

CERTIFICATE OF TITLE

The undersigned hereby certifies that he has made a thorough examination of the records of Crawford County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to premises hereinafter described:

Watkins/Johnson/Cole & Laughbaum Farm

Situated in the Township of Sandusky, County of Crawford and State of Ohio:

32.05 acres of land, described as follows: Beginning at the southwest corner of the Northeast Quarter of Section 26, Township 17 and Range 21; thence north 88 deg. east on said quarter section line 76.32 rods; thence north 30' west 63 rods; thence south 88 deg. west 36.32 rods; thence north 30' west 8 rods; thence south 88 deg. west 40 rods; thence south 30' east 71 rods to the place of beginning, containing 32.051 acres.

ALSO, Being a Part of the Northeast Quarter of Section 26 of Township 17, of Range 21, commencing on the east line of said quarter section, 68 rods north of the southeast corner thereof; thence north 1/2 deg. west along said east line 23.72 rods; thence south 89 deg. west 10.80 rods; thence south 70 deg. west 19.20 rods; thence south 82 3/4 deg. west 22.64 rods; thence south 43 deg. west 14 rods; thence south 62 1/2 deg. west 25.57 rods; thence south 1/2 deg. east 63.12 rods to the south line of said quarter section; thence north 88 1/4 deg. east on said south line 51.20 rods; thence north 1/2 deg. west 68 rods; thence north 88 1/4 deg. east 31 rods to the place of beginning, containing 29.10 acres, more or less.

ALSO, 13.175 acres of land, described as follows: Beginning at the southeast corner of the Northeast Quarter of Section 26, Township 17, Range 21; thence north 40' west 68 rods; thence south 88 deg. west 31 rods; thence south 40' east and parallel with the east line of said quarter section 68 rods; thence north 88 deg. east on the south line of said quarter section, 31 rods to the place of beginning.

EXCEPTING THEREFROM the following described real estate: 2.625 acres of land, bounded and described as follows: Situated in the Southeast Quarter of the Northeast Quarter of Section 26, Township 17, Range 21, and being more particularly described as beginning at the southeast corner of said Southeast Quarter of said Northeast Quarter of said Section 26; thence north 40' west (on and along a north and south public highway) 35 rods; thence south 88 deg. west 12 rods; thence south 40' east and parallel with the east line of said Southeast Quarter of said Northeast Quarter 35 rods (to the center point of an east and west public highway); thence north 88 deg. east on the south line of said Southeast Quarter of said Northeast Quarter of said Section 26, 12 rods to the place of beginning.

ALSO SAVE AND EXCEPT the following described real estate:

And being a part of the Northeast Quarter of Section 26, Township 17 North, Range 21 West and being more fully described as follows:

Commencing at the point of intersection of the centerline of Biddle Road (T.H. 44) and the centerline of Cox Road (C.H. 176); thence north 87 deg. 38 min. west along the centerline of Cox Road, said centerline being the south line of the Northeast Quarter of Section 26 for a distance of 200.0 feet to the place of beginning; thence continuing north 87 deg. 38 min. west along the centerline of Cox Road for a distance of 1057.3 feet to a railroad spike; thence turning and running north 03 deg. 41 min. east for a distance of 415.1 feet (passing over an iron pin at 25.00 feet) to an iron pin; thence south 86 deg. 10 min. east for a distance of 399.3 feet to an iron pin; thence south 86 deg. 37 min. east for a distance of 319.0 feet to an iron pin; thence north 61 deg. 27 min. east for a distance of 97.75 feet to an iron pin; thence south 87 deg. 55 min. east for a distance of 258.0 feet to an iron pin in an existing fence; thence south 03 deg. 55 min. west along an existing property line fence for a distance of 450.8 feet to the place of beginning, containing a calculated area of 10.16 acres of land.

A survey of this property was made by Gerald W. Riedel, Registered Surveyor No. 5817. See Plat Book Vol. 21, page 279.

Subject to all easements of record including ones to Ohio Power Co. recorded in Vol. 151, page 406 and Vol. 150, page 417.

ALSO SAVE AND EXCEPT the following:

Being a part of the northeast quarter of Section number 26, T-17N, R-21W, and being more fully described as follows:

Commencing at the intersection of County Highway 176 and Township Highway 44; thence North 03 deg. 55 min. East along the centerline of Township Highway 44 for a distance of 592.8 feet to a survey nail, and the place of beginning; thence continuing North 03 deg. 55 min. East for a distance of 433.00 feet to a survey nail; thence North 87 deg. 38 min. West for a distance of 348.00 feet to an iron pin; thence South 03 deg. 55 min. West for a distance of 575.74 feet to an iron pin; thence South 87 deg. 55 min. East for a distance of 150.02 feet to an existing pin; thence North 03 deg. 55 min. East for a distance of 142.00 feet to an iron pin; thence South 87 deg. 38 min. East for a distance of 198.00 feet to the center of Township Highway 44 and the place of beginning, containing a calculated area of 3.948 acres of land.

ALSO SAVE AND EXCEPT the following:

Being a part of the Northeast Quarter of Section Twenty-six (26) in Township Seventeen (17), Range Twenty-one (21) and more particularly described as follows: Commencing at a point Seventy-six and Thirty-two hundredths ($76 \frac{32}{100}$) rods south of the Northwest corner of said quarter section; thence east Thirty-six and Thirty-two hundredths ($36 \frac{32}{100}$) rods; thence South Eight (8) rods to the point of beginning; thence South Three (3) rods; thence East Twenty-five (25) rods; thence in a Northeasterly direction Eleven (11) rods to a stone on the North boundary line of the lands owned by Samuel Knisely;

thence West to the place of beginning, containing three fourths (3/4) acres, more or less.

The above parcel contains a total of 56.517 acres after exceptions as per Crawford County Auditor's duplicate.

Address of Property: Cox Road, Tiro, Ohio 44887

Prior Deed: Vol. 454, Page 355-357

Permanent Parcel #33-00-09953.000

This certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and 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 Superfund Amendments, and under Racketeering Influence and Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records or the county in which the property is located.

The undersigned further certifies that, in his opinion based upon said records, the fee simple title to said premises is vested in

Judith A. Berger,

by a Certificate of Transfer from John W. Berger, deceased March 13, 2023, dated November 15, 2023, filed for record November 22, 2023 at 3:21 p.m. and recorded in volume 1057, page 666 of the official records;

and as appears from said records, the title is marketable and free from encumbrances, liens or defects except and subject to the matters set forth herein at Item 1 to 4 inclusive:

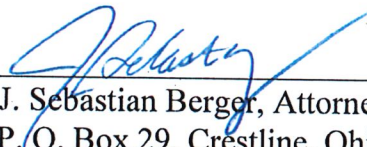
1. Taxes and assessments for the year 2023 in the amount of \$378.76 a half are paid. Taxes and assessments for 2024 are a present existing lien not yet determined due or payable.
Auditor's Values: Land - \$341,200.00; Total - \$341,200.00; CAUV - \$52,740.00
2. Subject to electric power line easement from Mary J. Watkins and William E. Watkins, husband and wife, to The Ohio Power Company, dated September 9, 1936,, filed September 28, 1936 at 7:01 A.M. an recorded in Vol. 150, page 320 of the deed records of Crawford County, Ohio..
3. Power line easement from Mary J. Watkins, widow, to The Ohio Power Company, dated December 14, 1937, filed for record February 10, 1938 at

2:19 p.m. and recorded in Vol. 151, Page 406 of the Deed records of Crawford County, Ohio.

4. Subject to a telephone pole easement from Lester Johnson and Abigail Johnson to Northern Ohio Telephone Co., for poles along the south side of Lost *sic* (Loss) Creek Road dated March 21, 1957, filed July 10, 1957 at 2:46 p.m. and recorded in Vol. 250, page 224 of the deed records of Crawford County, Ohio.

The above certificate covers a period from May 29, 1918 to May 6, 2024 at 8:00 A.M.

The within certificate made for and at the instance of Judith A. Berger.



J. Sebastian Berger, Attorney & Examiner
P.O. Box 29, Crestline, Ohio 44827

Note: The examiner shall not be responsible or liable for any defects in the title to any other party other than the party named above for whom the certificate was made. The examiner limits his liability and responsibility for any defects in the title of record to the real estate above described or errors and/or omissions on the examiner's part in excess of any aggregate sum of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00).