

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

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate & Land Co.

Property Owner: Susan Marie Higley, Michael James Kern, Edwin Charles Kern, II, Ruth Ann Edwards, and Jean Ellen Rogers

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 Wood 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:

Susan Marie Higley, Michael James Kern, Edwin Charles Kern, II, Ruth Ann Edwards and Jean Ellen Rogers, who claim title by warranty deed dated June 16, 2026 and recorded July 2, 2026 in Document No. 202607664 and by warranty deed dated July 6, 2023 and recorded July 12, 2023 in Document No. 202306826 in the records of the Wood 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 Wood County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

Situated in the County of Wood, in the State of Ohio and in the Township of Jackson, known as the West half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), T3N, R9E, Jackson Township, Wood County, Ohio, containing 80 acres of land, more or less, but subject to all legal highways and easements of record.

Auditor's Parcel Number: G24-309-1500-00-005-001

Property Address: Hammansburg Rd., Portage, Ohio 43451

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 Edwin C. Kern and Betty A. Kern, husband and wife, to Reserve Energy Exploration Company dated November 7, 2014 and recorded December 12, 2014, at 11:08 AM in Volume 3336, Page 956 and any assignments thereto in the records of the Wood County, Ohio Recording Office.

The Oil and Gas Lease from Charles Kern and Agnes M. Kern, husband and wife, to Northern Ohio Oil and Gas Co., Inc. dated May 18, 1981 and recorded May 29, 1981 at 10:39 AM in Volume 71, Page 131 and any assignments thereto in the records of the Wood County, Ohio Recording Office.

The Right of Way Utility Easement from Frank Collie (Kahle) to Hancock-Wood Electric Cooperative Inc., dated November 30, 1938 and recorded May 16, 1957 at 8:50 AM in Volume 368, Page 332 in the records of the Wood County, Ohio Recording Office.

7. ENFORCEABLE RESTRICTIONS:

None.

8. OTHER CONDITIONS AFFECTING TITLE:

None.

9. TAXES:

Real estate taxes in the amount of \$1,446.15 for the first half of tax year 2025 are paid. A special assessment in the amount of \$621.60 for the first half of tax year 2025 is paid. Real estate taxes in the amount of \$1,140.47 for the second half of tax year 2025 are paid. A special assessment in the amount of \$621.60 for the second half of tax year 2025 is paid. 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 JULY 2026, AT 7:00 A.M.



ALEX J. CLARK
Attorney at Law