

PRELIMINARY CERTIFICATE OF TITLE

File No. 2-24-548

TO: Craig Miley Realty

The undersigned hereby certifies that he has made a thorough examination of the Court House Records of Morrow County, Ohio as disclosed by the public indices for a period of 42 years prior to the date hereof, relating to the following described real estate:

SEE ATTACHED EXHIBIT "A"

This certificate does not purport to cover matters not of record in the Court House of Morrow, County, Ohio, including rights of persons in possession, questions which a correct survey or inspection would disclose, right to file Mechanic's Liens, special taxes and assessments not shown on the County Treasurer's Tax Duplicate and zoning and other governmental regulations, or liens by the United States of 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.

The undersigned further certifies that based upon said records, the fee simple title to the said premises is now vested in

Burggraf Family Irrevocable Trust, and Matthew L. Burggraf and Rhonda G. Burggraf - As to Parcel 1

Matthew L. Burggraf and Rhonda G. Burggraf - As to Parcel 2

Said title is marketable and free from encumbrances except the following:

1. Taxes for the last half of 2023, amounting to \$2,280.80 are delinquent. Special Assessments for the last half of 2023, amounting to \$25.00 are delinquent. With penalties and interest the total amount now due is \$2,536.38. Tax Parcel ID: Q40-001-00-290-00.
2. Taxes for all of 2023, amounting to \$200.54 per half are paid. Tax Parcel ID: Q40-001-00-290-04.
3. Taxes for all of tax year 2024, and subsequent years, amount undetermined, are a lien, but not yet due and payable.
4. Right of Way MCO Water Company Inc. recorded at Volume 352, Page 154.

This instrument prepared for Craig Miley Realty, their exclusive use only. Dated at Bucyrus, Ohio, this October 4, 2024, at 8:00 a.m.

James W. Pry II, Attorney
231 South Poplar Street, Bucyrus, OH 44820

Exhibit "A"

Parcel 1:

Situated in the Township of Washington, County of Morrow and State of Ohio:

Being a part of the East half of the Northeast Quarter of Section 22, Township 15 North, Range 21 West and more particularly described as follows:

Beginning at a P.K. nail found at the intersection of the centerlines of Township Road 33 and County Road 30, at the Northwest corner of the East half of the Northeast Quarter of Section 22; thence South 87° 38' 50" East on the North line of the East half of the Northeast Quarter of Section 22 and on a property line a distance of 1285.07 feet to an iron rod set (all iron rods set have a plastic cap stamped J. Earley LS 4412); thence South 2° 26' 55" West on a property line a distance of 2022.57 feet to an iron rod set at the Northeast corner of an 18.47 acre tract; thence North 87° 58' West on the North line of said 18.47 acre tract and passing an iron rod set at 1271.64 feet for a total distance of 1304.64 feet to a P.K. nail set on the centerline of County Road 30; thence North 3° 00' East on the centerline of County Road 30; thence North 3° 00' East on the centerline of County Road 30 a distance of 874.46 feet to the Southwest corner of a 1.789 acre tract described in Deed Volume 219, Page 452; thence South 86° 30' East on the South line of said 1.789 acre tract a distance of 410.35 feet to the Southeast corner of said tract; thence North 18° 12' East on the East line of said tract a distance of 184.71 feet to the Northeast corner of said tract; thence North 86° 20' West on the North line of said tract a distance of 458.82 feet to a point on the centerline of County Road 30 and the Northwest corner of said tract; thence North 3° 00' East on the centerline of County Road 30 and on the West line of the East half of the Northeast Quarter of Section 22 a distance of 975.51 feet to the place of beginning, and containing 58.44 acres of land, more or less, but subject to all legal highways and any easements of record according to a survey by Justin Earley, Registered Surveyor No. 4412, dated June 1, 1979, and recorded in Engineer's Plat Book No. 11, Page 626.

SAVE AND EXCEPT THE FOLLOWING:

Being a part of the N.E. Quarter of Section 22; Township 15 North; Range 21 West; Washington Township; Morrow County; State of Ohio; and more particularly described as follows:

Commencing at a PIK nail found in the intersection of County Road #30 and Township Road #33; this also being the North line of the N.E. Quarter of Section 22; Thence South 03 degrees, 00 minutes 00 seconds West; with the centerline of County Road #30 and crossing a P/K nail found at 975.37 feet, a total distance of 1155.37 feet to a PIK nail found and the true place of beginning; Thence South 86 degrees, 30 minutes, 00 seconds East; a distance of 410.35 feet to an iron pipe found; Thence South 22 degrees, 47 minutes, 06 seconds West; a distance of 252.14 feet to an iron pin set; Thence North 86 degrees, 30 minutes, 00 seconds West; crossing an iron pin set at 295.00 feet, a total distance of 325.00 feet to a PIK nail set in the center of County Road #30; Thence North 03 degrees, 00 minutes, 00 seconds East; with said centerline, a distance of 238.00 feet to the place of beginning,

Containing 2.009 acres of land, more or less, and subject to all legal highways, right-of ways, easements, restrictions, and agreements of record.

All iron pins are solid, 5/8 inch and bear a plastic cap stamped "Garverick L.S. 6816."

Basis of bearings: Engineer's Plat Book 11, Page 626 - The center of County Road #30 at South 03 degrees, 00 minutes, 00 seconds West.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816; dated June, 1991.

ALSO SAVE AND EXCEPT:

Situated in the Township of Washington, County of Morrow and the State of Ohio: Being a part of the N.E. Quarter of Section 22; Township 15 North; Range 21 West;

Washington Township; Morrow County; State of Ohio; and more particularly described as follows:

Beginning at a point at the intersection of County Road #30 and Township Road #33; this also being in the North line of the N.E. Quarter of Section 22; Thence South 87 degrees, 38 minutes, 50 seconds East; with the North line of the N.E. Quarter of Section 22 and crossing an iron pin found at 23.00 feet, a total distance of 1025.00 feet; Thence South 03 degrees, 00 minutes, 00 seconds West; a distance of 300.00 feet to an iron pin set; Thence South 33 degrees, 52 minutes, 32 seconds West; a distance of 808.64 feet to an iron pin set; Thence North 86 degrees, 20 minutes, 00 seconds West; a distance of 342.00 feet to an iron pin set; Thence North 03 degrees, 00 minutes, 00 seconds East; a distance of 330.00 feet to an iron pin set; Thence North 86 degrees, 20 minutes, 00 seconds West; crossing an iron pin set at 238.00 feet, a total distance of 268.00 feet to a point in the center of County Road #30; Thence North 03 degrees, 00 minutes, 00 seconds East; with the center of County Road #30, a distance of 645.37 feet to the place of beginning.

Containing 17.867 acres of land, more or less, and subject to all legal highways, right of ways, easements, restrictions and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "GARVERICK L.S. 6816."

Basis of Bearings: Engineer's Plat Book 11, Page 626.

The above description is based upon a survey by Tan K. Garverick, L.S. 6816; dated April/May, 2011.

ALSO SAVE AND EXCEPT:

Situated in the Township of Washington, County of Morrow, State of Ohio and being part of the Northeast quarter of Section 22, Township 15N, Range 21W and being more fully described as follows:

Commencing at the intersection of the North line of Section 22 with the centerline of County Highway 30 (an existing iron pin being South 86°20'12" East and 23.00 feet from this point);

Thence running South 03°00'24" West along the centerline of County Highway 30 for 1393.28 feet to the place of beginning (existing iron pin being South 86°29'07" East and 30.00 feet from this point);

Thence turning and running South 86°29'07" East (passing an existing iron pin at 30.00 feet) for a total distance of 325.12 feet to an existing iron pin at 30.00 feet) for a total distance of 325.12 feet to an existing iron pin;

Thence turning and running North 22°41'55" East for 251.91 feet to an existing iron pipe;

Thence turning and running North 18°12'56" East for 185.05 feet to an existing iron pipe;

Thence turning and running South 86°15'05" East for 151.77 feet to an existing iron pin;

Thence turning and running South 03°00'24" West for 555.81 feet to a 5/8" rebar set;

Thence turning and running North 86°29'07" West (passing a 5/8" rebar set at 580.32 feet) for a total distance

of 610.32 feet to the place of beginning.

The above described parcel has a calculated area of 4.00 acres of land according to a survey made on December 06, 2017 by Steven H. Riedel, Ohio survey made on December 06, 2017 by Steven H. Riedel, Ohio surveyor 7016.

All 5/8" rebars set have a plastic cap stamped "PS 7016".

Prior Deed: ORV 906, Page 1011

Basis of Bearings: Engineer's Plat Book 32, Pages 65A.

Containing after said exception 34.564 acres more or less.

PPN: Q40-001-00-290-00

Parcel 2:

Situated in the County of Morrow in the State of Ohio and in the Township of Washington,

Being a part of the N.E. quarter of Section 22; Township 15 North, Range 21 West; Washington Township; Morrow County; State of Ohio; and more particularly described as follows:

Beginning at a point at the intersection of County Road #30 and Township Road #33; this also being the North line of the Northeast quarter of Section 22;

Thence South 87°38'50" East; with the North line of the Northeast quarter of Section 22 and crossing an iron pin found at 23.00 feet, a total distance of 1025.00 feet;

Thence South 03°00'00" West; a distance of 300.00 feet to an iron pin set;

Thence South 33°52'32" West; a distance of 808.64 feet to an iron pin set;

Thence North 86°20'00" West; a distance of 342.00 feet to an iron pin set;

Thence North 03°00'00" East; a distance of 330.00 feet to an iron pin set;

Thence North 86°20'20" West; crossing an iron pin set at 238.00 feet, a total distance of 268.00 feet to a point in the center of County Road #30;

Thence North 03°00'00" East; with the center of County Road #30, a distance of 645.37 feet to the place of beginning.

Containing 17.867 acres of land, more or less, and subject to all legal highways, right of ways, easements, restrictions and agreements of record.

All set iron pins are solid, 5/8" and bear a plastic cap stamped "GARVERICK L.S. 6816"

Prior deed: Volume 254, Page 266 and Volume 255, Page 120.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816; dated April/May 2011.

PPN: Q40-001-00-290-04