

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

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate and Land Company

Property Owner: Garbani Farms, LLC, Pete E. Schlegel and Kathleen M. Schlegel

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 Paulding County, Ohio and Defiance 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:

As to Parcel: 01-04S-009-01

Garbani Farms LLC, an Ohio limited liability company, who claims title by warranty deed dated March 28, 2014 and recorded April 7, 2014, at 4:25 PM in OR 561, Page 1455 in the records of the Paulding County, Ohio Recording Office.

As to Parcel: 01-14S-027-07

Garbani Farms LLC, an Ohio limited liability company, who claims title by warranty deed dated March 28, 2014 and recorded April 7, 2014, at 4:25 PM in OR 561, Page 1455 in the records of the Paulding County, Ohio Recording Office.

As to Parcel: 01-05S-005-07

Pete E. Schlegel and Kathleen M. Schlegel, who claim title by survivorship deed dated May 27, 1994 and recorded June 24, 1994, at 10:21 AM in OR 270, Page 293 in the records of the Paulding County, Ohio Recording Office.

As to Parcel: B11-0016-0-008-00

Garbani Farms LLC, an Ohio limited liability company, who claims title by warranty deed dated January 4, 2018 and recorded January 12, 2018, at 2:34 PM in OR 409, Page 1084 in the records of the Defiance County, Ohio Recording Office.

As to Parcel: B11-0016-0-001-12

Garbani Farms LLC, an Ohio limited liability company, who claims title by warranty deed dated March 28, 2014 and recorded April 8, 2014, at 1:49 PM in OR 378, Page 2460 in the records of the Defiance County, Ohio Recording Office.

As to Parcel: B11-0016-0-014-00

Pete E. Schlegel and Kathleen M. Schlegel, who claim title by fiduciary deed dated January 11, 2010 and recorded January 12, 2010, at 3:06 PM in OR 340, Page 1888 in the records of the Defiance 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 Paulding County and Defiance County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

TRACT 1:

Situated in the Township of Auglaize, County of Paulding and in the State of Ohio and being known as:

A parcel of land being part of the West half (1/2) of the Southeast quarter (1/4) and the Northwest part of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 20, Town 3 North, Range 4 East, Auglaize Township, Paulding County, Ohio, and which is more particularly described as follows:

Beginning at a railroad spike found at the Southwest corner of the Southeast quarter (1/4) of said Section 20; thence North 0°00'52" West assumed bearing for the purposes of this description on the West line of the Southeast quarter (1/4) of said Section 20 and centerline of Township Road 175, one thousand sixty-three and seventy-four hundredths (1063.74) feet to a mag nail set, thence North 89°53'49" East, twenty and zero hundredths (20.00) feet to a 5/8" x 30" iron pin with ID cap set; thence continuing North 89°53'49" East, five hundred forty and zero hundredths (540.00) feet to a 5/8" x 30" iron pin with ID cap set; thence North 0°00'52" West, one thousand five hundred eighty-five and zero hundredths (1585.00) feet to a 5/8" x 30" iron pin with ID cap set on the North line of the Southeast Quarter (1/4) of said Section 20; thence North 89°53'49" East on the said North line of the Southeast quarter (1/4) of Section 20, one thousand seven hundred forty-six and sixty-six hundredths (1746.66) feet to an iron pin found; thence South 0°00'00" West, eight hundred twelve and seventy-nine hundredths (812.79) feet to a 5/8" x 30" iron pin with ID cap set; thence North 89°53'49" East, three hundred thirty and zero hundredths (330.00) feet to a mag nail set on the East line of the Southeast quarter (1/4) of said Section 20 and centerline of Township Road 169; thence South 0°00'00" West on the said East line of the Southeast quarter (1/4) of Section 20 and centerline of Township Road 169, nineteen and nineteen hundredths (19.19) feet (calculated) - sixteen and fifty hundredths (16.50) feet (deed), to a mag nail set; thence North 89°57'46" West, one thousand three hundred eighteen and twenty-six hundredths (1318.26) feet to an iron pin found; thence South 0°00'31" East, one thousand eight hundred twenty-six and twenty-six hundredths (1826.26) feet to a mag nail set in the Southeast corner of the West half (1/2) of the Southeast quarter (1/4) of said Section 20; thence North 89°49'50" West on the South line of the Southeast quarter (1/4) of said Section 20 and centerline of S.R. 637, one thousand three hundred seventeen and ninety-nine hundredths (1317.99) feet to the point of beginning.

Containing 78.843 acres of land more or less, but subject to all legal highways, easements, zoning regulations and restrictions of record.

Auditor's Parcel Number: 01-04S-009-01

TRACT 2:

Situated in the Township of Auglaize, County of Paulding and in the State of Ohio and being known as:

Being a part of the Northwest quarter (1/4) of Section 30, Township 3 North, Range 4 East, Auglaize Township, Paulding County, Ohio and being more particularly described as follows:

Commencing at the northwest corner of Section 30 monumented by an iron pin found; thence North 89° 38' 34" East, on the north line of Section 30 , a distance of 365.47 feet to the point of beginning; thence continuing North 89° 38' 34" East, on the north line of Section 30, a distance of 962.38 feet; thence South 0° 21' 26" East, 224.56 feet to an iron pin found, (passing an iron pin found at 30.00 feet); thence North 89° 38' 34" East, 420.99 feet to a 5/8 inch capped iron pin set; thence South 3° 55' 26" East, 1667.24 feet to a capped iron pin found at the 692 elevation line; thence on and along the 692 elevation line the following bearings and distances:

South 12° 30' 36" West, 72.96 feet; thence South 34° 20' 55" West, 84.87 feet; thence South 21° 30' 37" West, 96.30 feet; thence South 69° 39' 04" West, 97.90 feet; thence South 37° 57' 55" West, 23.09 feet; thence South 22° 13' 59" East, 42.70 feet; thence South 09° 04' 50" West, 9.64 feet; thence North 89° 59' 39" West, 104.81 feet; thence North 52° 14' 11" West, 32.23 feet; thence South 20° 40' 55" West, 21.65 feet; thence South 72° 24' 58" West, 117.32 feet; thence North 84° 50' 32" West, 44.45 feet; thence North 59° 37' 22" West, 51.90 feet; thence North 21° 19' 05" West, 45.66 feet; thence North 21° 50' 33" West, 54.04 feet; thence North 60° 11' 28" West, 55.43 feet; thence North 10° 32' 39" West, 76.04 feet; thence North 37° 42' 21" West, 61.69 feet; thence North 79° 02' 51" West, 64.44 feet; thence North 43° 18' 14" East, 31.82 feet; thence North 11° 13' 47" East, 80.61 feet; thence North 11° 39' 42" West, 67.96 feet; thence North 28° 14' 52" West, 99.32 feet; thence North 09° 24' 43" West, 183.53 feet; thence North 20° 05' 48" West, 94.02 feet; thence South 87° 05' 00" West, 97.95 feet; thence North 89° 07' 03" West, 161.65 feet to the centerline of Flat Rock Creek; thence on and along the approximate centerline of Flat Rock Creek the following bearings and distances:

South 81° 06' 06" West, 48.41 feet; thence South 47° 54' 58" West, 121.72 feet; thence South 26° 43' 48" West, 115.03 feet; thence North 10° 52' 11" West, 100.20 feet; thence North 59° 57' 07" West, 60.12 feet; thence leaving the centerline of Flat Rock Creek on a bearing of North 0° 25' 21" West 1467.78 feet to a 5/8 inch capped iron pin set; thence South 89° 38' 34" West, 174.56 feet to a steel nail found on the centerline of County Road 111, (passing an iron pin found at 144.56 feet); thence on an along the approximate centerline of County Road 111 the following bearings and distances:

North 30° 10' 38" East, 34.44 feet; thence North 36° 42' 45" East, 52.82 feet; thence North 50° 04' 54" East, 47.16 feet; thence North 55° 54' 43" East, 84.26 feet to the point of beginning. The parcel herein described contains 58.702 acres more or less but subject to legal highways and easements and excepting all lands lying below the 692 foot elevation.

Thomas J Henry, Registered Surveyor No. 6787, prepared this description.

Auditor's Parcel Number: 01-14S-027-07

TRACT 3:

A parcel of land situated in the Northwest Quarter (1/4) of Section 21, T-3-N, R-4-E, Auglaize Township, Paulding County, Ohio and is more particularly described as follows:

Beginning at a railroad spike on the West line of Section 21, and on the centerline of Township Road No. 169, said railroad spike being S 0 degrees 02' 20" E a distance of 1010.00 feet from the Northwest Corner of Section 21, T-3-N, R-4-E, Auglaize Township, Paulding County, Ohio; thence N 89 degrees 39' 02" E a parallel with the North line of Section 21 a distance of 20.00 feet to an iron pin and cap on the East right-of-way of Township Road 169; thence continuing N 89 degrees 39' 02" E along the same line a distance of 2207.32 feet to an iron pin and cap; thence S 0 degrees 03' 39" W a distance of 349.00 feet to an iron pin and cap; thence S 89 degrees 39' 02" W and parallel with the North line of Section 21 a distance of 73.00 feet to an iron pin and cap; thence S 0 degrees 00' 47" E a distance of 329.81 feet to an iron pin and cap; thence S 89 degrees 39' 02" W and parallel with the North line of Section 21 a distance of 2133.55 feet to an iron pin and cap on the East right-of-way of Township Road No. 169; thence continuing S 89 degrees 39' 32" W along the same line a distance of 20.00 feet to a railroad spike on the West line of Section 21, and on the centerline of Township Road No. 169; thence N 0 degrees 02' 20" W along the West line of Section 21, and the centerline of Township Road No. 169 a distance of 678.80 feet to a railroad spike, and the PLACE OF BEGINNING.

Containing 34.15 acres of land more or less but subject to all legal highways and easements of public record and of record in respective utility offices.

Auditor's Parcel Number: 01-05S-005-07

TRACT 4:

Situated in the Township of Defiance, County of Defiance and in the State of Ohio and being known as:

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), and sometimes designated as Lot Number Eleven (11), containing 40 acres of land; and the Southeast Quarter (1/4) of the Southwest Quarter (1/4), and containing 40 acres of land, all in Town Three (3) North of Range Four (4) East.

Subject to all legal streets, alleys, zoning ordinances, restrictions and easements either apparent or of record.

Auditor's Parcel Number: B11-0016-0-008-00

TRACT 5:

Situated in the Township of Defiance, County of Defiance and in the State of Ohio and being known as:

Being a part of the West Half (1/2) of the Northeast Quarter (1/4) of Section 16, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio and being more particularly described as follows:

Commencing at the North Quarter (1/4) corner of Section 16 monumented by an iron pin found; thence South $89^{\circ} 59' 00''$ East, on the North line of Section 16, a distance of 1031.50 feet to the point of beginning; thence continuing South $89^{\circ} 59' 00''$ East, on the north line of Section 16, a distance of 123.00 feet to a mag nail found; thence South $0^{\circ} 23' 00''$ East, 175.00 feet to a capped iron pin found; thence South $89^{\circ} 59' 00''$ East, 20.00 feet to an iron pin found; thence South $0^{\circ} 23' 00''$ East, 200.00 feet to a capped iron pin found; thence South $89^{\circ} 59' 00''$ East, 129.78 feet; thence South $0^{\circ} 21' 00''$ East, 25.00 feet to a capped iron pin found; thence South $0^{\circ} 20' 54''$ East, 935.29 feet to an iron pin found; thence South $0^{\circ} 23' 18''$ East, 1326.72 feet to the Southeast corner of the West Half (1/2) of the Northeast Quarter (1/4); thence South $89^{\circ} 47' 08''$ West, on the South line of the Northeast Quarter (1/4); thence South $89^{\circ} 47' 08''$ West, on the South line of the Northeast Quarter (1/4), 660.18 feet to an iron pin found; thence North $0^{\circ} 08' 00''$ West, 2142.51 feet to a 5/8 inch capped iron pin set; thence South $89^{\circ} 59' 00''$ East, 376.25 feet to a 5/8 inch capped iron pin set; thence North $0^{\circ} 08' 00''$ West, 524.12 feet, (passing an iron pin found at 499.12 feet), to the point of beginning. The parcel herein described contains 34.320 acres more or less, subject to all easements, restrictions and zoning regulations.

Auditor's Parcel Number: B11-0016-0-001-12

TRACT 6:

Situated in the Township of Defiance, County of Defiance and in the State of Ohio and being known as:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4), Section Sixteen (16), Town Three (3) North, Range Four (4) East, containing Forty (40) acres, more or less, and known as Lot Number Eight (8) in Section Sixteen (16), Defiance Township.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

A parcel of land in the Southeast Quarter (1/4) of the Northeast Quarter (1/4), Section Sixteen (16), Town Three (3) North, Range Four (4) East, and more particularly described as follows:

Commencing at an iron pin in the Southeast corner of the Northeast Quarter (1/4) of said Section 16; thence North $0^{\circ}29'$ West on the East line of the Northeast Quarter (1/4) of said Section a distance of 206.00 feet to a point and the place of beginning; thence South $89^{\circ}31'$ West a distance of 186.69 feet to an iron pin; thence North $0^{\circ}29'$ West a distance of 350.00 feet to an iron pin; thence North $89^{\circ}31'$ East a distance of 186.69 feet to a point on the East line of the Northeast

Quarter (1/4) of Section 16; thence South 0°29' East on the said East line of the Northeast Quarter (1/4) of Section 16 a distance of 350.00 feet to the place of beginning, containing 1.500 acres, more or less.

Said parcel contain after said exception 38.5 acres, more or less, subject to all zoning regulations, easements and restrictions of record.

LESS AND EXCEPT:

Situated in the Township of Defiance, County of Defiance, State of Ohio and known as:
Being a part of the Southeast Quarter of the Northeast Quarter of Section 16, Town 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 38.5 acre tract of land as recorded in Official Record Volume 340, Page 1888 and more particularly described as follows:

Beginning at a railroad spike found marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 16 and the Northeast corner of said 38.5 acre tract of land and the POINT OF BEGINNING; thence South 00°56'35" West along the East line of said Northeast Quarter (Campbell Road) and the East line of said 38.5 acre tract a distance of 275.00 feet to a mag nail set and the POINT OF BEGINNING; thence North 88°49'35" West along a new division a distance of 1,319.02 feet to a 5/8 inch rebar with ID cap set on the West line of said 38.5 acre tract and the West line of the Southeast Quarter of the Northeast Quarter, passing a 5/8 inch rebar with ID cap set at 25.0 thence North 01°00'21" East along said West line a distance of 275.00 feet to a 5/8 inch rebar found marking the Northwest corner of the Southeast Quarter of the Northeast Quarter and the Northwest corner of said 38.5 acre tract and the Southwest corner of a 28.17 feet tract of land as recorded in Official Record Volume 405, Page 127; thence South 88° 49' 35" East along the North line of the Southeast Quarter of the Northeast Quarter and the North line of said 38.5 acre tract and the South line of said 28.17 acre tract a distance of 1,318.72 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar set at 1,288.72 feet, said tract containing 8.326 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual field survey performed in December, 2019, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the East line of the Northeast Quarter of Section 16 (Campbell Road) to 56' 36" West and are for the purpose of angle determination only.

Auditor's Parcel Number: B11-0016-0-014-00

SCHEDULE B

1. RECORDED MORTGAGES OR DEEDS OF TRUST:

As to Parcel: 01-04S-009-01 and 01-14S-027-07

The mortgage from Garbani Farms, LLC, an Ohio limited liability company, to Farm Credit Mid-America, FLCA, in the amount of \$524,276.02 dated November 23, 2020 and recorded November 30, 2020 at 12:03 PM in OR 598, Page 952 in the records of the Paulding County, Ohio Recording Office.

As to Parcel: B11-0016-0-008-00

The mortgage from Garbani Farms, LLC, an Ohio limited liability company, to Farm Credit Mid-America, FLCA, in the amount of \$524,276.02 dated November 23, 2020 and recorded December 21, 2020 at 10:35 AM in OR 434, Page 586 in the records of the Defiance County, Ohio Recording Office.

The mortgage from Pete Schlegel and Kathleen Schlegel, husband and wife, Brooke Schlegel, unmarried woman, and Cody Schlegel, unmarried man to The State Bank and Trust Company, in the amount of \$291,000.00 dated March 28, 2014 and recorded March 28, 2014 at 2:14 PM in OR 378, Page 1813 in the records of the Defiance County, Ohio Recording Office.

As to Parcel: B11-0016-0-014-00

The mortgage from Pete E. Schlegel and Kathleen M. Schlegel, married to each other, to Farm Credit Mid-America, FLCA, in the amount of \$101,051.51 dated November 23, 2020 and recorded December 21, 2020 at 10:38 AM in OR 434, Page 596 in the records of the Defiance County, Ohio Recording Office.

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: 01-04S-009-01

The Oil and Gas Lease from Eleanor F. Justinger, fka Eleanor Grove and Edmund James Grove and Dorothy Ann Grove to Raymond T. Duncan dated April 28, 1993, and recorded June 7, 1993, at 1:17 PM in Volume 10, Page 39 in the records of the Paulding County, Ohio Recording Office.

As to Parcel: 01-14S-027-07

The Right of Way Easement for Sewer Purposes from Mary L. McMillan to Paulding County Board of Commissioners dated October 18, 2010 and recorded November 23, 2010 at 2:23 PM in OR 541, Page 2596 in the records of the Paulding County, Ohio Recording Office.

The Utility Easement from Mollie L. Kochel and William E. Kochel, her husband, to The Ohio Power Company, dated June 11, 1946 and recorded August 27, 1946 at 8:15 AM in Volume 140, Page 196 in the records of the Paulding County, Ohio Recording Office.

As to Parcel: 01-05S-005-07

The Oil and Gas Lease from Forrest Clady and Carolyn M. Clady, husband and wife, to Raymond T. Duncan, dated May 28, 1993 and recorded June 11, 1993 at 10:55 AM in Volume 10, Page 75 in the records of the Paulding County, Ohio Recording Office.

As to Parcel: B11-0016-0-008-00

The Oil and Gas Lease from Olen J. Webb aka O. James Webb, widower, to Ramond T. Duncan, ½ interest, dated May 6, 1993 and recorded June 24, 1993 at 1:57 PM in Volume 17, Page 476 in the records of the Defiance County, Ohio Recording Office.

The Oil and Gas Lease from Estate of Edith G. Belden Webb, Candace Warcham and Olen J. Webb, Co-Executor, to Ramond T. Duncan, ½ interest, dated May 6, 1993 and recorded June 24, 1993 at 1:56 PM in Volume 17, Page 468 in the records of the Defiance County, Ohio Recording Office.

As to Parcel: B11-0016-0-001-12

The Memorandum of Lease from Garbani Farms, LLC, a Tennessee limited liability company and Pete E. and Kathleen M. Schlegel to Sage Peak Solar, LLC, an Ohio limited liability company, dated May 25, 2024 and recorded June 20, 2024 at 9:50 AM in OR 464, Page 2583 in the records of the Defiance County, Ohio Recording Office.

As to Parcel: B11-0016-0-014-00

The Memorandum of Lease from Garbani Farms, LLC, a Tennessee limited liability company and Pete E. and Kathleen M. Schlegel to Sage Peak Solar, LLC, an Ohio limited liability company, dated May 25, 2024 and recorded June 20, 2024 at 9:50 AM in OR 464, Page 2583 in the records of the Defiance County, Ohio Recording Office.

The Right of Way Easement from Gary Westfall and Regina R. Westfall to Ohio Power Company, dated January 22, 1987 and recorded February 12, 1987 at 10:46 AM in Volume 246, Page 953 in the records of the Defiance County, Ohio Recording Office.

7. ENFORCEABLE RESTRICTIONS:

None.

8. OTHER CONDITIONS AFFECTING TITLE:

None.

9. TAXES:

As to Parcel: 01-04S-009-01

Real estate taxes in the amount of \$717.35 for the first half of tax year 2025 are paid. Real estate taxes in the amount of \$717.35 for the second half of tax year 2025 are not yet due and payable but are 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.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

As to Parcel: 01-04S-027-07

Real estate taxes in the amount of \$320.10 for the first half of tax year 2025 are paid. Real estate taxes in the amount of \$320.10 for the second half of tax year 2025 are not yet due and payable but are 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.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

As to Parcel: 01-05S-005-07

Real estate taxes in the amount of \$222.64 for the first half of tax year 2025 are paid. Real estate taxes in the amount of \$222.64 for the second half of tax year 2025 are not yet due and payable but are 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.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

As to Parcel: B11-0016-0-008-00

Real estate taxes in the amount of \$669.87 for the first half of tax year 2025 are paid. A special assessment in the amount of \$11.32 for the first half of tax year 2025 is paid. Real estate taxes in the amount of \$669.87 for the second half of tax year 2025 are not yet due and payable but are a lien on the property. A special assessment in the amount of \$11.32 for the second half of tax year 2025 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.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

As to Parcel: B11-0016-0-001-12

Real estate taxes in the amount of \$176.89 for the first half of tax year 2025 are paid. A special assessment in the amount of \$2.50 for the first half of tax year 2025 is paid. Real estate taxes in the amount of \$176.89 for the second half of tax year 2025 are not yet due and payable but are a lien on the property. A special assessment in the amount of \$2.50 for the second half of tax year 2025 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.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

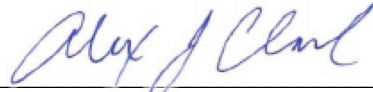
As to Parcel: B11-0016-0-014-00

Real estate taxes in the amount of \$158.14 for the first half of tax year 2025 are paid. A special assessment in the amount of \$2.50 for the first half of tax year 2025 is paid. Real estate taxes in the amount of \$158.14 for the second half of tax year 2025 are not yet due and payable but are a lien on the property. A special assessment in the amount of \$2.50 for

the second half of tax year 2025 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.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 25th DAY OF FEBRUARY 2026, AT 7:30 A.M.



ALEX J. CLARK
Attorney at Law