

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

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate

Property Owner: Peggy L. Hoyles

This certifies that the undersigned, Smith, Warnecke, Meredith & Clark Law LLC, attorneys-at-law, have performed an examination and search of all the public records and public indexes of Huron 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:

Peggy L. Hoyles, who claims title by affidavit of confirmation dated August 23, 2018 and recorded August 27, 2018, at 3:50 PM in instrument number 201808270005203 in the records of the Huron 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 Huron County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

Situated in the Township of Richmond, County of Huron, State of Ohio, and is described as follows:

Being Lot No. 17 in Section 3 of said Township, excepting 50 acres of land off of the East side of said lot and containing 73 acres of land more or less hereby conveyed. Also, in said Township, County and State aforesaid, to-wit: a part of Lot No. 17 in section 3, Township 1, Range 24 formerly owned by one John Hoyles, and beginning on the East line of said Lot 1.52 chains Southerly from the Northeast corner thereof at the center of the Tiffin Road;

Thence running West along the center of said road 13.16 chains;

Thence South parallel with the East line of said Lot 36.70 chains;

Thence East parallel with said Tiffin Road 13.16 chains to the East line of said Lot;

Thence North along the line of said Lot 36.70 chains to the place of beginning, containing 48.29 acres of land.

Excepting Therefrom

Situated in the Township of Richmond, County of Huron, State of Ohio, situated in the North Central part of Great Lot 17, Section 3 however being more fully bounded and described as follows:

Beginning at a concrete nail set in the middle line of U.S. Route 224, said nail being 58.00 feet North 89 degrees 29 minutes 30 seconds East from the intersection of the middle line of said U.S. Route 224 and the middle line of Willoughby Road;

1. Thence North 89 degrees 29 minutes 30 seconds East continuing along the middle line of said U.S. Route 224, a distance of 337.08 feet to a concrete nail set;
2. Thence South 2 degrees 00 minutes 30 seconds East and passing through an iron bar monument set at 40.00 feet a distance of 224.52 feet to an iron bar monument set;
3. Thence North 89 degrees 54 minutes 37 seconds West a distance of 337.19 feet to an iron bar monument set;
4. Thence North 2 degrees 00 minutes 30 seconds West a distance of 221.00 feet to the place of beginning having passed through an iron bar monument set 40.00 feet Southerly therefrom.

The above bounds enclose an area of 1.7232 acres of land.

The above description was prepared from an actual survey of the premises by A.L. Burras Associate, Jerald Earl Registered Surveyor #6504, North Fairfield, Ohio in March of 1988 and in the above description an assumed meridian is used for the purpose of Indicating angles only.

Property Address: State Route 224 Attica, Ohio 44807

Auditor's Parcel Number:40-0030-01-021-0000

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 Land Lease and Wind Easement from Peggy L. Hoyles, unmarried, to Emerson Creek Wind, LLC, a Delaware Limited Liability Company, dated March 19, 2019, and recorded May 29, 2019, at 10:33 AM in Instrument Number 201905290002698 in the records of the Huron County, Ohio Recording Office.

The Water Line Utility Easement from Janis Elaine Hoyles to Northern Ohio Rural Water dated December 14, 2009 and recorded January 14, 2010 at 8:53 AM in Volume 591, Page 354 in the records of the Huron County, Ohio Recording Office.

The Oil and Gas Lease from Elias P. Hoyles and Verda M. Hoyles, husband and wife, to Mansfield Drilling Company, Inc., dated March 31, 1973 and recorded May 31, 1973 at 9:15 AM in Lease Volume 34, Page 305 in the records of the Huron County, Ohio Recording Office.

7. **ENFORCEABLE RESTRICTIONS:**

None.

8. **OTHER CONDITIONS AFFECTING TITLE:**

None.

9. TAXES:

Real estate taxes in the amount of \$1,856.89 for the first half of tax year 2025 are paid. A special assessment in the amount of \$14.51 for the first half of tax year 2025 is paid. Real estate taxes in the amount of \$1,856.89 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 \$14.51 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.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 21st DAY OF APRIL 2026, AT 7:00 A.M.



ALEX J. CLARK
Attorney at Law