

CERTIFICATE OF TITLE

The undersigned hereby certifies that a thorough examination has been made of the records of Van Wert County, Ohio, relating to the premises described as follows:

PARCEL ONE:

Situated in the Township of Ridge, County of Van Wert, and State of Ohio, to-wit:

The Southeast Quarter of the Northeast Quarter of Section Thirty-three (33), Township Two (2) South, Range three (3) East.

Also, the following described land, to-wit: Commencing at the Southwest corner of the North half of the Northeast Quarter of said Section Thirty-three (33), Township Two (2) South, Range Three (3) East; Thence East ninety (90) rods; Thence South twenty-five (25) feet; Thence West ninety (90) rods; Thence North twenty-five (25) feet to the place of beginning.

Parcel Number: 19-042544.0000

PARCEL TWO:

Situated in the Township of Ridge, County of Van Wert, and State of Ohio, to-wit:

The Southwest Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of Section Thirty-three (33), Township Two (2) South, of Range Three (3) East, and containing one hundred and twenty (120) acres of land, more or less.

Parcel Number: 19-042548.0000

That the fee simple interest is vested absolutely in the name of:

Patricia H. Andersen, as trustee of the Patricia H. Andersen Living Trust dated May 21, 1996, and any amendments thereto

Source of Title: Volume OR-422 Page 1059, Van Wert County, Ohio Recorder's Office

NOTE: Patricia H. Andersen died on April 5, 2024.

That the title shown by said records in the opinion of the undersigned is good and marketable and subject to the following:

Schedule I. TAXES AND ASSESSMENTS:

Parcel Number: 19-042544.0000 (40.83 acres)

2023 First Half Taxes: \$674.41 - Paid

2023 First Half Assessments:

-Maumee Watershed: \$48.18 - Paid

2023 First Half Penalty: \$72.26 - Paid

2023 Second Half Taxes: \$674.41 - Paid

2023 Second Half Assessments:

-Maumee Watershed: \$48.18 - Paid

Parcel Number: 19-042548.0000 (120 acres)

2023 First Half Taxes: \$2,159.99 - Paid

2023 First Half Assessments:

-Maumee Watershed: \$143.82 - Paid

2023 First Half Penalty: \$230.38 - Paid

2023 Second Half Taxes: \$2,159.99 - Paid

2023 Second Half Assessments:

-Maumee Watershed: \$143.82 - Paid

Schedule 2. MORTGAGES:

-None Found

Schedule 3. LEASES, JUDGMENTS, FOREIGN EXECUTIONS, SUITS PENDING:

-None Found

Schedule 4. EASEMENTS AND RESTRICTIVE COVENANTS:

-L-6 Page 90: Oil and Gas Lease

- Dated: November 27, 1894

-Lease Assignment: L-6 Page 471

-L-12 Page 365: Oil and Gas Lease

-Dated: August 7, 1895

-Lease Assignments: -L-13 Page 553, -L-13 Page 556, -L-13 Page 558,

-L-16 Page 381, -L-16 Page 387

-Volume 131 Page 187: Ohio Power Company Easement

-Dated: October 25, 1940

-Volume 131 Page 189: Ohio Power Company Easement

-Dated: October 25, 1940

Schedule 5. THE FOLLOWING ITEMS TO BE COMPLETED BEFORE FINAL CLOSING:

- 1) Need Trust Affidavit identifying the Trustee(s) of the William J. Anderson Living Trust and confirming said Trustee(s) had the authority to transfer real estate on behalf of the Trust at the time the deed recorded at Volume OR 422 Page 1059 was executed.
- 2) Need Trust Affidavit identifying the Successor Trustee(s) of The Patricia H. Andersen Living Trust and confirming said Trustee(s) has the authority to transfer real estate on behalf of said Trust.
- 3) Need Deed of Trustee(s) from the current Trustee(s) of the Patricia H. Andersen Living Trust dated May 21, 1996, and any amendments thereto, Grantor, to the new buyer, post-auction, Grantee.

-Need completed Conveyance Form.

Schedule 6. OTHER MATTERS OF RECORD OR INFORMATION NOT ON RECORD:

That the examination does not purport to cover the following:

- I. Matters not of record.
2. Rights of persons resulting from them being in possession of the property.
3. Facts that an accurate survey or personal inspection of the property disclosed or would have disclosed.
4. Rights of third parties to file mechanics liens.
5. Liens of taxes and special assessments not shown by the official records of the County Auditor and County Treasurer.
6. Restrictions imposed by zoning, planning, platting and other governmental authorities.

It is further certified that there are no other liens, encumbrances or defects of title of record, which would render the title unsafe or unmarketable.

This CERTIFICATE OF TITLE covers a period of time of at least 42 years to this date hereof, which evidence of title, together with subsequent record evidence constitutes the basis upon which this Certificate and opinion is rendered.

Dated: November 6, 2024

Baker McClure Law & Title, LLC



Maryam E. Rezayat, Attorney-at-Law