



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

MM220398

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: MM220398

Property Address: 20872 Dunbridge Road, Dunbridge, OH 43414

Revision No.:

SCHEDULE A

1. Commitment Date: **September 27, 2022 at 7:30 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured:
Proposed Policy Amount: \$ *tbd at 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:

Gerald R. Savial

Source of Title: Deed recorded in Book 572, Page 141 and Book 3245, Page 669 in the Recorder's Office of Wood County, Ohio.

5. The Land is described as follows:
See continuation of 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	MM220398

Commitment No. MM220398

**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 Gerald R. Savial 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.: **J36-611-280101013000**
First half of Tax Year 2021 in the amount of \$429.23 are paid in full.
Second half of Tax Year 2021 in the amount of \$429.23 are paid in full.

NOTE: Homestead Reduction of \$187.88 per half year


ANNUAL TAX AMOUNT: \$858.46

Address: 20872 Dunbridge Road, Dunbridge, OH 43414

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	MM220398

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. **J36-611-280101013000**

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	MM220398

Commitment No. **MM220398**

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 C

MM220398

LEGAL DESCRIPTION

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

See Attached Exhibit

LEGAL DESCRIPTION - EXHIBIT A

Situated in the County of Wood in the State of Ohio and in the Township of Middleton:

Being a parcel of land in the Northwest $\frac{1}{4}$ of Section Twenty-eight (28), Town Six (6) North, Range Eleven (11) East, in Middleton Township, Wood County, Ohio, and more particularly described as follows:

Commencing at the west $\frac{1}{4}$ Corner of the Northwest $\frac{1}{4}$ of said Section Twenty-eight (28); thence North, along the west line of said Section Twenty-eight (28), a distance of six hundred sixty and twenty-four hundredths (660.24) feet to a capped $\frac{5}{8}$ inch iron rod; which is the point of beginning; thence continuing North along the west line of said Section Twenty-eight (28) a distance of seventy-five (75.00) feet to a capped $\frac{5}{8}$ inch iron rod; thence South eighty-nine (89) degrees thirteen (13) minutes twenty-nine and five tenths (29.5) seconds East, parallel with the East-West Centerline of the Northwest $\frac{1}{4}$ of said Section Twenty-eight (28), a distance of one hundred ninety-five (195.00) feet to a capped $\frac{5}{8}$ inch iron rod; thence South a distance of seventy-five (75.00) feet to a capped $\frac{5}{8}$ inch iron rod; thence North eighty-nine (89) degrees thirteen (13) minutes twenty-nine and five tenths (29.5) seconds West, parallel with the East-West Centerline of the Northwest $\frac{1}{4}$ of said Section Twenty-eight (28), a distance of one hundred ninety-five (195.00) feet to the west Line of said Section Twenty-eight (28) and the point of beginning. This parcel contains 0.336 acre of land, more or less.

The above described 0.336 acre of land, more or less, is subject to legal highways, all legal easements and restrictions and leases of records and of records in respective utility offices.

The bearings referred to herein are based upon an assumed meridian and are used only for the purpose of describing angular measurements.