

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, policy or endorsement 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.

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.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE TITLE SEARCH REPORT.

TitleWave Real Estate Solutions
TITLE SEARCH REPORT

Order Number: 13277356
Reference Number: STS18745

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 22, 2026 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:

Elizabeth Ann Long, AKA Elizabeth Ann James and David Marcus Long, by Transfer on Death Deed filed for record October 2, 2000, recorded in Volume 763, Page 662, and by Affidavit of Confirmation filed for record September 22, 2016, and recorded in OR Volume 1513, Page 1249 of the Tuscarawas County Records. (as to Tract I)

Elizabeth Ann James AKA Elizabeth Ann Long and David Long, by Transfer on Death Deed filed for record March 22, 2002, recorded in OR Volume 1051, Page 2510, and by Affidavit of Confirmation filed for record September 22, 2016, and recorded in OR Volume 1513, Page 1261 of the Tuscarawas County Records. (as to Tract II)

Title Search Report Mortgages, Liens, Other Title Defects

1. 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.

2. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.

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. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and corporate/company/partnership actions have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
6. Survey satisfactory to the Company be provided, if survey exceptions are to be deleted.
7. If a Zoning Endorsement is requested, the following is required: A letter from Planning and Zoning and/or ALTA/ACSM survey setting forth items 2 (b) (i-v) from the endorsement and surveyor's certification that there are no violations.
8. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.
9. 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.
10. 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 Tuscarawas County Auditor.
11. A new plat/survey/legal description satisfying governmental requirements must be approved and/or filed.
12. 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
Mortgages, Liens, Other Title Defects, continued

13. Compliance with requirements the Company deems necessary arising out of filing of the Notice to Medicaid Estate Recovery Form with the Tuscarawas County Records Office, by decedent's beneficiary, or authorized representative of the beneficiary for the Estate of Marcus A. Page.

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.
7. Representations of the acreage or area in the property descriptions in Schedule A or on the survey, if any.
8. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
9. 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.
10. 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.
11. 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).
12. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
13. 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

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

the land depicted. Except to the extent a policy of title insurance is expressly modified by 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.

14. Claims, if any, by the State of Ohio under the Medicaid recovery program, ORC Sections 5162.21 and 5162.211.
15. Title to that portion of the insured premises within the bounds of any legal highways.
16. As to Tract I:
17. Oil and Gas Lease recorded in Lease Vol. 15 Page 298 of the Tuscarawas County Records. NOTE: This Company makes no representation as to the present ownership of this lease.
18. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record June 11, 1903, in Deed Volume 149 Page 595, of the Tuscarawas County, Ohio Records.
19. Agreement between Christena Murphy to The Logan Gas Company, filed for record March 2, 1923, recorded in Volume 15, Page 298, of the Tuscarawas County, Ohio Records.
20. Easement to The Ohio Power Company, filed for record June 19, 1947, in Deed Volume 285 Page 451, of the Tuscarawas County, Ohio Records.
21. Easement to The Ohio Power Company, filed for record January 2, 1948, in Volume 290, Page 473, of the Tuscarawas County, Ohio Records.
22. Easement to Mutual Oil & Gas Company, filed for record April 25, 1983, in Volume 574, Page 576, of the Tuscarawas County, Ohio Records.
23. Easement to Mutual Oil & Gas Company, filed for record April 25, 1983, in Volume 574, Page 579, of the Tuscarawas County, Ohio Records.
24. Easement to The Ohio Power Company, filed for record February 14, 1948, in Volume 291, Page 475, of the Tuscarawas County, Ohio Records.
25. Right-of-Way to Michael and Sally Page, filed for record March 15, 1990, in Volume 637, Page 22 of the Tuscarawas County, Ohio Records.

Assignment filed for record March 27, 2001, recorded in OR Volume 1000, Page 497, of the Tuscarawas County, Ohio Records.
26. Easement to Ohio Power Company an Ohio corporation and a unit of American Electric Power, filed for record November 30, 2017, in OR Volume 1545, Page 2684, of the Tuscarawas County, Ohio Records.

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

27. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record January 26, 1984, in Deed Volume 580 Page 727, of the Tuscarawas County, Ohio Records.
28. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record January 26, 1984, in Deed Volume 580 Page 731, of the Tuscarawas County, Ohio Records.
29. Easement to The Ohio Power Company, filed for record January 2, 1948, in Deed Volume 290 Page 479, of the Tuscarawas County, Ohio Records.
30. Coal Lease recorded in Lease Volume 12 Page 282 of the Tuscarawas County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
31. As to Tract II:

32. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record August 26, 1963, in Deed Volume 426 Page 78, of the Tuscarawas County, Ohio Records.
33. Oil and Gas Lease recorded in Lease Volume 57 Page 94 of the Tuscarawas County Records. NOTE: This Company makes no representation as to the present ownership of this lease.

Assignment of Oil and Gas Wells, filed for record March 7, 2005, recorded in OR Volume 1180, Page 1690, and re-recorded on January 18, 2011, in OR Volume 1348, Page 916, of the Tuscarawas County, Ohio Records.

NOTE: FOR FURTHER CONDITIONS, SEE RECORD. THIS COMPANY HAS MADE NO FURTHER EXAMINATION UNDER THE ABOVE INSTRUMENT.

34. Oil and Gas Lease recorded in Lease Volume 86 Page 72 of the Tuscarawas County Records. NOTE: This Company makes no representation as to the present ownership of this lease.

Assignment of Oil and Gas Wells, filed for record March 7, 2005, recorded in OR Volume 1180, Page 1690, and re-recorded on January 18, 2011, in OR Volume 1348, Page 916, of the Tuscarawas County, Ohio Records.

NOTE: FOR FURTHER CONDITIONS, SEE RECORD. THIS COMPANY HAS MADE NO FURTHER EXAMINATION UNDER THE ABOVE INSTRUMENT

35. Easement to The Ohio Power Company, filed for record January 6, 1948, in Deed 290 Page 473, of the Tuscarawas County, Ohio Records.
36. Easement to The Ohio Power Company, filed for record January 6, 1948, in Deed Volume 290 Page 479, of the Tuscarawas County, Ohio Records.
37. Taxes for the year of 2026 and subsequent years are a lien, but are not yet due and payable.

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

The County Treasurer's General Tax Records for the tax year 2025 are as follows

PPN 59-00416-000

Taxes for the first half are exempt.

Taxes for the second half are exempt.

Per half amount \$0.00.

NOTE: Taxes are exempt and may be subject to increase upon change in status or ownership or upon failure to otherwise qualify for current exemptions.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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 59-00417-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$2.55

Second half amount \$2.25.

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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 59-00418-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$5.10

Second half amount \$4.52

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

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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 59-00419-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$12.34

Second half amount \$10.94

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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 59-01044-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$105.25

Second half amount \$93.37

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

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

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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 24-00666-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$24.56

Second half amount \$22.10

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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 59-00411-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$39.14

Second half amount \$34.86

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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

The above amount includes the following special assessments:

Assessment for C980000000-MWCD in the amount of \$1.00 per half year.

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 59-00412-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$14.44

Second half amount \$12.80

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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 59-01045-000

Taxes for the first half are paid.

Taxes for the second half are paid.

First half amount \$7.28

Second half amount \$6.58

Note: There is a refund amount shown on taxes. Please call Treasurer for further information.

Note: The above shown figures and due dates are subject to change due to Ohio tax reform bill 186 and the county must be contacted to confirm due date and payoff.

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

The above amount includes the following special assessments:

Assessment for C980000000-MWCD in the amount of \$1.00 per half year.

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

Tract I:

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

TRACT I: Being Lot number Three in the 4th Quarter of Township Eight, Range One of the United States Military District containing 100 acres.

TRACT II: Also part of Lot Number four in the 4th quarter of Township Eight, Range One of the United States Military District and bounded as follows: Commencing at the Northeast corner of said lot number three,

Thence North 61 rods and 8 1/2 links;

Thence West 155 rods and 3 links to the West line of said Lot Number Four;

Thence South 61 rods and 8 1/2 links;

Thence East along the line of said lot to the place of beginning, containing 60 acres.

TRACT III: Also part of Lot Number fourteen in the 4th Quarter of Township Eight, Range One of the United States Military District, bounded as follows: commencing at the Southeast corner at said lot number fourteen;

Thence West 33 9/100 perches;

Thence North 29 1/4 deg. West 115 perches to the North line of said lot;

Thence East 92 1/10 to the Northeast corner of said lot;

Thence South 1/4 deg. East 101 4/10 perches to the place of beginning, containing 38 acres, 3 rods and 37 9/10 perches.

Excepting from the last described tract 3 1/2 acres and 10 perches heretofore conveyed to HCC Waggoner by deed, March 25, 1869 in Tuscarawas County Deed Records, Volume 4 Page 339 and 340 and being the premises conveyed to Ann Page by Thomas Brock and wife by deed of record in Volume 109 Page 57 of the Tuscarawas County Deed Records.

ALSO excepting, from the last described tract 1.533 acres conveyed to Thomas Brock by Sheriff's Deed, recorded in Volume 75 Page 351 of the Tuscarawas County Deed Records.

ALSO excepting from the last described tract .25 and .38 of an acre conveyed to The Board of Education by Warranty Deed recorded in Volume 194 Page 45 of the Tuscarawas County Deed Records.

ALSO EXCEPTING from tract number one 4.821 acres conveyed to The Baltimore and Ohio Railroad Company by Warranty Deed recorded in Volume 299 Page 212 of the Tuscarawas County Deed Records.

ALSO EXCEPTING from tract one and tract two 15.45 - 7.87 - .91 acre tract conveyed to The Midvale Coal Company by Warranty Deed recorded in Volume 292 Page 267 of the Tuscarawas County Deed Records.

Title Search Report
Legal Description, continued

ALSO EXCEPTING from tract two, 12.44 acres conveyed to The Midvale Coal Company by warranty Deed recorded in Volume 258 Page 441 of the Tuscarawas County Deed Records.

EXCEPTING THEREFROM PREMISES HERETOFORE CONVEYED OUT to Michael E. and Sally H. Page, husband and wife, described as follows:

Situated in the Township of Union, County of Tuscarawas, State of Ohio:

Being parts of a 100.0 acre tract in Lot #3, a 60.0 acre tract in Lot #4 and a 38.26 acre tract in Lot #14 in the Fourth Quarter of Township 8, Range 1 of the United States Military District as conveyed to Marcus A. Page and three others by deed recorded in Volume 509, Page 732 of the Tuscarawas County Deed Records and being more fully described as follows:

TRACT 1: Being parts of said Lots No. 3, 4, and 14 and beginning at an iron pin set on the West right-of-way line or the spur of the Beaver Dam Branch of The Baltimore and Ohio Railroad Company, said beginning iron pin being the following three courses from the Southwest corner of said Lot No. 3, South 86 deg. 29' 10" East, 250.04 feet along the South lot line of said Lot No. 3 to an iron pin set on the West right-of-way line of said Baltimore and Ohio Railroad Company's Spur;

Thence along the right-of-way line of said spur the following two courses, North 41 deg. 01' 59" East, 27.88 feet to an iron pin set;

Thence with a curve to the left having a central angle of 0 deg. 12' 07", a radius of 2815.18 feet, an arc length of 9.92 feet and a degree of curve of 2.03525 deg. to the point of beginning of the tract herein described;

Thence from said point of beginning and leaving the right-of-way line of said spur, North 86 deg. 29' 10" West, 616.95 feet to an iron pin set;

Thence North 40 deg. 30' 33" East, 486.91 feet to an iron pin set;

Thence North 50 deg. 35' 06" West, 158.15 feet to a point on the traveled center line of County Road No. 67, and passing an iron pin set at 128.04 feet;

Thence along the traveled center line of said County Road No. 67 the following twelve courses, North 34 deg. 31' 27" East, 69.13 feet to a point;

Thence North 29 dg. 49' 52" East, 118.95 feet to a point;

Thence North 28 deg. 02' 37" East, 129.91 feet to a point;

Thence North 27 deg. 24' 38" East, 129.26 feet to a point;

Thence North 29 deg. 27' 25" East, 182.12 feet to a point;

Thence North 31 deg. 54' 31" East, 423.24 feet to a point;

Thence North 30 deg. 31' 27" East, 118.80 feet to a point;

Title Search Report
Legal Description, continued

Thence North 27 deg. 04' 38" East, 116.40 feet to a point;

Thence North 18 deg. 37' 28" East, 106.48 feet to a point;

Thence North 13 deg. 49' 23" East, 110.11 feet to a point;

Thence North 7 deg. 22' 30" East, 125.61 feet to a point;

Thence North 2 deg. 50' 47" East, 129.39 feet to a point at the Southwest corner of a 12.44 acre tract now or formerly owned by The Midvale Coal Company;

Thence leaving said County Road No. 67 and along the South boundary line of said 12.44 acres tract the following three courses, South 81 deg. 59' 10" East, 369.00 feet to an iron pin set, and passing an iron pin set at 30.12 feet;

Thence South 85 deg. 46' 10" East, 250.00 feet to an iron pin set;

Thence South 87 deg. 08' 10" East, 669.90 feet to an iron pin set at the Northwest corner of a 8.78 acres tract as now or formerly owned by The Midvale Coal Company;

Thence along the West boundary line of said 8.78 acres tract South 10 deg. 41' 10" East, 227.76 feet to an iron pin set on the Northerly right-of-way line of said Baltimore and Ohio Railroad Company's spur;

Thence along the right-of-way line of said spur the following four courses, South 79 deg. 18' 00" West, 374.04 feet to an iron pin set;

Thence with a curve to the left having a central angle of 52 deg. 53' 00", a radius of 746.78 feet, an arc length of 689.27 feet and a degree of curve of 7.67239 deg. to an iron pin set;

Thence South 26 deg. 25' 00", West, 807.22 feet to an iron pin set;

Thence with a curve to the right having a central angle of 14 deg. 24' 52", a radius of 2815.18 feet, an arc length of 708.24 feet and a degree of curve of 2.03525 deg. to the point of beginning, containing 37.774 acres of which 22.864 acres is out of the 100.0 acres tract in Lot No. 3, 11.978 acres is out of the 60.0 acres tract in Lot No. 4, 2.932 acres is out of the 38.26 acres tract in Lot No. 14, and 1.166 acres is within the right-of-way of County Road #67.

TRACT 2: Being part of said Lot No. 3 and beginning at an iron pin set on the East right-of-way line of the spur of the Beaver Dam Branch of The Baltimore and Ohio Railroad Company, said beginning iron pin being the following two courses from the Southwest corner or said Lot No. 3, South 86 deg. 29' 10" East, 325.62 feet along the South line of said Lot No. 3 to an iron pin set on the East right-of-way line of said Baltimore and Ohio Railroad Company's spur;

Thence along the right-of-way line of said spur, with a curve to the left having a central angle of 0 deg. 44' 47", a radius of 2875.18 feet, an arc length of 37.45 feet, and a degree of curve of 1.99278 deg. to the point of beginning of the tract herein described;

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Legal Description, continued

Thence from said point of beginning and along the right-of-way line of said spur the following two courses, with a curve to the left having a central angle of 13 deg. 30' 30", a radius of 2875.18 feet, an arc length of 677.87 feet and a degree or curve of 1.99275 deg. to an iron pin set;

Thence North 26 deg. 25' 00" East, 1.70 feet to an iron pin set;

Thence South 51 deg. 07' 33" East, 126.20 feet to an iron pin set;

Thence South 0 deg. 17' 53" East, 257.95 feet to an iron pin set;

Thence South 6 deg. 27' 04" West, 259.19 feet to an iron pin set;

Thence North 86 deg. 29' 10" West, 442.08 feet to the point of beginning, containing 3.479 acres, which is out of the 100.0 acres tract in Lot No. 3.

Survey and description prepared by Richard Swartzbaugh, Reg. Surveyor #6594, checked by Donald R. Dummermuth. Reg. Surveyor #5075.

Grantors reserve to themselves, their heirs and assigns the coal and timber on and underlying said premises. Grantors hereby name and appoint Marcus A. Page their attorney-in-fact and for them and in their name, place and stead to lease, sell or otherwise dispose of the coal and timber in, upon and underlying said premises, to collect proceeds of the sale and disposition thereof and to make remittance to the grantors in accordance with their ownership thereof.

Deed Reference: OR Volume 1513, Page 1249

PPN: 59-00411-000

PPN: 59-00412-000

Tract #3: Situated in the Township of Union, County of Tuscarawas and State of Ohio and bounded and described as follows:

Being known as part of Lot Number Thirteen (13) in the Fourth Quarter of Township Number Eight (8), Range Number One (1), and more fully described by being bounded as follows, to wit:

Commencing at a point on the South line of said Lot #13, said point being in a Westerly direction 943.5 feet distance from the Southeast corner of said Lot, and running

Thence North 29 deg. 51' West, 709 feet to a stake;

Thence North 89 deg. 56' West 820 feet to a stake;

Thence South 9 deg. 12' East, 642 feet to a point on the South line of said Lot #13;

Thence East 1066 feet to the place of beginning, containing in area Thirteen and Fifty One-hundredths (13.50) acres, more or less and being the premises described in Volume 174, at Page 205 and Volume 95, Pages 331-332 of the Deed Records of Tuscarawas County Ohio.

Title Search Report Legal Description, continued

Excepting, however, from the above described premises all the underlying coal, and the rights to remove said coal.

And subject to all rights of the Lessees, and together with all rights of the Lessors, under any leases in respect to gas and oil rights now subsisting.

Said premises are subject to an Oil and Gas Lease to Belden & Blake Oil Production dated November 16, 1957, recorded in Volume 57, Page 319 Lease Records. The Grantor hereby assigning to the Grantee all rights, rents, royalties and benefits, inuring to the Grantor under said lease.

Also subject to an Easement to The Ohio Power Company dated August 25, 1947 and recorded in Volume 290, Page 479 Deed Records.

TRACT #4: FIRST PARCEL: Situated in Goshen Township, Tuscarawas County, Ohio, and being a part of Lot Number Twenty (20) in the fourth quarter of Township 8, Range 1, and beginning at the Southeast corner of said Lot 20;

Thence North on the East line of said lot to the Southeast corner of Lot 21;

Thence West on the North line of said Lot 20, 53 rods more or less, to the Southwest corner of a tract of land a part of Lot 21 sold by Clarence F. Carroll and deeded by him and his wife to Percy A. Bartholomew dated April 7, 1884 and recorded in deed records of said County, Volume 91, Page 580;

Thence from said point on said North line of said Lot 20 in a Southeasterly direction to the place of beginning, containing sixteen and one-half (16 ½) acres, more or less, but excepting therefrom all stone coal underlying said tract.

Second Parcel: Situated in Union Township, Tuscarawas County, Ohio, and being Lot 13 in the fourth quarter of Township 8, Range 1, containing one hundred acres excepting therefrom thirteen (13) acres, more or less heretofore conveyed therefrom by Alexander Renneker and wife to John Renneker by deed dated January 14, 1915 and recorded in the deed records of said County in Volume 174 at Page 205 reference to which deed is hereby made, and also excepting therefrom all of the stone coal underlying said tract; the tract hereby described estimated to contain eighty seven (87) acres, more or less.

Foregoing premises are subject to an easement to the Ohio Power Company, Vol. 290 page 473 deed records, and also subject to an oil and gas lease to Belden and Blake Oil Productions, assigned to the East Ohio Gas Company, Vol. 15, page 298, Release Records, the said grantors hereby assigning all right, title and interest benefits and royalties inuring thereunder to the said grantee, it's successors and assigns.

EXCEPTING:

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

And being the surface rights and right to mine the No. 6 vein of coal only in the following described real estate: and known as part of Lot No. 13 in the 4th Quarter of Township 8, Range 1 of the U.S. M. Lands. The part herein described being out of an 86.50 acre tract conveyed to Marcus A. and Marie Nell Page by J & M Mining Inc. deed recorded in Volume

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Legal Description, continued

426 Page 77 of the Tuscarawas County Deed Records. Beginning at a 36 inch red oak corner tree at the Northeast corner of Lot No.13 and the Northwest corner of Lot No. 4 in the Fourth Quarter of Township 8, Range 1,

Thence in a Southerly direction with the East line of Lot No.13 and the West line of Lot Number 4 South 1-31 East, 710.0 feet to a point in said mentioned lines, South 89-33 West, 300.0 feet to a point;

Thence North 1-21 West, 710.0 feet to a point in the North line of said Lot No.13,

Thence in a Easterly direction with said North line North 89-33 East, 300.0 feet to the place of beginning containing 4.888 acres, but subject to all legal right of ways.

Together with any and all rights in and to the number 7 vein of coal in Union Township, Tuscarawas County, Ohio being Lot 13 in the 4th quarter of the eighth township in the first range.

Deed Reference: OR Volume 1513, Page 1249

PPN: 59-00418-000

PPN: 59-00419-000

PPN: 24-00666-000

PPN: 59-01044-000

Tract Number 5:

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

Being a part of Lot 3 and part of Lot 14 of the Fourth quarter of Township 8, Range 1 of the U. S. Lands bounded and further described as follows, to-wit: Beginning at a point on the West side of the road leading from Midvale to Rockford, which point is South 71 deg. 30' East 10.8 feet from a point on the West line of said Lot Number 3, 610.4 feet South of a stone at the Northwest corner thereof;

Thence North 71 deg. 30' West 117 feet to the Northwest corner of lot herein conveyed;

Thence South 10 deg. 00' West 85.5 feet;

Thence South 71 deg. 30' East 125 feet to the above mentioned road;

Thence North 10 deg. 00' East 85.5 feet to the place of beginning, containing 0.25 of an acres of which 0.0075 lie in Lot 3 and .2425 lie in Lot 14. Reference being made to a conveyance by warranty deed from Anna Page and M. A. Page, husband and wife, to the Board of Education of Union Township dated October 29, 1904 and recorded in Volume 158 at Page 166 of the Deed Records of Tuscarawas County, Ohio.

Tract Number 6:

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

Title Search Report Legal Description, continued

Being a part of Lot Number 14 in the Fourth Quarter of Township 8 in Range 1, of United States Military Lands, bounded as follows: Beginning at a point on the West side of the public road leading from Midvale to Rockford, said point being the Southeast corner of a tract of one-fourth of an acre conveyed by said Grantors to the said Grantee by deed dated October 29, 1904 and recorded in Volume 158 at Page 166 of the Deed Records of Tuscarawas County, Ohio;

Thence North 71 deg. 30' West, along the Southerly line of the last mentioned tract, 125 feet to the Southwest corner of said tract;

Thence North 10 deg. East along the West line of said last mentioned tract, 85.5 feet to the Northwest corner thereof;

Thence North 71 deg. 30' West 40 feet;

Thence South 10 deg. West 165 feet;

Thence South 71 deg. 30' East 165 feet to a point on the West line of said public road;

Thence North 10 deg. East 79.5 feet to the place of beginning, containing .38 of an acre more or less.

The conveyance is made and accepted by said Grantee, subject to the condition that proper fences shall at all times be maintained by said Grantee on the West, North and South lines of the premises above described, and that on a violation of said condition, or if said premises cease to be used for school purposes for a period of three years, the said premises shall revert to the said Grantor, Anna Page, her heirs and assigns.

Reference being made to a conveyance from Anna Page and Marcus A. Page, husband and wife, to the Board of Education of Union Township by Warranty Deed dated September 27, 1922 and recorded in Volume 194 at Page 45 of the Deed Records of Tuscarawas County, Ohio.

Deed Reference: OR Volume 1513, Page 1249

PPN: 59-00416-000

PPN: 59-00417-000

TRACT II:

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

Situated in the County of Tuscarawas in the State of Ohio and in the Township of Union and being the surface rights and right to mine the No. 6 vein of coal only in the following described real estate: and known as a part of Lot No. 13 in the 4th Quarter of Township 8, Range 1 of the U. S. M. Lands. The part herein described being out of an 86.50 acre tract conveyed to Marcus A. and Marie Nell Page by J & M Mining, Inc. deed recorded in Volume 426 Page 77 of the Tuscarawas County Deed Records.

Beginning at a 36 inch read oak corner tree at the Northeast corner of Lot No. 13 and the Northwest corner of Lot No. 4 in the Fourth Quarter of Township 8, Range 1,

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Legal Description, continued

Thence in a Southerly direction with the East line of Lot No. 13 and the West line of Lot Number 4 South 1-31 East, 710.0 feet to a point in said mentioned lines, South 89-33 West, 300.0 feet to a point;

Thence North 1-21 West, 710.0 feet to a point in the North line of said Lot No. 13,

Thence in a Easterly direction with said North line North 89-33 East, 300.0 feet to the place of beginning containing 4.888 acres, but subject to all legal right of ways.

Deed Reference: OR Volume 1513, Page 1261

PPN: 59-01045-000