 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule A	MM220251

Transaction Identification Data for reference only:

Issuing Agent: MARSH & MARSH

Issuing Office: 249 South Main Street, Bowling Green, OH 43402

ALTA® Universal ID:

Loan ID No.:

Commitment No.:

Issuing Office File Number: MM220251

Property Address: 8278 Milton Road, Custar, OH 43511

Revision No.:

SCHEDULE A

1. Commitment Date: **June 6, 2022 at 7:30 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
 Proposed Insured:
 Proposed Policy Amount: \$ *tbd @ Auction*
 - (b)
 Proposed Insured:
 Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.
4. Title is, at the Commitment Date vested in:

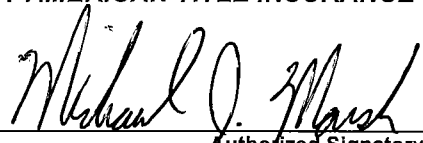
Kenneth Whitaker and Kay A. Whitaker

Source of Title: Deed recorded in Book 735, Page 533, in the Recorder's Office of Wood County, Ohio.

5. The Land is described as follows:

See Schedule C

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
 Authorized Signatory

Issuing Agent: MARSH & MARSH

Agent ID No.: 5018224

Address: 249 South Main Street

City, State, Zip: Bowling Green, OH 43402


Telephone: 419-352-2518

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

This page is only a part of a 2016 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; Schedule B, Part II—Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII	MM220251

Commitment No. MM220251

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.
 - a. **Deed from Kenneth Whitaker and Kay A. Whitaker to conveying the subject property set forth under Schedule A.**
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.
6. Taxes as to Parcel No.: **K40-409-270000010001**
First half of Tax Year 2021 in the amount of \$914.68 are paid in full.
Second half of Tax Year 2021 in the amount of \$914.68 are payable, not past due.


ANNUAL TAX AMOUNT: 1,829.36

Address: **8278 Milton Road, Custer, OH 43511**

This page is only a part of a 2016 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII	MM220251

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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.
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.
9. Real estate taxes and municipal charges as follows: Subject to taxes and assessments for the year **2022** and all subsequent years.

Parcel No. **K40-409-270000010001**

This page is only a part of a 2016 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII	MM220251


Commitment No. **MM220251**

10. Kenneth Whitaker is deceased. Wood County Probate Court Case Number 20171043, Dennis Ferrll, Attorney. February 1, 2017 – Release from Administration granted.

This page is only a part of a 2016 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



 <div style="display: inline-block; vertical-align: middle;"> First American Title™ </div>	<div style="text-align: center;"> ALTA Commitment for Title Insurance </div> <div style="text-align: center;"> <small>ISSUED BY</small> First American Title Insurance Company </div>
<div style="text-align: center;"> Schedule C </div>	<div style="text-align: center;"> MM220251 </div>

LEGAL DESCRIPTION

The Land referred to in this policy is described as follows:

the following **REAL PROPERTY**: Situated in the County of Wood, in the State of Ohio and the Township of Milton:

Commencing at the southwest corner of the North one-half (1/2) of the southwest one-quarter (1/4) of Section 27, Town 4 North, Range 9 East, MILTON TOWNSHIP, Wood County, Ohio; thence running north along the west line of said southwest 1/4 a distance of four hundred and seventy-five (475) feet to a point; thence running east along a line parallel with the south line of the north one-half (1/2) of said southwest quarter (1/4) a distance of two hundred and eighty (280) feet; thence running south a distance of four hundred seventy-five (475) feet to the south line of the North one-half (1/2) of said southwest 1/4; thence running west along said line a distance of two hundred eighty (280) feet to the place of beginning, containing 3.05 acres of land, more or less, subject to all legal highways. Tax Parcel No: K40-409-270000010001

W 280' 5475' N SW 3.05 AC

Prior Instrument Reference: Volume 725, pages 35 and 37, Wood County Deed