

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

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate & Land Company

Property Owner: Edwin R. Kline and Pamela J. Kline

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 Hancock 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:

Edwin R. Kline and Pamela J. Kline, who claim title by warranty deed dated October 27, 1998 and recorded November 2, 1998, at 3:47 PM in OR 1669, Page 65 in the records of the Hancock 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 Hancock County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

Situated in the Township of Allen, County of Hancock and State of Ohio:

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) East, and containing Eighty (80) acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING:

PARCEL NO. 1: Being a part of the East part of the North Half of the Northwest Quarter (NW 1/4) of Section 29, Township Two (2) North, Range Eleven (11) East, and more particularly described as follows:

Beginning at a railroad spike set and being the southeast corner of the North Half of the Northwest Quarter; thence West on the East and West Quarter Section Line 200.00 feet to an iron rod set; thence North a line being parallel to the Half Section Line 459.00 feet to an iron rod set; thence east on a line being parallel to said Quarter Section Line 200.00 feet to a railroad spike set on the Half Section Line, same being the centerline of Township Road No. 230; thence South on said Half Section Line 459.00 feet to the place of beginning, containing, in all, 2.08 acres, more or less, but subject to all legal highways.

PARCEL NO. 2: Being a part of the East part of the North Half of the Northwest Quarter (NW 1/4) of Section 29, Township Two (2) North, Range Eleven (11) East, and more particularly described as follows:

Commencing at a railroad spike found set as being the southeast corner of the North Half of the Northwest Quarter (NW 1/4) of said Section 29; thence West on the quarter Section Line 200.00 feet to an iron rod found set and which hereafter will be noted as the place of beginning; thence continuing West on the Quarter Section Line, 458.17 feet to an iron rod set; thence North 459.00 feet to an iron rod set; thence East on a line being parallel to the Quarter Section Line, 368.17 feet to an iron rod set; thence North 25.00 feet to an iron rod set; thence East 300.00 feet to a point set on the Half Section Line, same being the centerline of township Road No. 230; thence South on said Half Section Line 25.00 feet to a railroad spike found set; thence West 200.00 feet to an iron rod found set;

thence South on a line being parallel to the half Section Line, 459.00 feet to the place of beginning; containing, In all, 5.00 acres of land, more or less, but subject to all legal highways.

PARCEL NO. 3: A tract of land located as being a part of the East part of the North Half of the Northwest Quarter of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) East, Alien Township, Hancock County, Ohio, but more particularly described as follows:

Commencing at a railroad spike found set as being the southeast corner of said North Half of the Northwest Quarter of Section Twenty-nine (29), thence North on the Half Section Line (same being the centerline of Township Road No. 230) to a railroad spike found set and which hereafter will be noted as the place of beginning, thence continuing North 25.00 feet to a railroad spike set, thence West 909.00 feet to an iron post set, thence South 300.00 feet to an iron post set, thence West 314.43 feet to an iron rod set, thence South 209.00 feet to an iron rod set on the Quarter Section Line, thence East on said Quarter Section Line 565.21 feet to an iron rod set, thence North 459.00 feet to an iron rod found set, thence East 358.17 feet to an iron rod found set, thence North 25.00 feet to an iron rod found set, thence East 300.00 feet to the place of beginning, containing 5.036 acres of land, more or less, but subject to all legal highways.

PARCEL NO. 4: Situated in the Allen Township, County of Hancock, State of Ohio, and being a part of the N 1/2 of the NW 1/4 of Section 29, T2N, R11E, a tract of land bounded and described as follows:

Beginning at a nail set on the north line of Section 29 and described as lying EAST, a distance of 429.20 feet from the northwest corner of said Section 29; thence from the above described point of beginning and along said north line, also being the centerline of County Road No. 216, EAST, a distance of 396.00 feet to a nail set; thence S 00°56' W, a distance of 550.00 feet to an iron stake set; thence parallel with said north line of Section 29, WEST, a distance of 396.00 feet to an iron stake set; thence N 00°56' E, a distance of 550.00 feet to the point of beginning and containing 5.000 Acres of land, more or less, subject however to legal highways.

NOTE: All bearings used are assumed and are for the purpose of description only.

Auditor's Parcel Number: 020001002078

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 Oil and Gas Lease from Kenzie C. Allen to Glen Dial Jr. dated March 2, 1964, and recorded June 15, 1964, at 1:30 PM in Volume 53, Page 413 in the records of the Hancock County, Ohio Recording Office.

7. ENFORCEABLE RESTRICTIONS:

None.

8. OTHER CONDITIONS AFFECTING TITLE:

None.

9. TAXES:

Real estate taxes in the amount of \$761.37 for the first half of tax year 2024 are paid. A special assessment in the amount of \$5.28 for Roe Dale JT Co for the first half of tax year 2024 is paid. A special assessment in the amount of \$5.28 for Middle BR Ditch Maintenance for the first half of tax year 2024 is paid. Real estate taxes in the amount of \$761.37 for the second half of tax year 2024 is paid. Real estate taxes and assessments 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 18th DAY OF
DECEMBER 2025, AT 8:00 A.M.**


NICHOLAS J. CLARK
Attorney at Law