

## PRELIMINARY CERTIFICATE OF TITLE

File No. 2-24-539

TO: Craig Miley Realty

The undersigned hereby certifies that he has made a thorough examination of the Court House Records of Crawford 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 Crawford, 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 **Buckeye Swamp Hollow Farms LLC** by deed recorded on December 13, 2023 at 3:48 p.m. in Volume 1057, Page 1922, Crawford County Records.

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

1. Taxes for all of 2023, amounting to \$1,600.81 per half are paid. Special Assessments for the first half only, amounting to \$68.46 are paid. Subject to CAUV. Tax Parcel ID: 10-0001884.000.
2. Taxes for all of tax year 2024, and subsequent years, amount undetermined, are a lien, but not yet due and payable.
3. Right of Way to Northern Ohio Rural Water recorded at Volume 988, Page 1134.
4. Easement for drainage purposes recorded at Volume 971, Page 2543 and Volume 971, page 620.
5. NOTE: Cloud in Title. There is an ½ interest remains for Donald W. Shealy.

This instrument prepared for Craig Miley Realty, their exclusive use only. Dated at Bucyrus, Ohio, this October 2, 2024, at 8:00 a.m.

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

**Exhibit "A"**

Situated in the Township of Chatfield, County of Crawford and State of Ohio:

And being the Northeast Quarter of the Northwest Quarter and the West half of the Northeast Quarter of Section Twenty-seven (27), Township One (1) South and Range Seventeen (17) East, containing One Hundred Eighteen and Five Tenths (118.5) acres of land, be the same more or less, but subject to all legal highways.

PPN: 10-0001884.000