

PRELIMINARY OWNERS CERTIFICATE OF TITLE

TO: Auction Ohio/AO Real Estate, only.

RE: Real estate situated in the Township of Hartford, County of Licking, State of Ohio, and being Parcel Number 027-082212-00.000.

The undersigned hereby certifies that a thorough search and examination of the records of Licking County, State of Ohio, has been made from June 13, 1967, through March 31, 2023, the date hereof, in relation to the following described premises:

See Attached Exhibit A

The record title to the above-described premises is now vested in Perry N. Buxton and Mary J. Buxton. Title thereto was acquired as follows:

A Quit Claim Deed from Perry N. Buxton and Mary J. Buxton, husband and wife, to Perry N. Buxton and Mary J. Buxton, dated September 11, 2019, filed for record September 27, 2019 in Instrument Number 201909270020796 of the Licking County, Ohio, Official Records.

A Fiduciary Deed from Tina M. White, Trustee of "The Buxton Keystone Inheritance Trust, dated October 27, 2009, to Perry N. Buxton, dated August 28, 2019, filed for record September 27, 2019 in Instrument Number 201909270020792 of the Licking County, Ohio, Official Records.

This Certificate is made subject to mistakes in the indices to the public records of Licking County, Ohio, and does not purport to cover matters not of record in said County, matters which an accurate survey of the premises would reveal, matters revealed by physical examination of the premises, including rights of adverse possession, rights of parties in possession, easements by prescription or by necessity, rights to file Mechanics Liens, special taxes and assessments not shown by the Treasurer's records or zoning or other governmental regulations or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments and under Racketeering Influence Corrupt Organization Acts and receivership liens, unless the lien is filed in the public records of the county in which the property is located. There is excepted from this Certificate encumbrances and adverse claims declared by the Courts of the United States and of the State of Ohio outside Licking County and recorded elsewhere than in Licking County. The undersigned does certify that she has examined the records in the Recorder's Office of Licking County, Ohio, Probate Records of Licking County, Ohio, where they apply, the records in the Sheriff's Office and Clerk of Courts of Licking County, Ohio. All descriptions are subject to approval of the Licking County Engineer's Office, and this Certificate does not certify compliance or non-compliance with regulations of that Office.

Title, in the opinion of the undersigned, is A GOOD, SAFE, MARKETABLE, FEE SIMPLE TITLE, but which title is now subject to the following matters:

TAXES: 2022 Tax Duplicate lists taxes in the names of:
Perry N. Buxton and Mary J. Buxton

VALUES:

Parcel Number: 027-082212-00.000

True Values:

Land -	\$ 618,600.00	Half year taxes -	\$961.69
Buildings-	\$ 11,800.00	Last Installment Paid -	1 st half 2022
Total -	\$ 630,400.00	Delinquent taxes and penalties-	n/a

There is a \$6.04 Otter Fork Ditch Maintenance Dist 27-28 Assessment for the 1st half (included in the half year tax figure listed above).

Note: Taxes for the 2nd half of 2022, amounting to \$955.65, are partially paid with \$949.62 unpaid and due July 7, 2022.

Note: The taxes are presently under the CAUV program. Removal from the CAUV program will result in a recoupment.

MORTGAGES:

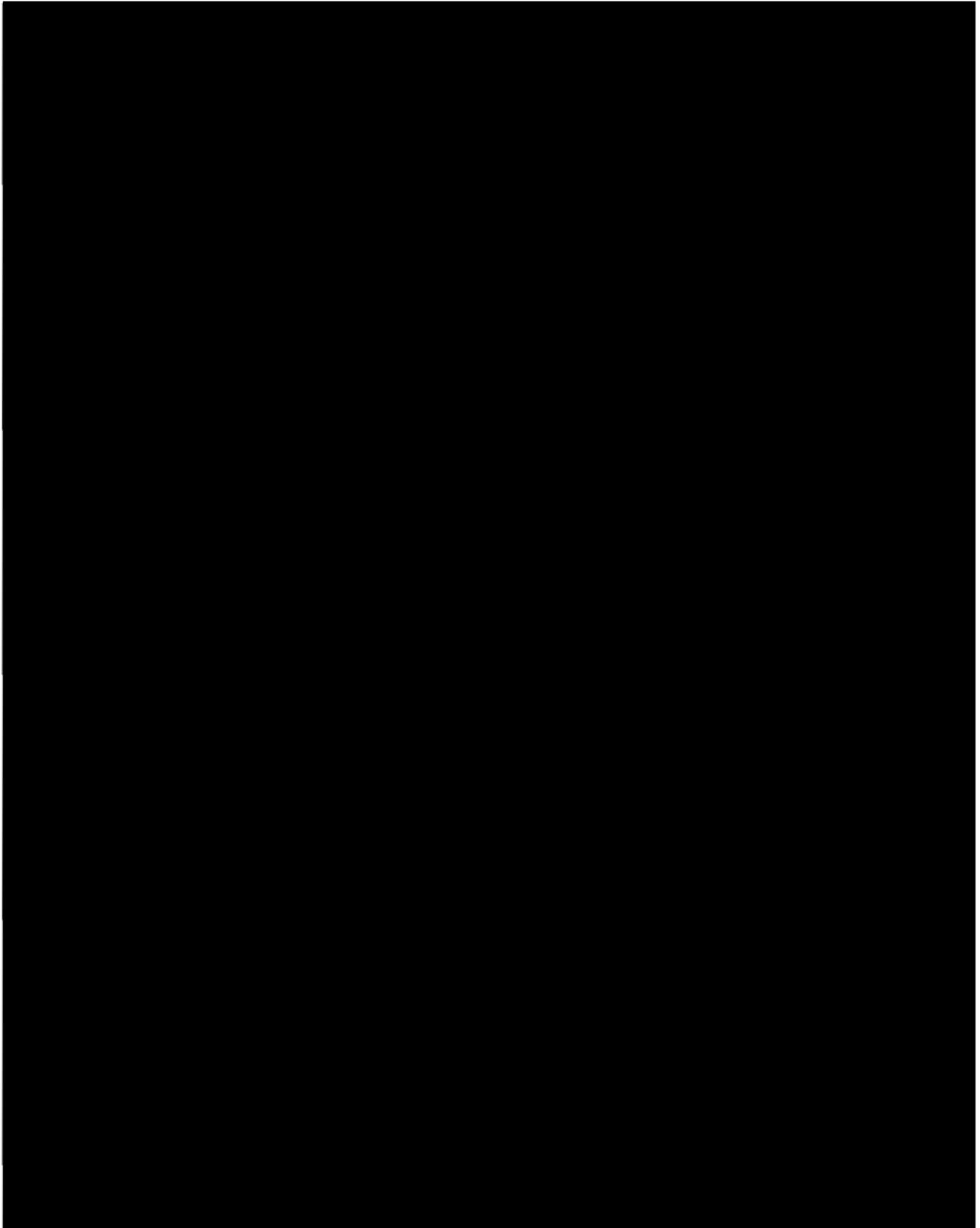
None found during search period referenced above.

LEASES OF RECORD:

None found during search period referenced above.

RESTRICTIVE COVENANTS, EASEMENTS OR RIGHT-OF-WAY:

None found during search period referenced above.



ALL OTHER MATTERS OF RECORD:

None found during search period referenced above.

Dated this March 31, 2023 at 8:00 AM.

A handwritten signature in black ink, appearing to read 'Cynthia A. Cunningham', is written over a horizontal line. The signature is stylized and somewhat cursive.

Cynthia A. Cunningham, Attorney at Law
Kidwell & Cunningham, Ltd.
112 North Main Street
Mount Vernon, Ohio 43050
Telephone: (740) 397-7474
OC05245

EXHIBIT A

The following real estate, situate in Lots 2 and 9, Quarter 3, Township 4 North, Range 15 West, Hartford Township, U.S.M.L., Licking County, Ohio and being part of Parcel #027-082212-00.000 deeded to the Buxton Family Inheritance Trust, Tina White Trustee by Instrument #20091117002497 Licking County Recorder's Office and being described as follows:

Commencing at a Cotton Gin Spike set on the east line of Lot 9 in the centerline of Clover Valley Road (County Road 26) at the Northeast Corner of Lot 9 and being the northeast corner and beginning point of the tract herein described;

thence along the centerline of Clover Valley Road South 4 deg. 30' 20" West 1388.53 feet to the northeast corner of an 82.416 acre tract (11652 Clover Valley Road, LLC, Inst. # 201403240005362);

thence along the north line of said 82.416 acres North 85 deg. 59' 29" West, passing through iron pins found at 30.13 feet and 2683.84 feet, a total of 2716.38 feet to the centerline of Tagg Road (Township Road 48) on the west line of Lot 9;

thence along the line North 4 deg. 21' 41" East 1599.39 feet to a Cotton Gin Spike set at the southwest corner of a 2.99 acre tract (Linda King, Inst. # 201703170005438);

thence along the south line of said 2.99 acres and the south line of 6.683 acres (Nicholas Brink Trustee, Brink Keystone Preservation Trust (Instrument #201708220017607) and 6.155 acres (Daniel and Shelby Brown, Inst. # 200002140004545) South 85 deg. 40' 19" East, passing through a 5/8" iron pin set at 30.00 feet, a total of 1348.83 feet to a 1/2" iron pin found at the southeast corner of said 6.155 acres on the west line of a 99.5 acre tract (Barbara Reed, Inst. # 201211070026249);

thence along the west line of said 99.5 acres South 4 deg. 39' 13" West 196.00 feet to a 5/8" iron pin set at the southwest corner of said tract on the south line of Lot 2;

thence along said line South 85 deg. 41' 01" East, passing through a 5/8" iron pin set at 1341.99 feet, a total of 1371.99 feet to the point of beginning, containing 93.168 acres, as surveyed in July 2019 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the centerline of Roberts Road per the Plains of Hartford Subdivision Plat. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Parcel Number: 027-082212-00.000

The address and/or tax parcel numbers shown herein are provided solely for informational purposes without warranty as to accuracy or completeness.