

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: A life estate interest to James H. Gossard and Cheryl L. Gossard and the remainder interest to James M. Gossard and Diana Gossard

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 Allen 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:

A life estate interest to James H. Gossard and Cheryl L. Gossard and the remainder interest to James M. Gossard and Diana Gossard, who claims title by warranty deed dated March 20, 2018 and recorded March 22, 2018, at 3:02 PM in OR 2018, Page 3029 in the records of the Allen 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 Allen County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

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

The South half (1/2) of the East half (1/2) of the Southwest quarter (1/4) of Section Thirty-five (35), Township Four (4) South, Range Eight (8) East, containing twenty (20) acres, more or less.

ALSO: The West half (1/2) of the East half (1/2) of the Southwest Quarter (1/4) of Section Thirty-five (35) in Township Four (4) South, Range Eight (8) East, containing forty (40) acres, more or less.

ALSO: being a part of the Northwest Quarter (1/4) of Section Thirty-five (35) in Township Four (4) South, Range Eight (8) East, and bounded and described as follows: Commencing at the northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-five (35) in said Township and Range; thence west eighty (80) rods; thence South eighty (80) rods to the Southwest corner of the Southeast Quarter (1/4) of the Northwest quarter (/14) of said Section; thence east on the half section line forty-one (41) rods; thence east about thirty-nine and one half (1/2) rods to the half section line; thence north on said half section line to the place of beginning, containing about thirty (30) acres, more or less. The foregoing containing approximately 90 acres of land.

Auditor's Parcel Number: 48-3500-03-006.000

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 Memorandum of Wind and Energy Lease and Easement from James Gossard AKA James Howard Gossard aka James H. Gossard and Cheryl Gossard AKA Cheryl Lynn Gossard AKA Cheryl L. Gossard, husband and wife, to Round Barn Wind Farm, LLC, a Delaware limited liability company, dated February 1, 2011, and recorded March 10, 2011, at 10:54 AM in OR 2011, Page 2927 in the records of the Allen County, Ohio Recording Office.

7. **ENFORCEABLE RESTRICTIONS:**

None.

8. **OTHER CONDITIONS AFFECTING TITLE:**

None.

9. **TAXES:**

Real estate taxes in the amount of \$1,672.92 for the first half of tax year 2026 are not yet due and payable but are a lien on the property. A special assessment in the amount of \$22.73 for Williams JT Co. for the first half of tax year 2026 is not yet due and payable but is a lien on the property. A special assessment in the amount of \$20.19 for Dick Williams JT Co. for the first half of tax year 2026 is not yet due and payable but is a lien on the

property. A special assessment in the amount of \$20.12 for Auglaize County – Auglaize River for the first half of tax year 2026 is not yet due and payable but is a lien on the property. Real estate taxes in the amount of \$1,672.92 for the second half of tax year 2026 are not yet due and payable but are a lien on the property. A special assessment in the amount of \$20.19 for Dick Williams JT Co. for the second half of tax year 2026 is not yet due and payable but is a lien on the property. Real estate taxes and assessments for the tax year 2026 are not yet due and payable but are a lien on the property.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 12th DAY OF JANUARY 2026, AT 8:00 A.M.


NICHOLAS J. CLARK
Attorney at Law