

CLARK & WARNECKE LAW LLC
214 West 2nd Street
Delphos, Ohio 45833

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate

Property Owner: Rebecca S. Miller, Trustee of the Robert G. Dewald and Judith J. Dewald Irrevocable Trust dated October 22, 2014.

This certifies that the undersigned, Clark & Warnecke Law LLC, attorneys-at-law, have performed an examination and search of all the public records and public indexes of Seneca County, Ohio, relative to the real estate described in Schedule A hereof, said examination and search extending back over a period of not less than Forty (40) years. After performance of such examination, it is the opinion of the undersigned that, subject to the mortgage(s), lien(s), and other matters disclosed and shown under Schedule B hereof, that the fee simple marketable title to the real property described in Schedule A hereof was, as of the date of this certificate, indefeasible vested in:

Rebecca S. Miller, Trustee of the Robert G. Dewald and Judith J. Dewald Irrevocable Trust dated October 22, 2014 who claims title by warranty deed dated October 22, 2014 and recorded November 14, 2014, at 1:54 PM in **OR 362, Page 3084** and by warranty deed dated June 27, 2023 and recorded July 6, 2023, at 11:14 AM in **OR 451, Page 1609** in the records of the Seneca County, Ohio Recording Office.

This certificate does not purport to cover the following: (a) Matters not of record, (b) Rights of persons in possession, (c) Rights to file mechanic's liens, (d) Special taxes and assessments not shown by the County Treasurer's Records, (e) Zoning and other governmental regulations, (f) Liens asserted by the United States and the State of Ohio, their agencies and Officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located, (g) Matters which might be disclosed by a search of Federal Court Records, (h) Future special assessments on the tax duplicate occasioned by past due water bills, sewer bills, weed cutting charges, property clean-up and building maintenance charges assessed by any governmental entities located in Seneca County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

PARCEL 1:

Situated in the Township of Hopewell, County of Seneca and State of Ohio:

The East Half of the Northeast Quarter of Section 30, Township 2 North, Range 14 East, containing 80 acres, more or less, SAVING AND EXCEPTING the following:

Beginning at a railroad spike set on the East line of the Northeast Quarter of Section 30, and described as lying South a distance of 2388.46 feet from a railroad spike found marking the Northeast corner of said Northeast Quarter; thence from the above described point of beginning along the East line of said Northeast Quarter, also being the centerline of county Road 7, South a distance of 25 feet to a railroad spike set; thence at right angles West a distance of 400 feet to an iron stake set; thence South a distance of 83 feet to an iron stake set; thence West a distance of 223.74 feet to an iron stake set; thence North a distance of 150 feet to an iron stake set; thence East a distance of 223.74 feet to an iron stake set; thence South a distance of 42 feet to an iron stake set; thence East a distance of 400 feet to the point of beginning and passing an iron stake set 30 feet West thereof, said tract containing 1 acre of land, more or less, subject however to all legal highways and prior easements of record.

ALSO INCLUDED IN PARCEL 1

Situated in the Township of Hopewell, County of Seneca and State of Ohio and being a part of the East half (1/2) of the Northeast quarter (1/4) of Section Thirty (30), Township Two (2) North, Range Fourteen (14) East, a tract of land bounded and described as follows:

Beginning at a railroad spike set on the East line of the Northeast Quarter of Section 30, and described as lying South a distance of 2388.46 feet from a railroad spike found marking the Northeast corner of said Northeast Quarter; thence from the above described point of beginning along the East line of said Northeast Quarter, also being the centerline of county Road 7, South a distance of 25 feet to a railroad spike set; thence at right angles West a distance of 400 feet to an iron stake set; thence South a distance of 83 feet to an iron stake set; thence West a distance of 223.74 feet to an iron stake set; thence North a distance of 150 feet to an iron stake set; thence East a distance of 223.74 feet to an iron stake set; thence South a distance of 42 feet to an iron stake set; thence East a distance of 400 feet to the point of beginning and passing an iron stake set 30 feet West thereof, said tract containing 1 acre of land, more or less, subject however to all legal highways and prior easements of record.

Parcel No: F20-00-030828-00-00

Save and Except from the above described parcel 1:

Being a parcel of land situated in the Northeast Quarter of Section 30, Hopewell Township, T-2-N, R-14-E, Seneca County, Ohio described as follows:

Beginning at a set nail marking the East Quarter Post of Section 30 and the centerline of County Road 7;

Thence N 89° 19' 31'' W four hundred ten and zero hundredths (410.00) feet along the East-West Quarter Section Line of Section 30 to a set iron rod, passing a set iron rod at twenty and eight hundredths (20.08) feet;

Thence N 00° 31' 06'' E two hundred sixty-five and seventy-nine hundredths (265.79) feet to a set iron rod;

Thence S 89° 29' 17'' E four hundred ten and zero hundredths (410.00) feet along the northerly line of an existing 1 acre parcel of land now and formerly owned by Rebecca S. Miller, Trust as described in Seneca County Official Record Volume 2, Page 690 to a set nail marking the centerline of County Road 7, passing a found ½ inch diameter iron rod on line and for reference a three hundred seventy-nine and ninety-two hundredths (379.92) feet;

Thence S 00° 31' 06'' W two hundred sixty-six and ninety-six hundredths (266.96) feet along said centerline of County Road 7 to the point of beginning.

Containing in all, 2.507 acres of land, more or less, of which 0.123 acres is currently contained in the road right-of-way, subject to all legal highways and easements.

The centerline bearing of the County Road 18 is assumed S 89° 32' 46'' E.

Bearings are assumed and for angular measurements only.

All iron rods set are 5/8" diameter by 30" in length with personalized caps marked HANK AND ASSOC. driven flush.

This 2.507 acre legal description is based upon an actual field survey by Daniel J. Nichols, PS #7460, HANK & Associates, Inc., 3 South Washington Street, Tiffin, Ohio 44883 in June, 2023.

ALSO

PARCEL 2:

Situated in the Township of Hopewell, County of Seneca and State of Ohio:

The Southeast Quarter of the Southeast Quarter of section 19, containing 40 acres of land, ore or less; also 10 acres out of the middle portion of the West Half of the Southeast Quarter of Section 19 bounded and described as follows: Commencing for the same on the East line of said Half Quarter Section and midway between the Southeast corner of the Northeast corner thereof, and running thence West to the West line of said Quarter Section; thence North 20 rods on and along said West line of said Quarter Section; thence East to the East line of said Half Quarter Section; thence South on and along said East line 20 rods to the place of beginning.

The net acreage being 50 acres of land, more or less, subject to the use of all legal highways.

Parcel No: F20-00-030824-00-00

SCHEDULE B

1. **RECORDED MORTGAGES OR DEEDS OF TRUST:**

None.

2. **MECHANICS OR MATERIALMEN'S LIENS:**

None.

3. **JUDGMENTS, FOREIGN EXECUTIONS OR CERTIFICATES OF JUDGMENT:**

None.

4. **LAND CONTRACTS OR RECORDED LEASES:**

None.

5. **SUITS PENDING OR LIS PENDENS AFFECTING TITLE:**

None.

6. **PARTY WALL AGREEMENTS AND EASEMENTS:**

As to Parcel F20-00-030828-00-00

The sewer and water drainage tile easement from Roger P. Fruth et al to Robert G. Dewald, Trustee of the Robert & Dewald Trust, dated October 3, 2007 and recorded October 3, 2007 at 4:06 PM in Vol. 284, Page 803, of the Seneca County Recording Office.

7. **ENFORCEABLE RESTRICTIONS:**

None.

8. **OTHER CONDITIONS AFFECTING TITLE:**

None.

9. **TAXES:**

As to F20-00-030828-00-00

Real estate taxes in the amount of \$1,350.90 for the first half of tax year 2024 are paid. A special assessment for 11166-F A Hohman OD in the amount of \$97.18 for the first half of tax year 2024 is paid. Real estate taxes in the amount of \$1,350.90 for the second half

of tax year 2024 are paid. A special assessment for 11166-F A Hohman OD in the amount of \$97.18 for the second half of tax year 2024 is paid. Real estate taxes for the tax year 2025 are not yet due and payable but are a lien on the property.

As to F20-00-030824-00-00

Real estate taxes in the amount of \$835.69 for the first half of tax year 2024 are paid.
Real estate taxes in the amount of \$835.69 for the second half of tax year 2024 are paid.
Real estate taxes for the tax year 2025 are not yet due and payable but are a lien on the property.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 8th DAY OF SEPTEMBER 2025, AT 8:00 A.M.



ALEX J. CLARK
Attorney at Law