

PRELIMINARY CERTIFICATE OF TITLE

TO: United Country Real Estate and Auction Services and Nina Campbell, only.

RE: Real estate situated in the Township of Milford, County of Knox, and State of Ohio, and being Parcel Number 42-00812.000.

The undersigned hereby certifies that a thorough search and examination of the records of Knox County, State of Ohio, has been made from July 11, 1977 through June 15, 2026, the dates hereof, in relation to the following described premises:

SEE ATTACHED EXHIBIT A

The record title to the above-described premises is now vested in Long Horn Investments, LLC. Title thereto was acquired as follows:

A General Warranty Deed from Eric E. Gammell and Cheryl A. Gammell, husband and wife, to Long Horn Investments, LLC, dated November 27, 2012, filed for record November 28, 2012 in Book 1372, Page 309 of the Knox County, Ohio, Official Records.

This Certificate is made subject to mistakes in the indices to the public records of Knox County, Ohio, and does not purport to cover matters not of record in said County, matters which an accurate survey of the premises would reveal, matters revealed by physical examination of the premises, including rights of adverse possession, rights of parties in possession, easements by prescription or by necessity, rights to file Mechanics Liens, special taxes and assessments not shown by the Treasurer's records or zoning or other governmental regulations or liens asserted by the United States or 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, unless the lien is filed in the public records of the county in which the property is located. There is excepted from this Certificate encumbrances and adverse claims declared by the Courts of the United States and of the State of Ohio outside Knox County and recorded elsewhere than in Knox County. The undersigned does certify that they have examined the records in the Recorder's Office of Knox County, Ohio, Probate Records of Knox County, Ohio, where they apply, the records in the Sheriff's Office and Clerk of Courts of Knox County, Ohio. All descriptions are subject to approval of the Knox County Engineer's Office, and this Certificate does not certify compliance or non-compliance with regulations of that Office.

Title, in the opinion of the undersigned, is A GOOD, SAFE, MARKETABLE, FEE SIMPLE TITLE, but which title is now subject to the following matters:

TAXES: 2025 Tax Duplicate lists taxes in the name of:
Long Horn Investments, LLC

VALUES:

Parcel Number: 42-00812.000

True Values

Land -	\$	23,890.00	Half year taxes -	\$685.51
Buildings-	\$	71,810.00	Last Installment Paid -	2nd half 2024
Total -	\$	95,700.00	Delinquent taxes and penalties-	\$754.06

There is a \$1.00 Muskingum Watershed Special Assessment per half (included in the half year tax figure listed above).

MORTGAGES:

None found during search period referenced above.

LEASES OF RECORD:

None found during search period referenced above.

RESTRICTIVE COVENANTS, EASEMENTS OR RIGHT-OF-WAY:

None found during search period referenced above.

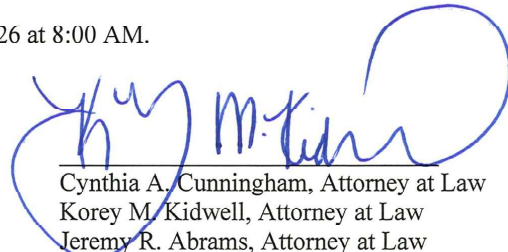
UNSATISFIED JUDGMENTS, PENDING SUITS, FOREIGN EXECUTIONS:

None found during search period referenced above.

ALL OTHER MATTERS OF RECORD:

None found during search period referenced above.

Dated this 15th day of June, 2026 at 8:00 AM.



Cynthia A. Cunningham, Attorney at Law
Korey M. Kidwell, Attorney at Law
Jeremy R. Abrams, Attorney at Law
Kidwell, Cunningham, & Abrams, Ltd.
112 North Main Street
Mount Vernon, Ohio 43050
Telephone No: (740) 397-7474
OC07667/ab

EXHIBIT A

Situated in the Village of Lock, in the Township of Milford, in the County of Knox, and in the State of Ohio:

The following real estate, situate in Lot 7 and part of a vacated 16.5 foot alley in the Village of Lock, Quarter 3, Township 5, Range 14, Milford Township, Knox County, Ohio and being described as follows:

Commencing at an iron pin found on the north line of Lock Road (County Road 53) at the southwest corner of Lot 7 and being the southwest corner and beginning point of the tract herein described; thence along the west line of Lot 7 North 2 deg. 23' 31" East passing through an iron pin found at the northwest corner of Lot 7 at 132.00 feet, a total of 140.25 feet to the centerline of a vacated alley; thence along said line South 87 deg. 34' 05" East 34.83 feet to an iron pin set on the west line of Vannatta Road (State Route 657); thence along the west line of said road South 39 deg. 39' 28" East 188.79 feet to an iron pin set at the intersection with the north line of Lock Road at the southeast corner of Lot 7; thence along the north line of Lock Road North 87 deg. 34' 07" West 161.11 feet to the point of beginning, **containing 0.315 acre**, as surveyed in November 2012 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio.

North based on Survey Record M, Page 386.

Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Parcel Number: 42-00812.000

The address and/or tax parcel numbers shown herein are provided solely for informational purposes without warranty as to accuracy or completeness.