



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

MM220397

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: MM220397

Property Address: 17284 Scotch Ridge Road, Pemberville,
OH 43450

Revision No.:

SCHEDULE A

1. Commitment Date: **September 28, 2022 at 7:30 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **TBD at Auction**
Proposed Policy Amount: \$ *tbd*
 - (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:

Douglas R. Martin and Miriam S. Martin

Source of Title: Deed recorded in Book 2691, Page 369, 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.

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Schedule BI & BII	MM220397

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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 Douglas R. Martin and Miriam S. Martin to TBD at Auction 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.: **W75-512-070000054000**
 First half of Tax Year 2021 in the amount of \$804.29 are paid in full.
 Second half of Tax Year 2021 in the amount of \$804.29 are paid in full.
ANNUAL TAX AMOUNT: \$1,608.58
 Taxes as to Parcel No.: **W75-512-070000055000**
 First half of Tax Year 2021 in the amount of \$254.70 are paid in full.
 Second half of Tax Year 2021 in the amount of \$254.70 are paid in full.
ANNUAL TAX AMOUNT: \$509.40
 Address: **17284 Scotch Ridge Road, Pemberville, OH 43450**
7. Satisfaction and release of a Mortgage from Douglas R. Martin and Miriam S. Martin, in favor of **Fifth Third Bank, National Association**, securing the amount of \$27,000.00, dated January 20, 2007, recorded in Book 2730, Page 668, Recorder's Office, Wood County, Ohio.

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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. **W75-512-070000054000 & W75-512-070000055000**

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 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> First American Title™ </div>	<div style="text-align: center;"> ALTA Commitment for Title Insurance </div> <hr/> <div style="text-align: center;"> <small>ISSUED BY</small> First American Title Insurance Company </div>
<div style="text-align: center;"> Schedule BI & BII </div>	<div style="text-align: center;"> MM220397 </div>

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Schedule C	MM220397

LEGAL DESCRIPTION

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

See Attached Exhibit

NOTE: Legal Description for Parcel ending in 54000 to be determined by survey.

Being a parcel of land situated in the Southwest one-quarter (1/4) of Section Seven (7), Town Five (5) North, Range Twelve (12) East, Webster Township, Wood County, State of Ohio and being more particularly described as follows:

Commencing for the same at the intersection of the centerlines of State Route # 199 and State Route # 105, then North 64° 37' 30" East along the centerline of said State Route #105 a distance of one hundred thirty six and twenty three hundredths (136.23) feet to the point of beginning, thence continuing along the centerline of said State Route #105, North 64° 37' 30" East a distance of two hundred five and fifty hundredths (205.50) feet to a point, thence South 01° 36' 00" West a distance of four hundred eighty six and forty two hundredths (486.42) feet to the centerline of said State Route #199, thence North 41° 53' 00" West along the centerline of said State Route #199 a distance of three hundred forty one and sixty hundredths (341.60) feet to a point, thence North 61° 43' 00" East a distance of one hundred twenty one and ninety two hundredths (121.92) feet to a point, thence North 30° 51' 30" West a distance of one hundred and twenty hundredths (100.20) feet to the point of beginning. Parcel containing in all 1.4220 acres of land more or less subject however to easements and all legal highways.

Parcel # W75-512-0700-00-055-000