

CLARK & WARNECKE LAW LLC
214 West 2nd Street
Delphos, Ohio 45833

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: DYE REAL ESTATE & LAND COMPANY

This certifies that the undersigned, Clark & Warnecke Law LLC, attorneys-at-law, have performed an examination and search of all the public records and public indexes of Wood County, Ohio, relative to the real estate described in Schedule A hereof, said examination and search extending back over a period of not less than Forty (40) years. After performance of such examination, it is the opinion of the undersigned that, subject to the mortgage(s), lien(s), and other matters disclosed and shown under Schedule B hereof, that the fee simple marketable title to the real property described in Schedule A hereof was, as of the date of this certificate, indefeasible vested in:

Dale Stephen Harrison, Trustee of the Dale Stephen Harrison Trust Agreement dated July 27, 1998, and by Amendment dated August 28, 1998, and by 2nd Amendment and Complete Restatement dated September 19, 2007 (undivided 1/5 interest), dated May 9, 2008, and recorded May 15, 2008, at 10:00 AM in OR 2836, Page 218, and **Mary Orne Harrison, Trustee of the Dale E. Harrison Revocable Trust Agreement dated September 10, 1997 (undivided 3/5 interest),** who claims title by warranty deed dated February 7, 2009, and recorded February 10, 2009 at 9:26 AM in OR 2882, Page 568, and by warranty deed dated February 3, 2009, and recorded February 10, 2009, at 9:24 AM in OR 2882, Page 565, and by warranty deed certificate of transfer dated January 16, 2009 and recorded January 20, 2009, at 11:49 AM in OR 2878, Page 303, and **Mary Orne Harrison, Trustee of the Mary O. Harrison Revocable Trust Agreement dated September 10, 1997 (undivided 1/5 interest),** who claims title by warranty deed dated January 23, 2009, and recorded February 10, 2009, at 9:25 AM in OR 2882, Page 567 in the records of the Wood County, Ohio Recording Office.

This certificate does not purport to cover the following: (a) Matters not of record, (b) Rights of persons in possession, (c) Rights to file mechanic's liens, (d) Special taxes and assessments not shown by the County Treasurer's Records, (e) Zoning and other governmental regulations, (f) Liens asserted by the United States and the State of Ohio, their agencies and Officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located, (g) Matters which might be disclosed by a search of Federal Court Records, (h) Future special assessments on the tax duplicate occasioned by past due water bills, sewer bills, weed cutting charges, property clean-up and building maintenance charges assessed by any governmental entities located in Wood County.

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

PARCEL 1:

Situated in the Township of Perry, in the County of Wood and in the State of Ohio, and known as and being:

The South one-half (1/2) of the Southeast Quarter (1/4) of Section Number Twenty-Two (22), Township Three (3) North, Range Twelve (12) East, containing about Eighty (80) acres of land, more or less.

Auditor's Parcel Number: N53-312-220000006000

PARCEL 2:

Situated in the Township of Perry, in the County of Wood and in the State of Ohio, and known as and being:

The West one-half (1/2) of the Northeast Quarter (1/4) of Section Number Twenty-Seven (27), Township Three (3) North, Range Twelve (12) East, containing about One-Hundred and twenty (120) acres of land, more or less.

Auditor's Parcel Number: N53-312-270000002000

SCHEDULE B

1. **RECORDED MORTGAGES OR DEEDS OF TRUST:**

None.

2. **MECHANICS OR MATERIALMEN'S LIENS:**

None.

3. **JUDGMENTS, FOREIGN EXECUTIONS OR CERTIFICATES OF JUDGMENT:**

None.

4. **LAND CONTRACTS OR RECORDED LEASES:**

None.

5. **SUITS PENDING OR LIS PENDENS AFFECTING TITLE:**

None.

6. **PARTY WALL AGREEMENTS AND EASEMENTS:**

7. **ENFORCEABLE RESTRICTIONS:**

None.

8. **OTHER CONDITIONS AFFECTING TITLE:**

None.

9. **TAXES:**

Tract/Parcel: N53-312-220000006000

Real estate taxes in the amount of \$2,522.73 for the first half of tax year 2024 are paid.
Real estate taxes in the amount of \$2,522.73 for the second half of tax year 2024 are paid.
Real estate taxes and assessments for the tax year 2025 are not yet due and payable but are a lien on the property.

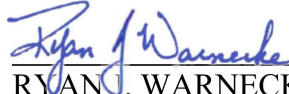
NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

Tract/Parcel: N53-312-270000002000

Real estate taxes in the amount of \$4,158.41 for the first half of tax year 2024 are paid.
Real estate taxes in the amount of \$4,158.41 for the second half of tax year 2024 are paid.
Real estate taxes and assessments for the tax year 2025 are not yet due and payable but are a lien on the property.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 19th DAY OF AUGUST 2025, AT 8:00 A.M.



RYAN J. WARNECKE

Attorney at Law