

Parcel Two:

Situated in the Township of Olive, County of Noble, and State of Ohio:

Situated in the State of Ohio, County of Noble Township of Olive and being a part of the West half of the Southeast quarter of Section 23, Township 6 North, Range 9 West of the Congress Lands East of the Scioto River Survey and being bounded and described as follows:

Commencing at a marked stone found at the Northeast corner of the West half of the Southeast quarter of said Section 23;

Thence along the East line of the West half of said Southeast quarter South 03 deg. 49' 21" West, 1444.99 feet to an iron pin found, having passed through an iron pin found at 750.99 feet;

Thence North 86 deg. 06' 06" West, 1151.86 feet to a P.K. nail set in the center of Marietta Road (State Route 821) and the true point of beginning for the parcel herein being described, having passed through iron pins found at 324.32 feet, 442.09 feet, 788.49 feet and 1111.86 feet;

Thence continuing along said line and the North line of a 1.16 acre tract now or formerly owned by Ronald K. Schockling by deed recorded in Volume 14, Page 47 of the official

Title Search Report
Legal Description, continued

records of Noble County, Ohio North 86 deg. 06' 06" West, 190.00 feet to a point in the center of Lawrence Davis Road (Township Road 298), having passed through an iron pin found at 175.00 feet;

Thence along the center of said Lawrence Davis Road North 05 deg. 11' 16" East, 259.31 feet to a point;

Thence North 06 deg. 48' 01" East, 207.84 feet to the Northeast corner of property now or formerly owned by Robert Larrick by deed recorded in Volume 169, Page 157 of the deed records of Noble County, Ohio, from whence an iron pin found bears North 84 deg. 10' 39" West, a distance of 36.65 feet;

Thence along property now or formerly owned by Fred Tilton by deed recorded in Volume 111, Page 555 of the deed records of Noble County, Ohio North 04 deg. 24' 45" East, 257.13 feet to a point in the center of Marietta Road, having passed through an iron pin found at 157.13 feet;

Thence along the center of said Marietta Road on a curve to the left with an arc length of 744.06 feet, a delta angle of 3 deg. 43' 13", a radius of 11,459.16 feet, a chord bearing to South 09 deg. 25' 01" East, and a chord distance of 743.94 feet to the place of beginning and containing 1.492 acres more or less and being part of a 44.69 acre tract as conveyed to C. William Beavin by deed recorded in Volume 77, Page 796 of the official records of Noble County, Ohio.

Subject to all easements or leases of public record.

Iron Pins set are 5/8 inch rebar, 30 inches long, capped "R. Osborne 6460".

The bearings in this description are for angle calculations only and are based on the East line of the West half of the Southeast quarter of Section 23 as being South 03 deg. 49' 21" West.

A Survey of the above described property was made by Roger L. Osborne, Registered Surveyor No. 6460 on February 3, 2005.

Deed Reference: OR Volume 120, Page 815

PPN: 28-0021415.001