



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: **MARSH & ROTHENBUHLER**
Issuing Office: **249 S Main Street, Bowling Green, OH 43402**
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: **MR240026**
Property Address: **0 Oil Center Road & Rudolph Rd, Cygnet, OH 43413**
Revision Number:

SCHEDULE A

1. Commitment Date: **February 2, 2024 at 7:30 am**
2. Policy to be issued:
 - a. ALTA® Owner's Policy
Proposed Insured: **TBD @ Auction**
Proposed Amount of Insurance: \$ *tbd*
The estate or interest to be insured: **FEE SIMPLE**
 - b.
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:

Douglas S. Hess

Source of Title: Deed recorded in Book 3939, Page 675, in the Recorder's Office of Wood County, Ohio.

5. The Land is described as follows:

See attached Exhibit A

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Authorized Signatory

Issuing Agent: **MARSH & ROTHENBUHLER**
Agent ID No.: **5018224**
Address: **249 S Main Street**
City, State, Zip: **Bowling Green, OH 43402**
Telephone:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.





SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. **Deed from Douglas S. Hess to TBD @ Auction conveying the subject property set forth under Schedule A.**
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.
6. Ohio law, effective October 3, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at O.R.C. §5301.256. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.
7. Taxes as to Parcel No.: **F22-310-180000004000**

First half of Tax Year 2023 in the amount of \$2,036.35 are payable, not past due.

Second half of Tax Year 2023 in the amount of \$2,036.35 are payable, not past due.

ANNUAL TAX AMOUNT: 4,072.70

Taxes as to Parcel No.: **F22-310-180000007000**

First half of Tax Year 2023 in the amount of \$2,482.33 are payable, not past due.

Second half of Tax Year 2023 in the amount of \$2,482.33 are payable, not past due.

ANNUAL TAX AMOUNT: 4,964.66

Taxes as to Parcel No.: **F22-310-240000006000**

First half of Tax Year 2023 in the amount of \$467.25 are payable, not past due.

Second half of Tax Year 2023 in the amount of \$467.25 are payable, not past due.

ANNUAL TAX AMOUNT: 934.50

Taxes as to Parcel No.: **F22-310-240000007000**

First half of Tax Year 2023 in the amount of \$466.18 are payable, not past due.

Second half of Tax Year 2023 in the amount of \$466.18 are payable, not past due.

ANNUAL TAX AMOUNT: 932.36

Address: **0 Oil Center Road & Rudolph Rd, Cygnet, OH 43413**

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Real estate taxes and municipal charges as follows: Subject to taxes and assessments for the year **2024** and all subsequent years.

Parcel No. **F22-310-180000004000**

10. Oil and Gas Lease to Palladian Enterprises, Inc., recorded at Volume 80, Page 437 of Wood County Lease Records.

NOTE: Lease only pertains to parcels in Section 24.

Lease assigned to Meridian Oil, Inc. at Volume 81, Page 363 of Wood County Lease Records.

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**EXHIBIT A
LEGAL DESCRIPTION**

Parcels 1 & 2:

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 24, Township 3 North, Range 10 East, Henry Township, Wood County, Ohio, consisting of forty (40) acres more or less.
Parcel Nos. F22-310-240000006000 and F22-310-240000007000

Parcel 3 attached hereto:

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Exhibit "B"

Situated in Henry Township, County of Wood, State of Ohio and being part of the Northeast (1/4) and the Southeast (1/4) of Section (18), T-3-N, R-10-E, a tract of land bounded and described as follows; This tract of land is from the original tracts of Douglas S. Hess, Volume 3939, page 675, Deeds of Record, Wood County, Ohio.

Beginning at a pony spike found, said pony spike being the South (1/4) Corner of said section, the True Point of Beginning;

- 1) thence North 00 degrees 13 minutes 19 seconds East, along the west line of the Southeast (1/4) of said section, a distance of two thousand six hundred thirty nine and four hundredths (2639.04) feet to a capped (5/8) inch iron rod set (passing thru a capped (5/8) inch iron rod set at (25.00) feet) said iron rod set is the Interior Corner of said section;***
- 2) thence continuing North 00 degrees 13 minutes 19 seconds East, along the west line of the Northeast (1/4) of said section, a distance of one thousand three hundred twenty three and eighty six hundredths (1323.86) feet to a capped (5/8) inch iron rod set;***
- 3) thence South 89 degrees 05 minutes 55 seconds East, along the southerly property line of a tract of land owned by Pamela S. Stoller etal Trustees, Volume 2940, Page 230, Deeds of Record, Wood County, Ohio, a distance of one thousand nine hundred eighty one and two hundredths (1981.02) feet to a capped (5/8) inch iron rod set;***
- 4) thence South 00 degrees 02 minutes 23 seconds West, parallel to the east line of the Northeast (1/4) of said section, a distance of one thousand three hundred twenty two and eighty four hundredths (1322.84) feet to a capped (5/8) inch iron rod set;***
- 5) thence North 89 degrees 07 minutes 47 seconds West, along the south line of the Northeast (1/4) of said section, a distance of six hundred sixty three and twenty four hundredths (663.24) feet to a capped (5/8) inch iron rod set;***
- 6) thence South 00 degrees 14 minutes 49 seconds West, along the westerly property lines of***

tracts of land owned by Joseph R. Sterling, Volume 3943, Page 539 and Merle L. McCartney LE, Volume 3505, Page 321, Deeds of Record, Wood County, Ohio, a distance of two thousand six hundred thirty nine and fourteen hundredths (2639.14) feet to a mag nail set (passing thru a capped (5/8) inch iron rod set at (2609.14) feet on the northerly right of way line of Oil Center Road);

- 7) *thence North 89 degrees 07 minutes 30 seconds West, along the south line of the Southeast (1/4) of said section and the centerline of Oil Center Road (60' R/W), a distance of one thousand three hundred twenty and eighty two hundredths (1320.82) feet to the point of beginning and containing (140.294) acres of land more or less, (right of way (0.910) acres) subject to all legal highways and easements.*

(60.242 acres is located in the Northeast (1/4) of section 18.)

(80.053 acres is located in the Southeast (1/4) of section 18.)

The bearings referred to herein are based upon an assumed meridian and are used only for the purpose of angular measurement.

All capped (5/8) inch iron rods set are stamped "BARNHISEL S-7678".

The above description is based on a field survey performed by Michael D. Barnhisel on January 06, 2024.

Michael D. Barnhisel
Michael D. Barnhisel

Reg. Surveyor #S-7678

5116 Huffman Road

Cygnets, Ohio 43413

