

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Sharyl Rogers
Issuing Office: Attorneys' Title Agency of Northwest Ohio, Inc.
Issuing Office's ALTA® Registry ID: 1033511
Loan ID No.:
Commitment No.: ST20-4346
Issuing Office File No.: 20-0376 PARKER
Property Address: County Road 263, Continental, Ohio 45831
Revision No.:

1. Commitment Date: August 23, 2020 at 07:30 AM
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA Owner's Policy (6/17/06)
Proposed Insured:
Successful Bidder
 - (b) ALTA Loan Policy (6/17/06)
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Tract 1: Jennifer D. McFeeters and Julia D. Bartram, Co-Trustees of the Declaration of Trust and Trust Agreement of Joanne Parker, dated June 10, 2008 and as amended September 25, 2012 as to an Undivided 1/2 Interest by virtue of Memorandum of Trust dated September 6, 2019, filed September 17, 2019 at 11:49 AM, recorded in Volume 713, Page 14, Official Records, Putnam County, Ohio and Douglas E. Parker, Trustee as to an Undivided 1/2 Interest by virtue of Quit Claim Deed dated November 18, 2008, filed January 23, 2009 at 2:37 PM, recorded in Volume 598, Page 1740, Official Records, Putnam County, Ohio.

Tract 2: Jennifer D. McFeeters and Julia D. Bartram, Co-Trustees of the Declaration of Trust and Trust Agreement of Joanne Parker, dated June 10, 2008 and as amended September 25, 2012 by virtue of Memorandum of Trust dated September 6, 2019, filed September 17, 2019 at 8:30 AM, recorded in Volume 591, Page 635, Official Records, Paulding County, Ohio.
5. The Land is described as follows:
See attached Exhibit A - Legal Description.

Attorneys' Title Agency of Northwest Ohio, Inc.

By: 
Sharyl Rogers, Title Agent

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 20-0376 PARKER
ALTA Commitment For Title Insurance 8-1-16
(4-2-18)

AMERICAN
LAND TITLE
ASSOCIATION



(20-0376 PARKER.PFD/20-0376 PARKER/7)

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 20-0376 PARKER

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. Properly executed warranty deed from Jennifer D. McFeeters and Julia D. Bartram, Co-Trustees of the Declaration of Trust and Trust Agreement of Joanne Parker, dated June 10, 2008 and as amended September 25, 2012 and Douglas E. Parker, Trustee to Successful Bidder conveying the premises more particularly described in Schedule A and properly recorded in the County Records.
 - b. The Company requires the payment of all taxes and assessments and any penalties and interest for the year 2019 and prior years.

The Company shall make other requirements and/or exceptions upon its review of the proposed documents creating the estate or interest to be insured, or upon otherwise ascertaining details of the transaction.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 20-0376 PARKER

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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. Rights or claims of parties in possession not recorded in the Public Records.
3. Easements or claims of easements not recorded in the Public Records.
4. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of the improvements.
5. Any lien, or right to a lien, for services, labor, or material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
6. Taxes or assessments which are not recorded as existing liens in the Public Records
7. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
9. Property Address shown on Schedule A is for informational purposes only.
10. Title to that portion of the property within the bounds of any roads or highways.
11. Anything to the contrary notwithstanding, the Final Policy, when issued, will not insure the quantity of land contained within the premises described in Schedule A.
12. NOTE: Delinquent sewer bills, water bills, charges for weed cutting, cleaning up trash and other nuisance abatement charges may become a lien on the real estate. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain current status of these charges, if any.

TRACT 1: (Putnam County)

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SCHEDULE B PART II

(Continued)

File No.: 20-0376 PARKER

13. The lien of 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. Taxes and assessments for the year 2019 and all prior years have been paid in full. Taxes and assessments for the year 2020 are a lien. Tax Parcel No.: 22-016020.0000 - \$1,212.30 per half real estate. Possible Lien on Parcel: 12500000/Charles Zimmerman #819 DT MT - \$344.92 Additions of general taxes and/or special assessments, if any, which may be made by legally constituted authorities. All of the above taxes are based on an Agricultural Land Value rather than the full assessed value pursuant to Section 5713.34, Ohio Revised Code, and changes from agricultural use may result in recoupment as a result of said valuation. TRACT 2: (Paulding County)
14. The lien of 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. Taxes and assessments for the year 2019 and all prior years have been paid in full. Taxes and assessments for the year 2020 are a lien. Tax Parcel No.: 08-13S-010-00 - \$346.92 per half real estate. Additions of general taxes and/or special assessments, if any, which may be made by legally constituted authorities. All of the above taxes are based on an Agricultural Land Value rather than the full assessed value pursuant to Section 5713.34, Ohio Revised Code, and changes from agricultural use may result in recoupment as a result of said valuation.

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**ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT A - LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 20-0376 PARKER

TRACT 1:

Situated in the township of Monroe, County of Putnam and State of Ohio and known as:
The West Half (1/2) of the Northwest Quarter (1/4) of Section Seventeen (17) in Township Two (2) North, Range Five (5) East and containing eighty (80) acres of land.

TRACT 2:

Situated in the Township of Brown, County of Paulding and State of Ohio and known as:
The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), Brown Township, Paulding County, Ohio containing forty (40) acres of land more or less.