

**CLARK & WARNECKE LAW LLC**  
**214 West 2<sup>nd</sup> Street**  
**Delphos, Ohio 45833**

**PRELIMINARY CERTIFICATE OF TITLE OPINION**

Prepared for: Dye Real Estate

Property Owner: Robert G. Groll 2023 Trust.

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 Henry 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:

**Robert G. Groll 2023 Trust**, who claims title by certificate of transfer deed dated October 25, 2024 and recorded October 30, 2024, at 11:32 AM in **OR 335, Page 4657** and by quit-claim deed dated January 28, 2025 and recorded February 27, 2025, at 3:48 PM in **OR 336, Page 5150** in the records of the Henry 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 Henry County.

## **SCHEDULE A**

### ACCURATE DESCRIPTION OF PROPERTY

Situated in the Township of Flatrock, County of Henry and State of Ohio and known as:  
The North Half (N1/2) of the Northeast Quarter (NE1/4) and the East Half (E1/2) of the East  
Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section Thirty-five (35)  
in Town Four (4) North, of Range six (6) East, in Flatrock Township, Henry County, Ohio.  
Containing 100 acres, more or less, with 80.27 acres in the Northeast Quarter (1/4) of Section 35  
and 19.73 acres in the Northwest Quarter (1/4) of Section 35, but subject to all easements,  
restrictions, and leases of record, zoning resolutions, if any and all legal highways.

Parcel No: 09-350002.0000

Property Address: County Road H, Holdgate, Ohio 43527

## **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:**

The utility easement from Raymond Groll and Celeste Groll, husband and wife, to The Toledo Edison Company, dated September 1, 1942 and recorded November 23, 1942 at 10:27 AM in Vol. 139, Page 314, of the Henry County, Ohio Recording Office.

The utility easement from John J. Groll and Mary Groll, husband and wife, to The Toledo Edison Company, dated March 26, 1931 and recorded April 23, 1931 at 4:27 PM in Vol. 122, Page 268, of the Henry County, Ohio Recording Office.

7. **ENFORCEABLE RESTRICTIONS:**

None.

8. **OTHER CONDITIONS AFFECTING TITLE:**

Celeste Groll's 1/3 interest will be transferred via an affidavit of real estate inherited along with filing a certified transcript of her estate in Henry County.

Title is currently vested in the Robert G. Groll 2023 Trust. Title should have been vested in the "trustees" of the Robert G. Groll 2023 Trust. To fix this, a memorandum of trust must be filed in Henry County, Ohio. (This will be filed prior to the new conveying deed).

9. TAXES:

Real estate taxes in the amount of \$2,052.30 for the first half of tax year 2024 are paid. A special assessment for 976-S Turkeyfoot in the amount of \$20.62 for the first half of tax year 2024 is paid. Real estate taxes in the amount of \$2,052.30 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 8<sup>th</sup> DAY OF SEPTEMBER 2025, AT 8:00 A.M.**

  
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ALEX J. CLARK  
Attorney at Law