

October 30, 2025

Halderman Real Estate & Farm Management
Attn: Emily Wildermuth & John Kramer

RE: Parcel Nos. F2610-020-000-011 & F2610-021-000-020
3400 Trenton Oxford Road & Hamilton Richmond Road

CERTIFICATE OF TITLE

I, Mathew A. Troy, Attorney at Law, Oxford, Ohio, hereby certify that I have examined the records of Butler County, Ohio, for real estate purposes, in regard to the following described real estate now in the name of **Grace Farm, LLC, a Florida limited liability company**, to-wit:

See Exhibit A attached.

and find no mortgages, leases, liens, pending suits, living judgments, certificates of judgment, foreign executions, industrial compensation liens, unpaid taxes or other encumbrances of record affecting the merchantable title of the said real estate described above, as shown by the geographical indices of the Records of Butler County, Ohio, except as follows:

1. Taxes and assessments are as follows:
Parcel F2610-020-000-011 in the amount of \$2251.79 per half year are paid through 2024;
Parcel F2610-021-000-020 in the amount of \$2.95 per half year are paid through 2024;
Property is currently taxed at the agricultural rate and may be subject to CAUV recoupage if removed from agricultural use;
2. Subject to all streets, roadways, and easements of record;

3. Financing statements and security interests under the Ohio Uniform Commercial Code affecting this real estate not included in this Certificate;
4. This Certificate does not purport to cover matters not of record in the county where this property is located, rights of persons in possession, questions that a correct survey or inspection would disclose, rights to file mechanics' or materialmen's liens, special taxes or assessments not shown by the County Treasurer's records, conformance to zoning, building or other government regulations;
5. This Certificate does not purport to cover any Federal Court or agency records;
6. Subject to the easement recorded August 24, 1984 in Book 1507, Page 438 of the Butler County, Ohio Deed Records.
7. There are no mortgages of record.


Mathew A. Troy

Exhibit A

SITUATED IN THE CONGRESS LANDS WEST OF THE MIAMI RIVER AND BEING LOCATED IN, SECTIONS 20 & 21, TOWN 5, RANGE 2, MILFORD TOWNSHIP, BUTLER COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN (FOUND) AT THE GRANTORS SOUTHEAST CORNER AND THE EAST LINE OF SECTION 20, FOUND BY MEASURING FROM A SPIKE (FOUND) AT THE SOUTHEAST CORNER OF SECTION 20, N 0° 51' 26" E ALONG THE WEST LINE OF SAID SECTION 43.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM THE BEGINNING POINT THUS FOUND N 87° 07' 28" W ALONG THE NORTH LINE OF TRENTON OXFORD ROAD (STATE ROUTE 73) A DISTANCE OF 93.01 FEET TO A 5/8" IRON PIN (FOUND); THENCE N 89° 27' 01" W ALONG THE NORTH LINE OF SAID ROAD 374.02 FEET TO A 5/8" IRON PIN (FOUND);

THENCE § 85° 29' 05" W ALONG THE NORTH LINE OF SAID ROAD 54.16 FEET TO A 5/8" IRON PIN (SET); THENCE S 88° 36' 39" W ALONG THE NORTH LINE OF SAID ROAD 150.75 FEET TO A 5/8" IRON PIN (FOUND);

THENCE § 1° 09' 45" W A DISTANCE OF 26.34 FEET TO A SPIKE (SET) IN THE SOUTH LINE OF SAID SECTION AND IN THE CENTER OF TRENTON OXFORD ROAD (STATE ROUTE 73);

THENCE N 88° 32' 19" W ALONG THE SOUTH LINE OF SAID SECTION AND IN THE CENTER OF SAID ROAD A DISTANCE OF 3704.47 FEET TO A SPIKE (SET) AT THE SOUTHEAST CORNER OF A 6.001 ACRE TRACT OF LAND (DEED BOOK 9463, PAGE 986);

THENCE N 1° 41' 47" E (PASSING A 5/8" IRON PIPE FOUND AT 31.15 FEET) A DISTANCE OF 792.16 FEET TO A 5/8" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A 6.469 ACRE TRACT OF LAND (DEED BOOK 8558, PAGE 996);

THENCE N 1° 43' 21" E ALONG THE EAST LINE OF SAID TRACT 627.43 FEET TO A 5/8" IRON PIN (SET) AT THE GRANTORS NORTHWEST CORNER:

THENCE S 89° 04' 52" E ALONG THE GRANTORS NORTH LINE 4354.87 FEET TO A 5/8" IRON PIN (FOUND) IN THE WEST LINE OF SECTION 21;

THENCE S 0° 53' 05" W ALONG THE WEST LINE OF SAID SECTION 33.97 FEET TO A SPIKE (SET) IN THE CENTER OF HAMILTON RICHMOND ROAD (STATE ROUTE 177);

THENCE S 29° 49' 50" E ALONG THE CENTER OF SAID ROAD A DISTANCE OF 257.16 FEET TO SPIKE (FOUND) AT THE NORTHEAST CORNER OF A 4.004 ACRE TRACT OF LAND (DEED BOOK 9628, PAGE 65); THENCE S 60° 51' 04" W ALONG THE NORTH

LINE OF SAID TRACT OF LAND 151.56 FEET TO A 5/8" IRON PIN (FOUND) IN THE WEST LINE OF SECTION 21;

THENCE S 0° 51' 26" W ALONG THE WEST LINE OF SAID SECTION 1086.84 FEET TO THE POINT OF BEGINNING CONTAINING 144.174 ACRES (6280217.4 SQUARE FEET) (143.727 ACRES IN SECTION 20 & 0.447 ACRES IN SECTION 21) OF LAND AND BEING SUBJECT TO THE LEGAL RIGHT OF WAY FOR TRENTON OXFORD ROAD (STATE ROUTE 73) AND HAMILTON RICHMOND ROAD (STATE ROUTE 177) ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREIN ARE BASED ON STATE PLANE COORDINATES (OHIO SOUTH ZONE) JUNE 2021 AND ARE USED TO DENOTE ANGLES ONLY. PRIOR DEED BOOK: 9009, PAGE 1072, BUTLER COUNTY, OHIO DEED RECORDS. A PLAT OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS RECORDED IN VOLUME 62, PAGE 162, OF THE BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS. THIS DESCRIPTION WAS PREPARED BY DANIEL R. BROSEY REGISTERED SURVEYOR 6492 IN OHIO.