



ALTA COMMITMENT FOR TITLE INSURANCE

issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

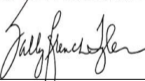
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

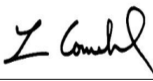
If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By:


Sally F. Tyler, President

By:


Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements;
- f. Schedule B, Part II - Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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

Issuing Agent: Valmer Land Title Agency
Issuing Office: 10710 Blacklick-Eastern Road (SR 204), Suite 100, Pickerington, OH 43147
Issuing Office's ALTA® Registry ID: 1122991
Loan ID No.:
Commitment No.: 52-192451-52-1
Issuing Office File No.: 52-192451-52
Property Address: 0 Township Road 25, (4 parcels), Cardington, OH 43315
Cline Road, (1 Parcel), Cardington, OH 43315
Revision No.: 1

SCHEDULE A

1. Commitment Date: August 18, 2026 at 07:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: T B D
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (2021)
Proposed Insured: TBD Lender, its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

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SCHEDULE A

(Continued)

4. The Title is, at the Commitment Date, vested in:

AS TO TRACT ONE:

Amy Jo Clark, Trustee or her Successor(s) as Trustees of the Goddard Keystone Preservation Trust dated February 12, 2014, Ann Smith fka Ann Swint; Marilyn DesJardins and Charles Rawlins

Source of Title:

Official Record 1403, Page 215 and Official Record 1412, Page 836
Recorder's Office, Marion County, Ohio

Transfer on Death Designation Affidavit for Charles Rawlins of record in Official Record 1403, Page 222

Transfer on Death Designation Affidavit for Marilyn DesJardins of record in Official Record 1403, Page 220

Transfer on Death Designation Affidavit for Ann Smith (fka Ann Swint) of record in Official Record 1403, Page 224

AS TO TRACT TWO:

Amy Jo Clark, Trustee or her Successor(s) as Trustees of the Goddard Keystone Preservation Trust dated February 12, 2014, Ann Smith fka Ann Swint; Marilyn DesJardins and Charles Rawlins

Source of Title:

Official Record 901, Page 533 and Official Record 908, Page 980
Recorder's Office Morrow County, Ohio

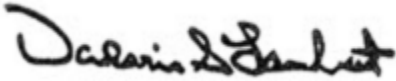
Transfer on Death Designation Affidavit for Charles Rawlins of record in Official Record 901, Page 537

Transfer on Death Designation Affidavit for Marilyn DesJardins of record in Official Record 901, Page 541

5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Valmer Land Title Agency



Authorized Signature or Signatory

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File No.: 52-192451-52

The Land referred to herein below is situated in the County of Morrow, State of Ohio and County of Marion, State of Ohio and is described as follows:

TRACT ONE:

Situated in the Township of Waldo, County of Marion and State of Ohio:

Being in the East Half of the Southwest Quarter of Section 21, Range 19, Township 7, U.S.M. Lands, Waldo Township, Marion County, Ohio, and being Parcel No. 2 deeded Vol. 127, Page 150 of Marion County Records and more particularly described as follows:

Beginning at an iron pipe located in the half section line, said iron pipe being North 86 deg. 11' 34" West a distance of 901.02 feet from a stone located in the center of said Section 21;

Thence South 4 deg. 17' 18" West a distance of 2750.51 feet to a survey spike in the centerline of the Norton-Westfield Road No. 202 (NKA Cline Road) and the South line of Section 21;

Thence North 86 deg. 45' West along the centerline of said Road No. 202 and the section line a distance of 453.55 feet to a survey spike;

Thence North 4 deg. 21' 01" East a distance of 2754.95 feet to an iron pipe and post in the half section line;

Thence South 86 deg. 11' 34" East along the half section line a distance of 450.51 feet to iron pipe and place of beginning.

Same containing 28.562 acres of land, more or less, and subject to all legal highways and easements of record.

TRACT TWO:

PARCEL 1:

Being in the South part of Lot 25, Range 18, Township 7, Quarter 3, U.S.M. Lands, Westfield Township, Morrow County, Ohio and more particularly described as follows:

Beginning at a survey spike located in the Southwest corner of Lot 25 in the line between Morrow and Marion Counties; Thence North 4° 19' East along the County Line a distance of 667.26 feet to an iron pipe; Thence South 86° 14' 58" East, a distance of 979.50 feet to an iron pipe;

Thence South 4° 19' West a distance of 667.23 feet to a spike in the centerline of Township Road No. 21;

Thence North 86° 15' West along the centerline of Township Road No. 21 a distance of 979.50 feet to the place of beginning. Same containing 15.002 acres of land, more or less, and subject to all legal highways and easements of record.

Surveyed by Harold W. Clase, Reg. Surveyor # 5473 7/19/1976.

PARCEL 2:

Situated in the Township of Westfield, County of Morrow and State of Ohio:

Being the South Half of Section 15 in Township 7 of Range 17 of the unappropriated lands in the military district subject to sale at Chillicothe, Ohio, containing 186.29 acres of land.

The above description of land is said to convey the land only that lies East of the Cleveland, Columbus, Cincinnati, and Indianapolis and St. Louis R.R., but subject to the right of way of said railroad and all legal highways.

EXHIBIT A

(Continued)

Also situated in the Township of Westfield, County of Morrow and State of Ohio:

Being a part of the South Half of the Southeast Quarter of Section 11, Township 7, Range 18, U.S.M. Land and bounded and described as follows:

Commencing at the Southeast corner of Section 11, Township 7, Range 18 U.S.M. Land,

Thence running West along the South line of said Section to the center of the C.C.C. and St. L. Railroad;

Thence Northeasterly along the center of said railroad to a point where said railroad intersects the East line of said Section;

Thence South along said East line to the place of beginning, containing 2.50 acres, more or less, and subject to the rights of ways of said railroad company.

Also situated in the Township of Westfield, County of Morrow and State of Ohio, known as being all that part of the South Half of Section 15 in Township 7 of Range 17 which lies West of the C.C.C. and St. L. Railroad or Big Four Railroad, containing 22.13 acres of land, more or less, but subject to the rights of way of said railroad company and subject to all legal highways.

EXCEPTING THE FOLLOWING:

Situated in the Township of Westfield, County of Morrow and State of Ohio:

Being a part of the South Half of Section 15, Township 17, U.S.M. Lands, bounded and described as follows:

Commencing at the Northeast corner of the South Half of the Southeast Quarter of Section 11, Township 7, Range 17;

Thence running East to the center of the C.C.C. and St. Louis Railroad;

Thence Southwesterly along the center of said railroad to a point where said railroad intersects the East line of Quarter Section;

Thence North along said Quarter Section line to the place of beginning, containing 2.25 acres, more or less, and subject to the rights of way of said railroad company.

Containing in all the above described real estate after said exception a total of 223.672 acres of land, be the same more or less.

ALSO SAVE AND EXCEPT therefrom the following described real estate: Situated in the Township of Westfield, County of Morrow and State of Ohio:

Being a part of the S.W. Quarter of Section 15; Township Quarter 3; Township 7 North; Range 17 West; Westfield Township; Morrow County; State of Ohio; and more particularly described as follows:

Commencing at a survey nail found in the center of Township Road #25 at the N.E. corner of the S.W. Quarter of Section 15; this also being in the Westfield Township/Lincoln Township Line;

Thence North 87° 00' 00" West; with the center of Township Road #25, with the North Line of the S.W. Quarter of Section 15, crossing a railroad spike found at 149.94 feet and crossing a railroad spike found at 807.40 feet; a total distance of 1495.91 feet to a survey nail set and the true place of beginning;

Thence South 03° 00' 00" West; crossing an iron pin set at 30.00 feet, a total distance of 838.82 feet to an iron pin set;

Thence North 87° 00' 00" West; a distance of 957.91 feet to an iron pin set in the Easterly Line of the line of a railroad right-of-way, now or formerly, in the name of N.Y. Central Lines, as recorded in Deed Volume 359, Page 096;

Thence North 26° 06' 25" East; with said railroad right-of-way, a distance of 911.99 feet to a survey nail set in the center of Township Road #25 and the North Line of the S.W. Quarter of Section 15;

Thence South 87° 00' 00" East; with the center of Township Road #25 and the North Line of the S.W. Quarter of Section

EXHIBIT A

(Continued)

15, a distance of 600.00 feet to the place of beginning.

Containing 15.000 acres of land, more or less, and subject to all legal highways, right-of-ways, easements, restrictions and agreements of record.

All set iron pins are solid, 5/8", and bear a plastic cap stamped "Garverick L.S. 6816". Basis of Bearings: Engineer's Plat Book 16, Page 465.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816; dated November 2016.



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.
5. Subject to the pertinent provisions of the trust dealing with real property or Memorandum of Trust being filed with the Marion County and Morrow County, Ohio Recorder's Offices.
6. Trustee Deed from Amy J. Clark, Trustee of the Goddard Keystone Preservation Trust to T B D.
7. Warranty Deed from Ann Smith fka Ann Swint, Marilyn DesJardins, and Charles Rawlins, with proper marital status and release of dower, if necessary, to T B D.
8. The contemplated conveyance requires approval of the legal description by the County Engineer.
9. Mortgage from T B D, with proper marital status and release of dower if necessary, to TBD Lender, to secure the proposed Insured Amount of the Loan Policy as listed in Schedule A.

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 conditions 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 circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage 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.

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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.

AS TO TRACT ONE (MARION COUNTY):

9. The lien of all taxes for the year 2026, but which are not yet due and payable.
10. Taxes for the year 2025 are as follows: AS TO PARCEL NUMBER 400200000201: First half taxes are PAID in the amount of \$421.09; Second half taxes are PAID in the amount of \$421.09. (VALUATIONS: Land \$70,230.00; Building \$0.00; TOTAL \$70,230.00).

Premises are subject to a tax adjustment for farm recoupment

NOTE: Call the treasurer/auditor for future assessments.

11. Easement to Morco Water Co Inc. of record in Official Record 289, Page 885.
12. We do not affirmatively insure the quantity of acreage set forth in the description referred to in Schedule A.
13. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
14. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy, as to Loan Policy only. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

NOTE: No liability is assumed by Company for ascertaining the status of utility charges, and the insured is cautioned to obtain the current status of these payments.

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FOR INFORMATIONAL PURPOSES ONLY:

GRANTOR: Mary S. Goddard

GRANTEE: Amy Jo Clark, Trustee or her Successor(s) as Trustees of the Goddard Keystone Preservation Trust dated February 12, 2014

DATE FILED: November 7, 2017

RECORDED: Official Record 1412, Page 836

Recorder's Office, Marion County, Ohio

GRANTOR: Donna Fisher

GRANTEE: Mary Goddard, Ann Smith (fka Ann Swint) Marilyn DesJardins and Charles Rawlins

DATE FILED: August 15, 2017

RECORDED: Official Record 1403, Page 215

Recorder's Office, Marion County, Ohio

AS TO TRACT TWO (MARION COUNTY):

15. The lien of all taxes for the year 2026, but which are not yet due and payable.
16. Taxes for the year 2025 are as follows: AS TO PARCEL NUMBER R41-001-00-069-00: First half taxes are PAID in the amount of \$189.10; Second half taxes are PAID in the amount of \$154.82. (VALUATIONS: Land \$9,150.00; Building \$0.00; TOTAL \$9,150.00).

Premises are subject to a tax adjustment for farm recoupment.

NOTE: Call the treasurer/auditor for future assessments.
17. Taxes for the year 2025 are as follows: AS TO PARCEL NUMBER R42-001-00-173-00: First half taxes are PAID in the amount of \$3,402.98; Second half taxes are PAID in the amount of \$2,753.86. (VALUATIONS: Land \$178,370.00; Building \$0.00; TOTAL \$178,370.00).

Premises are subject to a tax adjustment for farm recoupment.

NOTE: Call the treasurer/auditor for future assessments.
18. Taxes for the year 2025 are as follows: AS TO PARCEL NUMBER R42-001-00-173-01: First half taxes are PAID in the amount of \$395.68; Second half taxes are PAID in the amount of \$320.18. (VALUATIONS: Land \$20,740.00; Building \$0.00; TOTAL \$20,740.00).

Premises are subject to a tax adjustment for farm recoupment.

NOTE: Call the treasurer/auditor for future assessments.
19. Taxes for the year 2025 are as follows: AS TO PARCEL NUMBER R42-001-00-173-02: First half taxes are PAID in the amount of \$29.96; Second half taxes are PAID in the amount of \$24.24. (VALUATIONS: Land \$1,570.00; Building \$0.00; TOTAL \$1,570.00).

Premises are subject to a tax adjustment for farm recoupment.

NOTE: Call the treasurer/auditor for future assessments.
20. Easement to Morco Water Co Inc. of record in Deed Book 321, Page 10 and Deed Book 329, Page 305.

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; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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21. Easement to Ohio Edison Co. of record in Deed Book 339, Page 232.
22. Easement to Del-Co Water Company, Inc. of record in Deed Book 371, Page 76.
23. Easement to AT&T Corp. of record in Official Record 639, Page 225.
24. Easement(s) of Record in Official Record 642, Page 390 and Official Record 812, Page 820.
25. Memorandum of Lease and Easement Agreement to Crossroads Solar I, LLC, as recorded on November 8, 2019 and recorded in Official Record 960, Page 958 and amended in Official Record 1123, Page 239, Recorder's Office, Morrow County, Ohio.
26. We do not affirmatively insure the quantity of acreage set forth in the description referred to in Schedule A.
27. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
28. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy, as to Loan Policy only. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

NOTE: No liability is assumed by Company for ascertaining the status of utility charges, and the insured is cautioned to obtain the current status of these payments.

FOR INFORMATIONAL PURPOSES ONLY:

GRANTOR: Mary S. Goddard

GRANTEE: Amy Jo Clark, Trustee or her Successor(s) as Trustees of the Goddard Keystone Preservation Trust dated February 12, 2014

DATE FILED: November 28, 2017

RECORDED: Official Record 908, Page 980
Recorder's Office, Morrow County, Ohio

GRANTOR: Donna Fisher

GRANTEE: Mary Goddard, Ann Smith (fka Ann Swint) Marilyn DesJardins and Charles Rawlins

DATE FILED: August 15, 2017

RECORDED: Official Record 901, Page 533
Recorder's Office, Morrow County, Ohio

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