



PRELIMINARY TITLE SEARCH REPORT

March 14, 2020

TO: Chip Carpenter
United Country Real Estate and Auction Services, LLC
30 S. High Street
Croton, OH 43013

RE: File #9-3942
Property Address: 34827 State Route 7, Sardis, OH 43936
Owner(s) of Record: Ben H. Cook Sr.

In response to your request for a preliminary title search on the above referenced property, we only searched the County Auditor, County Recorder, and County Clerk to determine the status of real estate taxes and the liens that might exist against the current owner of the property. This report is designed to help realtors identify any liens that might need to be negotiated in a short sale transaction, or verify that there are not any unanticipated liens against the seller of real estate.

THIS REPORT WILL NOT DISCLOSE ANY DEFECTS WITH THE TITLE PRIOR TO THE CURRENT OWNER BUYING THE PROPERTY. We have not been asked to perform a full marketable title search, and we are providing this search report as a preliminary step to the real estate sale process. You are cautioned that if the property is to be insured, a marketable title search will be needed prior to issuing a policy of insurance, and defects in title may be discovered at that point in time.

A limited lien search was thus made on the subject real property, described in Exhibit A, beginning 8/13/2015 and continuing through the effective date of 03/10/2020 at 7:00 a.m., and we find the following:

Title is currently vested in the name of:

Ben H. Cook Sr.

Source of Title: Warranty Deed recorded 8/13/2015 in OR Vol. 313, Page 29 of the Monroe County, Ohio records

Mortgages, Liens, & Encumbrances of record since the date of Title referenced immediately above:

1. No examination of the PACER index of the United States Bankruptcy Court has been made.
2. No examination has been made for any unpaid sewer or water services nor for any unpaid

homeowners association dues that either of which could result in an assessment or lien.

3. Subject to liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the Monroe County Common Pleas Clerk, if any.
4. This report does not provide any coverage as to taxes and/or assessments not yet certified for the year 2019 and thereafter, plus any penalties and interest which may accrue. Taxes for 2020 are undetermined and are not yet due and payable, but are a lien nonetheless.

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 10-015008.0000 are as follows for the tax year 2019:

Taxes for the first half of 2019, due March 5, 2020 are unpaid and delinquent.
Taxes for the second half of 2019, due July 17, 2020 are a lien, not yet due but payable.

Assessed Valuations: Land: \$12,750.00 Impr.: \$4,080.00 Total: \$16,830.00

Semi-annual Taxes: \$245.06

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: No

NOTE: Taxes are delinquent and owing in the approximate sum of \$269.57, plus future interest, penalties and administrative fees. Exact amounts must be obtained from the County taxing authority.

5. Mortgage from Ben H. Cook, Sr. to The Huntington National Bank, in the original amount of \$1,280,000.00, recorded 9/25/2015 in OR Vol. 315, Page 720, of the Monroe County records.
6. The premises herein is subject to any and all legal highways, public roads, and right-of-ways referenced in the legal description.
7. Subject to the rights of the public and others entitled thereto in and to the use of that portion of subject property within the bounds of any public roads and highways.
8. Coal, oil, gas and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal, oil, gas and other minerals. Said minerals have been severed from the legal description on a prior conveyance and the mineral title history is not shown herein. There may be loss or damage resulting to the surface of the land or any improvements thereon caused by surface entry or by the removal of the oil, gas, iron ore, copper, coal and any other minerals lying thereunder. No representation is made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Please be advised that due to RESPA and liability concerns, this product is separate and apart from any existing or future title insurance commitment on the same property. This report does not

guarantee the insurability or transferability of the legal description. It does not cover all items of record, including potential covenants, conditions, restrictions, easements or reservations affecting the property. It does not cover any interest other than fee simple interests, and it should not be construed as a report on the status of ownership of any mineral rights. The information contained herein is to be used for reference purposes only and is not to be relied on as a title insurance policy. Accordingly, said information is furnished at a reduced rate, and our liability shall in no event exceed that amount paid for said information.

If you desire a title insurance policy, please submit a written request and if the title is insurable, we will issue you a title insurance commitment with proper requirements needed to insure it. In addition, please advise us if you desire additional information regarding items contained herein or for items not included in this report. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Charlene Lewis". The ink is dark and the signature is fluid.

Charlene Lewis

EXHIBIT "A"

Situated in Section 18, Township 1, Range 4, Jackson Township, Monroe County, Ohio, and bounded and described as follows:

Commencing at the Northwest corner of Section 18; thence with the North line of Section 18 South 85° 30' East a distance of 824.95 feet to an iron pin set in center of Township Road 547 the place of beginning; thence continuing with the North line of Section 18 South 85° 30' East a distance of 506.37 feet to a 1 1/2 inch pin found (Ref. Passing over an iron pin at 20 feet); thence along the lands of the Witten estate (Deed Volume 143, Page 328) South 43° 43' 10" East a distance of 534.33 feet to a railroad spike set in the center line of State Route 7 (Ref. passing over an iron pin in the North right-of-way line at a distance of 493.99 feet); thence along the center line of State Route 7 South 53° 41' 30" West a distance of 880.40 feet to a railroad spike set at the intersection of Township Road 547; thence along the center line of Township Road 547 North 42° 32' 30" West a distance of 147.85 feet to an iron pin set; thence along the lands of Clinton & Carol Conrad (Deed Volume 166, Page 503) and the Trustees of Jackson Township (Deed Volume 125, Page 120) South 53° 17' 30" West a distance of 371.39 feet to an iron pin set; thence North 32° 58' 30" West a distance of 300.00 feet to an iron pin set; thence North 53° 48' 15" East a distance of 507.37 feet to an iron pin set in the center of Township Road 547 (Ref. Passing over an iron pin set at 492.37 feet); thence along the center of Township Road 547 North 1° 20' 30" West a distance of 47.00 feet to an iron pin set; thence along said road North 8° 29' 30" East a distance of 134.00 feet to an iron pin set; thence North 5° 30' 30" West a distance of 331.00 feet to the place of beginning, containing 14.778 acres and subject to all legal highways and easements of record.

The above description was prepared February 19, 1985 from a survey by Raymond D. Sayers, Registered Surveyor No. 6301.

EXCEPTING FROM THE ABOVE THE FOLLOWING DESCRIBED PROPERTY:

Situated in the State of Ohio, County of Monroe, Township of Jackson, being part of the Northwest Quarter of Section 18, Range 4, Township 1 and being bounded and described as follows:

Beginning at an iron pin (found) in the center of Township Road 547 from which the Northwest Corner of said Section 18 bears North 01° 20' 30" West a distance of 47.00 feet, with Township Road 547; thence North 08° 29' 30" East with Township Road 547 a distance of 134.00 feet; thence North 05° 30' 30" WEST Continuing with Township Road 547 a distance of 331.00 feet, thence with section line North 85° 30' 00" West a distance of 824.95 feet;

Thence from said point of beginning with Township Road 547 the following four (4) courses:

1. South 00° 59' 55" East 169.25 feet
2. South 04° 34' 13" East 69.65 feet
3. South 13° 24' 35" East 45.02 feet
4. South 34° 26' 10" East 57.51 feet

To an iron pin (found);

Thence South 53° 17' 30" West with the West line of a 0.68 acre tract conveyed to Clinton and Carol Conrad as recorded in Deed Volume 166, Page 593 of the Monroe County Deed Records and also the West line of 0.58 acre tract conveyed to the Trustees of Jackson Township a distance of 371.11 feet to an iron

pin (found);

Thence North 32° 55' 48" West with the East line of a 22.529 acre tract conveyed to Franklin and Tamara Ellis as recorded in Deed Volume 199, Page 338 a distance of 299.68 feet to an iron pin (found);

Thence continuing with the Ellis line North 53° 43' 21" East a distance of 507.30 feet to the point of beginning.

Containing 2.872 acres, more or less, as surveyed by Philip G. Sims, R.L.S. No. 926 on July 21, 1997.

Bearings were taken to correspond with those on Grantor's Deed and are for angle purposes only.

Containing, after said Exception, 11.906 acres, more or less.

SUBJECT to all legal highways, zoning ordinances, subdivision regulations, and to restrictions, reservations, leases, and easements, if any, of record.

EXCEPTING AND RESERVING all oil and gas rights in and under said property.