

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

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate

Property Owner: Kelli D. Jadwisiak, Trustee of the Kelli D. Jadwisiak Trust dated June 21, 2022

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:

Kelli D. Jadwisiak, Trustee of the Kelli D. Jadwisiak Trust dated June 21, 2022, who claims title by quit-claim deed dated June 21, 2022 and recorded June 22, 2022, at 9:10 AM in OR 328, Page 2864 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

PARCEL 1:

Situated in the Township of Flatrock, County of Henry and State of Ohio and known as: The North Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Four (4) North, Range Six (6) East, Flatrock Township, Henry County, Ohio, containing eighty (80) acres of land, more or less, but subject to all legal highways and subject to easement of Toledo Edison Company (Deed Record Volume 159, Page 173, Henry County Recorder's Office); and also subject to oil and gas leases recorded in Volume 16, Page 249 and Volume 17, Page 710, Lease Records, Henry County, Ohio.

Parcel: 09-360034.0000

PARCEL 2:

Situated in the Township of Flatrock, County of Henry and state of Ohio and known as: The South Half of the Northeast Quarter (1/4) of Section Thirty-six (36), Town Four (4) North, Range Six (6) East, together with grant of right-of-way and easement to lay tile as set forth in Deed Record Volume 187, Page 903, Henry County Recorder's Office.

LESS AND EXCEPT ALL THAT PART OF THE FOLLOWING DESCRIBED PARCELS LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND DESCRIBED AS FOLLOWS:

A). A parcel of land being a part of the Northeast Quarter (1/4) of Section 36, Town 4 North, Range 6 East, Flatrock Township, Henry County, Ohio and which is more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (1/4) of said Section 36;

Thence South 0 degrees 17 minutes West on the west line of the Northeast Quarter (1/4) of said Section, one thousand four hundred seventeen and twenty-six hundredths (1417.26) feet to a point in the centerline of survey of State Route No. 108 and the place of beginning;

Thence North 37 degrees 16 minutes East on the centerline of survey of said highway, one hundred nine and fifty hundredths (109.50) feet to a point at the beginning of a spiral curve, said point being designated as Station 374 + 79.97 on the highway plans for said route;

Thence Northeasterly on said curve and centerline of survey of said highway, ninety-four and forty-nine hundredths (94.49) feet to a point;

Thence South 54 degrees 54 minutes East, ninety-nine and twenty-one hundredths (99.21) feet to an iron pin;

Thence South 0 degrees 17 minutes West, two hundred sixty and no hundredths (260.00) feet to an iron pin;

Thence North 88 degrees 43 minutes West, two hundred four and no hundredths (204.00) feet to an iron pin on the West line of the Northeast Quarter (1/4) of said Section;

Thence North 0 degrees 17 minutes East on the West line of the Northeast Quarter (1/4) of said section, one hundred fifty and no hundredths (150.0) feet to a point in the centerline of survey of State Route No. 108 and the place of beginning, containing 1.191 acres, more or less, but subject to all legal highways and easements apparent or of record.

The above described property is subject to a tile outlet easement as recorded in Deed Record Volume 187 at Page 903, Henry County Recorder's Office, and to a driveway easement 40 feet in width located along the entire Westerly side of the above described premises.

B) Being a part of the Northeast Quarter (1/4) of Section 36, Town 4 North, Range 6 East, Flatrock Township, Henry county, Ohio, and which more particularly described as follows:

Commencing at a boat spike at the Northwest corner of the Northeast Quarter (1/4) of said Section 36;

Thence South 0°17'00" West (assumed bearing for the purpose of this description) on the West line of the Northeast Quarter (1/4) of said Section 36. One thousand five hundred sixty-seven and twenty-six hundredths (1567.26) feet to an iron pin found and the point of beginning for the parcel herein described;

Thence South 88°43'00" East, two hundred four and zero hundredths (204.00) feet to an iron pin found;

Thence North 0°17'00" East, two hundred sixty and zero hundredths (260.00) feet to an iron pin found;

Thence South 54°54'00" East, eighteen and twenty-seven hundredths (18.27) feet to a survey point set;

Thence South 0°17'00" west, four hundred thirty and eighty-three hundredths (430.83) feet to a survey point set;

Thence North 88°43'00" West, two hundred nineteen and zero hundredths (219.00) feet to a survey point set on the West line of the Northeast Quarter (1/4) of said Section 36;

Thence North 0°17'00" East, on the West line of the Northeast Quarter (1/4) of said Section, one hundred eighty-one and zero hundredths (181.00) feet to the point of beginning. Containing 0.998 acres of land, more or less.

Said exceptions contain in all 2.189 acres, more or less, subject to all legal highways and easements and restrictions contained in instrument recorded in Official Record Volume 224 at Page 391 of the Henry County, Ohio Recorder's Office.

CONTAINING after said exceptions 78.111 acres of land, more or less, but subject to all legal highways and easements and restrictions apparent or of record.

PARCEL 3:

Situated in the Township of Flatrock, County of Henry and State of Ohio and known as:

Twenty-six (26) acres off of the South side of the North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-six (36), Town Four (4) North, Range Six (6) East, Henry County, Ohio, which lies east of the so-called State Route 108, but subject to all legal highways, easements and leases of record, together with grant right-of-way and easement to lay tiles as set forth in Deed Record Volume 187, Page 903, Henry County Recorder's Office, less and except all that part of the following described real estate lying in the North Half (1/2) of the Northeast Quarter (1/4):

- (A) A parcel of land being a part of the Northeast Quarter (1/4) of Section 36, Town 4 North, Range 6 East, Flatrock Township, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (1/4) of said Section 36;

Thence South 0 degrees 17' West on the West line of the Northeast Quarter (1/4) of said Section, one thousand four hundred seventeen and twenty-six hundredths (1417.26) feet to a point in the centerline of survey of State Route No. 108 and the place of beginning;

Thence North 37 degrees 16 minutes East on the centerline of survey of said highway, one hundred nine and fifty hundredths (109.50) feet to a point at the beginning of a spiral curve, said point being designated as Station 374 + 79.97 on the highway plans for said route;

Thence Northeasterly on said curve and centerline of curve of said highway, ninety-four and forty-nine hundredths (94.49) feet to a point;

Thence South 54 degrees 54 minutes East, ninety-nine and twenty-one hundredths (99.21) feet to an iron pin;

Thence South 0 degrees 17 minutes West, two hundred sixty and no hundredths (260.00) feet to an iron pin;

Thence North 88 degrees 43 minutes West, two hundred four and no hundredths (204.00) feet to an iron pin on the West line of the Northeast Quarter (1/4) of said Section;

Thence North 0 degrees 17 minutes East on the West line of the Northeast Quarter (1/4) of said section, one hundred fifty and no hundredths (150.0) feet to a point in the centerline of survey of State Route No. 108 and the place of beginning, containing 1.191 acres, more or less but subject to all legal highways and easements apparent or of record.

The above described property is subject to a tile outlet easement as recorded in Deed Record Volume 187, Page 903, Henry County Recorder's Office, and to a driveway easement 40 feet in width located along the entire Westerly side of the above described premises.

(B) Being a part of the Northeast Quarter (1/4) of Section 36, Town 4 South, Range 8 East, Flatrock Township, Henry County, Ohio, and which is more particularly described as follows:

Commencing at a boat spike at the Northwest corner of the Northeast Quarter (1/4) of said Section 36;

Thence South $0^{\circ}17'00''$ West (assumed bearing for the purpose of this description) on the West line of the Northeast Quarter (1/4) of said Section 36, one thousand five hundred sixty-seven and twenty-six hundredths (1567.26) feet to an iron pin found and the point of beginning for the parcel herein described;

Thence South $88^{\circ}43'00''$ East, two hundred four and zero hundredths (204.00) feet to an iron pin found;

Thence North $0^{\circ}17'00''$ East, two hundred sixty and zero hundredths (260.00) feet to an iron pin found;

Thence South $54^{\circ}54'00''$ East, eighteen and twenty-seven hundredths (18.27) feet to a survey point set;

Thence South $0^{\circ}17'00''$ West, four hundred thirty and eighty-three hundredths (430.83) feet to a survey point set;

Thence North $88^{\circ}43'00''$ West, two hundred nineteen and zero hundredths (219.00) feet to a survey point set on the West line of the Northeast Quarter (1/4) of said Section 36;

Thence North $0^{\circ}17'00''$ East, on the West line of the Northeast Quarter (1/4) of said Section 36, one hundred eighty-one and zero hundredths (181.00) feet to the point of beginning.

Containing 0.998 acres of land, more or less.

CONTAINING in all 2.189 acres, more or less, subject to all legal highways and easements and restrictions contained in instrument recorded in Official record Volume 224, Page 391 of the Henry County, Ohio Recorder's Office.

Said Parcel containing 25.93 acres of land, more or less, subject to all legal highways, easements and restrictions apparent or of record.

Parcel No: 09-360038.0000

PARCEL 4:

Situated in the Township of Flatrock, County of Henry and State of Ohio and known as:

The North twenty-six (26) acres of the East Half (1/2) of the North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-six (36), Town Four (4) North, Range Six (6) East, Flatrock Township, Henry County, Ohio, be the same more or less, subject to all legal highways, easements and leases of record.

Parcel No: 09-360040.0000

PARCEL 5:

Situated in the Township of Monroe, County of Henry and State of Ohio and known as:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Number Four (4) North of Range Seven (7) East, Monroe Township, Henry County, Ohio, containing forty (40) acres of land, more or less, subject to easement to Tri-County rural cooperative, Inc. to maintain electric light lines as recorded in Deed Record Volume 131, Page 3. Henry County Recorder's Office and subject to easement to Toledo Edison Company to maintain electric light lines as recorded in Deed Record Volume 130, Page 245, Henry County Recorder's Office; subject to oil and gas leases of record and all legal highways.

Parcel No: 18-180002.0000

PARCEL 6:

Situated in the Township of Richfield, County of Henry and State of Ohio and known as:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), Township Four (4) North, Range Eight (8) East, Henry County, Ohio, containing forty (40) acres of land, more or less, subject to all legal highways, easements of record and oil and gas leases of record.

Parcel No: 37-170006.0000

PARCEL 7:

Situated in the township of Richfield, County of Henry and State of Ohio and known as:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of section Seventeen (17), town Four (4) North, Range Eight (8) East, containing forty (40) acres of land, more or less, but subject to all leases and easements of record, oil and gas leases, and all legal highways.

Parcel No: 37-170008.0000

PARCEL 8:

Situated in the Township of Monroe, county of Henry and State of Ohio and known as:

A parcel of land situated in the North Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31), Town Four (4) North, Range Seven (7) East, Monroe Township, Henry County, Ohio, and is more particularly described as follows:

Beginning at a spike at the North Quarter (1/4) Post of Section 31, Town 4 North, Range 7 East, Monroe Township, Henry County, Ohio, said point being on the centerline of Road "H";

Thence South $0^{\circ}17'14''$ East along the East line of the Northwest Quarter (1/4) a distance of 26.00 feet to an iron pin and cap;

Thence continuing South $0^{\circ}17'14''$ West along the same line a distance of 1293.7 feet to an iron pin and cap to the Southeast corner of the North Half (1/2) of the Northwest Quarter (1/4);

Thence South $89^{\circ}54'42''$ West along the South line of the North Half (1/2) a distance of 97.38 feet to an iron pin and cap;

Thence North $0^{\circ}17'14''$ East and parallel with the East line a distance of 401.30 feet to an iron pin and cap;

Thence South $89^{\circ}54'42''$ West and parallel with the South line of the North Half (1/2) of the Northwest Quarter (1/4) a distance of 353.87 feet to an iron pin and cap;

Thence continuing South $89^{\circ}54'42''$ West along the same line distance of 25.00 feet to a Mag Nail on the centerline of Road "10-A";

Thence South $21^{\circ}35'06''$ East along the centerline of Road "10-A" a distance of 431.30 feet to a railroad spike at the intersection of the South line of the North Half (1/2) of the Northwest Quarter (1/4);

Thence South $89^{\circ}54'42''$ west along said South line a distance of 1005.40 feet to an iron pin and cap on the top of ditch bank;

Thence continuing South $89^{\circ}54'42''$ West along the same line a distance of 13.00 feet to a point on the centerline of ditch;

Thence North $1^{\circ}33'09''$ West on the centerline of ditch a distance of 197.82 feet to a point;

Thence North $20^{\circ}42'32''$ West continuing along the centerline of ditch a distance of 48.47 feet to a point;

Thence North $40^{\circ}38'18''$ West along the centerline of ditch a distance of 77.78 feet to a point;

Thence North 48°08'53" West and continuing along the centerline of ditch a distance of 164.33 feet to a point;

Thence North 43°32'15" west along the centerline of ditch a distance of 30.76 feet to a point;

Thence North 43°33'09" East on a line being 15.00 feet Southerly of and measured perpendicular to and parallel with the Southern right-of-way of the abandoned Norfolk & Western Railroad a distance of 20.00 feet to an iron pin and cap;

Thence continuing North 43°33'09" East and parallel with said Southerly right-of-way a distance of 719.63 feet to an iron pin and cap;

Thence North 46°26'51" West and being perpendicular to the Southerly right-of-way a distance of 15.00 feet to an iron pin and cap on the Southerly right-of-way of said railroad;

Thence North 43°33'09" East along the Southerly right-of-way of said Norfolk & Western Railroad a distance of 357.81 feet to a Mag Nail on the centerline of Road "10-A";

Thence South 21°35'06" East along the centerline of Road "10-A" a distance of 234.25 feet to a Mag Nail;

Thence North 89°55'36" East and parallel with the North line of Section 31 a distance of 26.00 feet to an iron pin and cap;

Thence continuing North 89°55'36' East along the same line a distance of 271.36 feet to an iron pin and cap;

Thence North 0°04'24" West and perpendicular to the North line of Section 31 a distance of 273.00 feet to an iron pin and cap;

Thence continuing North 0°04'24" West along the same line a distance of 25.00 feet to a Mag Nail on the North line of Section 31 and on the centerline of Road "H";

Thence North 89°55'36" East along the North line and centerline a distance of 419.75 feet to a spike at the North Quarter (1/4) Post of Section 31 and the PLACE OF BEGINNING.

Containing 31.87 acres of land, more or less, subject to all legal highways, easements and restrictions apparent or of record.

The above described parcel being subject to a sixteen (16) foot easement for driveway purposes across the above described parcel as recorded in Volume 231, Page 669 and Volume 247, Page 548 and 549 of the Deed Records of Henry County, Ohio, and described as follows:

A sixteen (16) foot wide easement from Road "10-A" Westerly to the southerly right-of-way of the Norfolk & Western Railroad, the centerline of said easement being described as commencing at the railroad spike at the intersection of the South line of the North Half (1/2) of the Northwest

Quarter (1/4) of Section 31, Monroe Township, Henry County, Ohio, and the centerline of Road "10-A";

Thence North 21°35'06" West along the centerline of Road "10-A" a distance of 1061.40 feet to a point, said point being the PLACE OF BEGINNING;

Thence South 87°54'31" West along the centerline of easement a distance of 341.58 feet to the point of termination at the South right-of-way of said railroad.

The above described parcel also being subject to two tile easements for the purpose of drainage, the first beginning on the East line of the Above described parcel and 150 feet North of the Southeast Corner;

Thence running West a distance of 97.38 feet to the point of termination;

The second beginning on the East line of the above described parcel and 400 feet North of the Southeast Corner;

Thence West a distance of 97.38 feet to the point of termination.

LESS ANDEXCEPTING THE FOLLOWING DESCRIBED PARCELS:

A). Situated in the Township of Monroe, County of Henry and State of Ohio and known as:

A parcel of land located in part of the North Half (1/2) of the Northwest Quarter (1/4) of Section 31, Town 4 South, Range 7 East, Monroe Township, Henry County, Ohio and more particularly described as follows:

Beginning at the northeast corner of the Northwest Quarter (1/4) of said Section 31;

Thence South 0°18'57" East along the east line of the Northwest Quarter (1/4) of said Section a distance of 25.00 feet to an iron pin, thence continuing on said line a distance of 273.00 feet to an iron pin;

Thence South 89°55'36" West a distance of 420.35 feet to an iron pin;

Thence North 0°04'24" West a distance of 273.00 feet to an iron pin, thence continuing on said line a distance of 25.00 feet to PK nail;

Thence North 89°55'36" East along the north line of the Northwest Quarter (1.4) of said Section a distance of 419.9 feet to a railroad spike, said point being the point of beginning.

Containing 2.871 acres of land, more or less, and subject to all legal highways, easements and restrictions of record.

Subject to an existing easement for drainage purposes which commences 1318 feet south of the Northeast corner of the North Half of the Northwest Quarter of Section 31, Town 4 North, Range

7 East, Monroe Township, Henry County, Ohio and 50 feet west of the easterly quarter section line;

Thence running north and parallel with the half section line a distance of 1268.75 feet;
Thence running west and parallel with Township Road H a distance of 369.09 feet.

B). Situated in the Township of Monroe, County of Henry and State of Ohio and known as:

A parcel of land located in part of the North Half (1/2) of the Northwest Quarter (1/4) of Section 31, Town 4 North, Range 7 East, Monroe Township, Henry County, Ohio and more particularly described as follows:

Beginning at a point a distance of 707.46 feet South 0 degrees 18 minutes 57 seconds East of the Northeast corner of the Northwest Quarter (1/4) of said Section 31;

Thence continuing South 0 degrees 18 minutes 57 seconds East along the east line of the Northwest Quarter (1/4) of said Section a distance of 611.30 feet to an iron pin;

Thence South 89 degrees 54 minutes 42 seconds West a distance of 97.38 feet to an iron pin;

Thence North 0 degrees 17 minutes 49 seconds West a distance of 401.30 feet to an iron pin;

Thence South 89 degrees 54 minutes 42 seconds West a distance of 353.87 feet to an iron pin, thence continuing on said line a distance of 25.00 feet to a PK Nail;

Thence North 21 degrees 35 minutes 06 seconds West along the centerline of County Road 10-A a distance of 225.71 feet to a PK Nail;

Thence North 89 degrees 54 minutes 42 seconds East a distance of 30.00 feet to an iron pin, thence continuing on said line a distance of 527.99 feet to an iron pin, said point being the point of beginning. CONTAINING 3.389 acres of land, more or less, and subject to all legal highways, easements and restrictions of record.

C). Situated in the Township of Monroe, County of Henry and State of Ohio and known as:

A parcel of land located in part of the North Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31), Town Four (4) South, Range Seven (7) East, Monroe Township, Henry County, Ohio, and more particularly described as follows:

Beginning at a point a distance of 298.00 feet South 0°18'57" East on the Northeast corner of the Northwest Quarter (1/4) of said Section 31;

Thence continuing South 0°18'57" East along the east line of the Northwest Quarter (1/4) of said Section a distance of 204.66 feet to a PK Nail;

Thence South 89°54'42" West a distance of 607.92 feet to an iron pin, thence continuing on said line a distance of 30.00 feet to a PK Nail;

Thence North 21°35'06" West along the centerline of County Road 10-A a distance of 219.95 feet to a PK Nail;

Thence North 89°55'36" East a distance of 30.00 feet to an iron pin, thence continuing on said line a distance of 687.71 feet to an iron pin, said point being the point of beginning.

CONTAINING 3.183 acres of land, more or less, and subject to all legal highways, easements and restrictions of record.

D). Situated in the Township of Monroe, County of Henry and State of Ohio and known as:

A parcel of land located in part of the North half (1/2) of the Northwest Quarter (1/4) of section 31, T4N, R7E, Monroe Township, Henry County, Ohio and more particularly described as follows:

Beginning at a point a distance of 502.46 feet S 0°18'57" E of the northeast corner of the Northwest Quarter (1/4) of said Section 31; thence continuing S 0°18'57" E along the east line of the Northwest Quarter (1/4) of said Section a distance of 205.00 feet to an iron pin;

Thence S 89°54'42" W a distance of 527.99 feet to an iron pin; thence continuing on said line a distance of 30.00 feet to a PK nail;

Thence N 21°35'06" W along the centerline of County Road 10A a distance of 220.33 feet to a PK nail; thence N 89°54'42" E a distance of 30.00 feet to an iron pin; thence continuing on said line a distance of 607.92 feet to an iron pin, said point being the point of beginning.

Containing 2.814 acres of land, more or less.

Said parcel contains, after said exceptions, 19.613 acres of land, more or less, but subject to all legal highways and easements of public record and of record in respective utility offices.

Parcel No: 19-310052.0103

PARCEL 9:

Situated in the Township of Monroe, County of Henry and State of Ohio and known as:

A parcel of land located in part of the Northwest Quarter (1/4) of Section 31, Town 4 North, Range 7 East, Monroe Township, Henry County, Ohio, and more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter (1/4) of said Section 31;

Thence North $89^{\circ}55'36''$ East along the north line of the Northwest Quarter (1/4) of said Section a distance of 1838.97 feet to a railroad spike on the centerline of County Road 10A, thence continuing on said line a distance of 66.44 feet to a point;

Thence South $43^{\circ}33'09''$ West a distance of 68.12 feet to a point;

Thence South $21^{\circ}35'06''$ East along the centerline of County Road 10A a distance of 33.06 feet to a PK Nail;

Thence South $43^{\circ}33'09''$ West a distance of 1711.99 feet to an iron pin. Thence continuing on said line a distance of 980.92 feet to an iron pin;

Thence North $0^{\circ}25'42''$ West along the west line of the Northwest Quarter (1/4) of said Section a distance of 709.88 feet to an iron pin, thence continuing on said line a distance of 1319.52 feet to a railroad spike, said point being the point of beginning.

CONTAINING 45.287 acres of land, more or less, and subject to all legal highways, easements and restrictions of record.

Parcel No: 19-310012.0100

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 No: 093600340000

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The utility easement from Byron B. Armbruster to United Telephone Company of Ohio dated June 4, 1993 and recorded June 11, 1993 at 12:58 PM in Volume 251, Page 311 of the Henry County Ohio Recorder's Office.

The easement for highway and sewer purposes from Rosella Hoff aka Rozella Hoff, unmarried to the State of Ohio dated December 17, 1958 and recorded February 2, 1959 at 11:51 AM in Volume 167, Page 581 of the Henry County Ohio Recorder's Office.

The utility easement from Charles H. Hoff and Sarah E. Hoff, husband and wife, to The Toledo Edison Company dated November 18, 1953 and recorded December 2, 1953 at 1:35 PM in Volume 159, Page 173 of the Henry County Ohio Recorder's Office.

As to Parcel No: 093600360000

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The right of way to lay tile from Raymond Fruth, unmarried; Hattie Fruth, unmarried; Velma Logan and Francis Logan, wife and husband; Berneta Brubaker and Wendell Brubaker, wife and husband; Harvey Fruth and Dorothy Fruth, husband and wife to Rozella Hoff Armbruster dated September 22, 1971 and recorded September 24, 1971 at 9:50 AM in Volume 187, Page 903 of the Henry County Ohio Recorder's Office.

The utility easement from Byron B. Armbruster to United Telephone Company of Ohio dated June 4, 1993 and recorded June 11, 1993 at 12:58 PM in Volume 251, Page 311 of the Henry County Ohio Recorder's Office.

The easement for track and ditch maintenance (railroad purposes) from John M. Fruth to Toledo, Delphos and Burlington Rail Road Company dated April 12, 180 and recorded April 12, 1882 in Volume 35, Page 41 of the Henry County Ohio Recorder's Office.

As to Parcel No: 093600380000

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The right of way to lay tile from Raymond Fruth, unmarried; Hattie Fruth, unmarried; Velma Logan and Francis Logan, wife and husband; Berneta Brubaker and Wendell Brubaker, wife and husband; Harvey Fruth and Dorothy Fruth, husband and wife to Rozella Hoff Armbruster dated September 22, 1971 and recorded September 24, 1971 at 9:50 AM in Volume 187, Page 903 of the Henry County Ohio Recorder's Office.

The easement for highway purposes from Sarah E. Hoff, unmarried to the State of Ohio dated December 17, 1958 and recorded February 17, 1959 at 2:38 PM in Volume 167, Page 590 of the Henry County Ohio Recorder's Office.

As to Parcel No: 093600400000

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The right of way to lay tile from Raymond Fruth, unmarried; Hattie Fruth, unmarried; Velma Logan and Francis Logan, wife and husband; Berneta Brubaker and Wendell Brubaker, wife and husband; Harvey Fruth and Dorothy Fruth, husband and wife to Rozella Hoff Armbruster dated

September 22, 1971 and recorded September 24, 1971 at 9:50 AM in Volume 187, Page 903 of the Henry County Ohio Recorder's Office.

The easement for highway purposes from Sarah E. Hoff, unmarried to the State of Ohio dated December 17, 1958 and recorded February 17, 1959 at 2:38 PM in Volume 167, Page 590 of the Henry County Ohio Recorder's Office.

As to Parcel No: 181800020000

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The utility right of way from C.H. Hoff to Tri-County Rural Cooperative Inc. dated January 15, 1936 and recorded May 24, 1937 at 10:50 AM in Volume 131, Page 3 of the Henry County Ohio Recorder's Office.

The utility easement from C.H. Hoff and Sarah E. Hoff to The Toledo Edison Company dated May 3, 1937 and recorded July 26, 1937 at 11:21 AM in Volume 130, Page 246 of the Henry County Ohio Recorder's Office.

The utility easement from Byron B. Armbruster and Rozella C. Armbruster, deceased, to the Toledo Edison Company dated April 29, 1980 and recorded May 9, 1980 at 9:35 AM in Volume 213, Page 614 of the Henry County Ohio Recorder's Office.

As to Parcel No: 371700060000

The utility easement from Kelli Jadwisiak and John Jadwisiak to Tri County Rural Electric Cooperative, Inc, an Ohio Corp. dated April 21, 2017 and recorded April 28, 2017 at 11:27 AM in Volume OR 307, Page 251 of the Henry County Ohio Recorder's Office.

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The oil and gas lease from Sarah E. Hoff and C.H. Hoff to Norman L. Stevens, Winsted Conn. and any assignments thereto, dated February 17, 1940 and recorded February 20, 1940 at 10:40 AM in Lease Volume 9, Page 521 of the Henry County Ohio Recorder's Office.

As to Parcel No: 371700080000

The oil and gas lease from Sarah E. Hoff and C.H. Hoff to Norman L. Stevens, Winsted Conn. and any assignments thereto, dated February 17, 1940 and recorded February 20, 1940 at 10:40 AM in Lease Volume 9, Page 521 of the Henry County Ohio Recorder's Office.

The utility easement from Kelli Jadwisiak and John Jadwisiak to Tri County Rural Electric Cooperative, Inc, an Ohio Corp. dated April 21, 2017 and recorded April 28, 2017 at 11:27 AM in Volume OR 307, Page 253 of the Henry County Ohio Recorder's Office.

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

As to Parcel No: 193100520103

The oil and gas lease from Fruth Farm LTD an Ohio LLC and Ricky L. Fruth, Managing Member to United Energy LLC and any assignments thereto, dated September 18, 1999 and recorded June 22, 2000 at 11:54 AM in Volume 72, Page 406 of the Henry County Ohio Recorder's Office.

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The easement and unobstructed right of way from Marvin L Huber, husband of grantee to Trinda K. Huber dated March 25, 1992 and recorded April 7, 1992 at 10:46 AM in Volume 247, Page 548 of the Henry County Ohio Recorder's Office.

The easement and unobstructed right of way from Charles E. Huber and Marjorie E. Huber, husband and wife, and Vandella M. Huber, unmarried, to Marvin L. Huber and Trinda K. Huber dated June 18, 1985 and recorded July 19, 1985 at 10:35 AM in Volume 231, Page 699 of the Henry County Ohio Recorder's Office.

Parcel No: 193100120100

The oil and gas lease from Byron B. Armbruster, widower, to Benchmark Resources Corp. and any assignments thereto, dated June 18, 1984 and recorded October 30, 1984 at 12:05 PM in Volume 20, Page 239 of the Henry County Ohio Recorder's Office.

The easement and unobstructed right of way from Charles E. Huber and Marjorie E. Huber, husband and wife, and Vandella M. Huber, unmarried, to Marvin L. Huber and Trinda K. Huber dated June 18, 1985 and recorded July 19, 1985 at 10:35 AM in Volume 231, Page 699 of the Henry County Ohio Recorder's Office.

The oil and gas lease from Fruth Farm LTD an Ohio LLC and Ricky L. Fruth, Managing Member to United Energy LLC and any assignments thereto, dated September 18, 1999 and recorded June 22, 2000 at 11:54 AM in Volume 72, Page 406 of the Henry County Ohio Recorder's Office.

The easement for railroad purposes from John M. Haag to Toledo, Delphos and Burlington Railroad Company dated April 5, 1882 and recorded April 7, 1882 in Volume 35, Page 3 of the Henry County Ohio Recorder's Office.

The oil and gas lease from Eva A. Long to Holgate Oil and Gas Company and any assignments thereto, dated August 3, 1920 and recorded August 18, 1920 at 3:21 PM in Volume 7, Page 85 of the Henry County Ohio Recorder's Office.

7. ENFORCEABLE RESTRICTIONS:

None.

8. OTHER CONDITIONS AFFECTING TITLE:

None.

9. TAXES:

As to Parcel: 093600340000

Real estate taxes in the amount of \$1424.74 for the first half of tax year 2025 are not paid. Real estate taxes in the amount of \$1424.74 for the second half of tax year 2025 are not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 093600360000

Real estate taxes in the amount of \$1608.93 for the first half of tax year 2025 are not paid. Real estate taxes in the amount of \$1608.93 for the second half of tax year 2025 are not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 093600380000

Real estate taxes in the amount of \$503.48 for the first half of tax year 2025 are not paid. Real estate taxes in the amount of \$503.48 for the second half of tax year 2025 are not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 09360040000

Real estate taxes in the amount of \$554.53 for the first half of tax year 2025 are not paid. Real estate taxes in the amount of \$554.53 for the second half of tax year 2025 are not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 181800020000

Real estate taxes in the amount of \$917.25 for the first half of tax year 2025 are not paid. A special assessment in the amount of \$8.80 for 888 Bahler for the first half of tax year 2025 is not

paid. A special assessment in the amount of \$43.71 for 908 Rettig for the first half of tax year 2025 is not paid. Real estate taxes in the amount of \$917.25 for the second half of tax year 2025 are not paid. A special assessment in the amount of \$8.80 for 888 Bahler for the second half of tax year 2025 is not paid. A special assessment in the amount of \$43.71 for 908 Rettig for the second half of tax year 2025 is not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 371700060000

Real estate taxes in the amount of \$833.01 for the first half of tax year 2025 are not paid. A special assessment in the amount of \$19.42 for 990 Meyer #3 for the first half of tax year 2025 is not paid. Real estate taxes in the amount of \$833.01 for the second half of tax year 2025 are not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 371700080000

Real estate taxes in the amount of \$802.16 for the first half of tax year 2025 are not paid. A special assessment in the amount of \$17.32 for 990 Meyer #3 for the first half of tax year 2025 is not paid. Real estate taxes in the amount of \$802.16 for the second half of tax year 2025 are not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 193100520103

Real estate taxes in the amount of \$394.33 for the first half of tax year 2025 are not paid. Real estate taxes in the amount of \$394.33 for the second half of tax year 2025 are not paid. Real estate taxes for the tax year 2026 are not yet due and payable but are a lien on the property.

As to Parcel: 193100120100

Real estate taxes in the amount of \$886.44 for the first half of tax year 2025 are not paid. Real estate taxes in the amount of \$886.44 for the second half of tax year 2025 are not paid. Real estate taxes 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 17th DAY OF FEBRUARY 2026, AT 7:30 A.M.



ALEX J. CLARK
Attorney at Law