

PRELIMINARY CERTIFICATE OF TITLE

File No. 2-24-309

TO: Ruth Ann Mast and Kenneth E. Mast, Trustees, Deborah Z. Higgins, Jerold C. Higgins, and Barbara K. Rhoads

The undersigned hereby certifies that he has made a thorough examination of the Court House Records of Morrow County, Ohio as disclosed by the public indices for a period of 42 years prior to the date hereof, relating to the following described real estate:

SEE ATTACHED EXHIBIT "A"

This certificate does not purport to cover matters not of record in the Court House of Morrow, County, Ohio, including rights of persons in possession, questions which a correct survey or inspection would disclose, right to file Mechanic's Liens, special taxes and assessments not shown on the County Treasurer's Tax Duplicate and zoning and other governmental regulations, or liens by the United States of State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens.

The undersigned further certifies that based upon said records, the fee simple title to the said premises is now vested in **Ruth Ann Mast and Kenneth E. Mast, Trustees or their Successor as Trustee of The Mast Family Trust, dated August 21, 2002, and amended and restated in its entirety October 27, 2008, Jerold C. Higgins, Barbara K. Rhoads, and Deborah Z. Higgins** by deeds recorded in Volume 970, Page 631 and Volume 354, Page 540, Volume 1077, Page 428 and Volume 1111, Page 347, Morrow County Records.

Said title is marketable and free from encumbrances except the following:

1. Taxes for the first half of 2023, amounting to \$2,311.62, are paid. Special Assessment in the amount of \$25.00 is due. Subject to CAUV.
Tax Parcel ID: G19-001-00-287-00. As to Parcel 1.
2. Taxes for the first half of 2024, amounting to \$433.11, are paid. Subject to CAUV.
Tax Parcel ID: G19-001-00-287-02. As to Parcel 2.
3. Taxes for the first half of 2024, amounting to \$398.71, are paid. Subject to CAUV.
Tax Parcel ID: G19-001-00-287-01. As to Parcel 3.
4. Taxes for the first half of 2024, amounting to \$258.30, are paid. Subject to CAUV.
Tax Parcel ID: G19-001-00-287-03. As to Parcel 4.
5. Taxes for all of tax year 2025, and subsequent years, amount undetermined, are a lien, but not yet due and payable.

6. Reservation of ½ interest in all oil, gas and minerals located on or in said premises to Harold E. Price and Miriam E. Price. Affidavit by Eloise Higgins and Donald L. Higgins stating this interest was abandoned recorded at Volume 395, Page 314. Affidavit by Lanny Price, son of Harold and Miriam Price, to void affidavit at V. 395 P. 314 and to preserve ½ interest in all oil, gas and minerals recorded at Volume 752, Page 651. See also Case Number 2013 CV 00252, Morrow County Clerk of Courts, which settles the distribution of payments. Stipulation and Cross-Conveyance recorded at Volume 934, Page 786.

7. Easement to Ohio Edison Company at Deed Volume 132, Page 287.

8. Oil and Gas Lease to Harry A. Holtom for a primary term of 3 years and thereafter filed December 9, 1981 at Lease Volume 115, Page 212. Oil and Well Plats recorded at Lease Volume 115, Page 389. NOTE: No examination was made under the estate created under the above instrument. For further conditions, see record.

9. Oil and Gas Lease to Harry A. Holtom for a primary term of 3 years and thereafter filed February 29, 1980 at Lease Volume 112, Page 246. Affidavit to obtain Mechanic's Lien at Misc. Volume 8, Page 199, (out by time in 1987). Affidavit of Non-Production recorded at Volume 115, Page 387. Oil and Well Plats recorded at Lease Volume 115, Page 389. Affidavit of Non-Production, etc., recorded at Lease Volume 147, Page 754. NOTE: No examination was made under the estate created under the above instrument. For further conditions, see record.

10. Oil and Gas Lease to Shafer Exploration Company for a primary term of 1 year and thereafter filed July 19, 1974 at Lease Volume 108, Page 93. NOTE: No examination was made under the estate created under the above instrument. For further conditions, see record.

11. Oil and Gas Lease to Minnesota Ohio Oil Corp. for a primary term of 8 months and thereafter filed May 25, 1966 at Lease Volume 86, Page 178. NOTE: No examination was made under the estate created under the above instrument. For further conditions, see record.

12. Oil and Gas Lease to Ralph C. Halbert for a primary term of 90 days and thereafter filed February 17, 1964 at Lease Volume 40, Page 354. NOTE: No examination was made under the estate created under the above instrument. For further conditions, see record.

13. Oil and Gas Lease to Houghton Investments, L.L.C. for a primary term of 2 years and thereafter filed January 7, 2005 at Lease Volume 147, Page 756. Assignment of Oil and Gas Working Interest to D. T. Atha, Inc. at Lease Volume 147, Page 800. Assignment of Oil and Gas Working Interest to Carol A. Atha at Lease Volume 147, Page 802. Assignment of Oil and Gas Working Interest to Clermont Natural Gas Company at Lease Volume 147, Page 804. Assignment of Oil and Gas Working Interest to Thomas M. Atha at Lease Volume 147, Page 806. Assignment of Oil and Gas Working Interest to William H. Atha at Lease Volume 147, Page 808. Ratification of Oil and Gas Lease at Lease Volume 147, Page 810. NOTE: No examination was

made under the estate created under the above instrument. For further conditions, see record

14. Oil and Gas Lease to James J. Shumaker and Robert M. Markley for a primary term of 1 year and thereafter filed July 12, 1963 at Lease Volume 22, Page 280. Assigned to Thomas A. Flannery at Lease Volume 23, Page 289; extended at Lease Volume 27, Page 377. Assigned to Albert Potts at Lease Volume 30, Page 132. NOTE: No examination was made under the estate created under the above instrument. For further conditions, see record

15. Jerold C. Higgins (1/4 int) at V. 354 p. 540, Transfer on Death to Jerold C. Higgins, Trustee of the Jerold C. Higgins Trust dated September 25, 2008, remainderman subject to the life estate of Donald L. Higgins by Transfer on Death Designation Affidavit at V. 937 p. 554

This instrument prepared for Ruth Ann Mast and Kenneth E. Mast, Trustees, Deborah Z. Higgins, Jerold C. Higgins, and Barbara K. Rhoads, their exclusive use only. Dated at Bucyrus, Ohio, this February 22, 2025, at 8:00 a.m.



James W. Pry II, Attorney
231 South Poplar Street, Bucyrus, OH 44820

Exhibit "A"

Situated in the Township of Gilead, in the County of Morrow, in the State of Ohio and being more particularly bounded and described as follows;

Tract 1:

The West one-half of the Northeast Quarter of Section 18, Township 17, Range 20, containing **80 acres**, more or less.

PPN: G19-001-00-287-00

Tract 2:

The North one-half of the North half of the Northwest Quarter of Section 18, Township 17, Range 20, containing **40 acres**, more or less.

PPN: G19-001-00-287-02

Tract 3:

The East one-third of the South one-half of the North half of the Northwest Quarter and the East one-third of the South half of the Northwest Quarter of Section 18, Township 17, Range 20, containing 40 acres, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

Being a part of the Southeast part of the Northwest Quarter of Section 18, Range 20 West, Township 17 North and more particularly described as follows: Commencing at a nail in the center of said Section 18, this also being the centerline of County Road No. 115; thence North 86° 30' 00" West, along the half section line, this also being the centerline of County Road No. 115; a distance of 548.06 feet to a nail and also the place of beginning; thence continuing on same bearing, along said half section line, and center of said County Road No. 115, a distance of 326.00 feet to a nail; thence North 03° 18' 00" East and crossing a wood post at 25.00 feet and for a total distance of 378.10 feet to an iron pipe; thence South 86° 30' 00" East, a distance of 326.00 feet to an iron pipe, thence South 03° 18' 00" West and crossing an iron pipe at 353.10 feet and for a total distance of 378.10 feet to a nail and also the place of beginning, containing 2.83 acres of land, more or less, and subject to all legal highways and easements, restrictions, leases, etc., if any, of record. Kenneth D. Jenkins, Reg. Surveyor No. 5458, 8/22/72. Subject, however, to a reservation in the Deed at Vol. 153 Page 12 of the Deed Records of Morrow County, Ohio, whereby Harold E. Price and Miram E. Price reserved one-half of all mineral rights forever.

Containing in said tract, after exception, **37.17 acres**, be the same, more or less.

PPN: G19-001-00-287-01

Tract 4:

The Southwest part of Section 7, Township 17, Range 20, more particularly described as follows:

Beginning at the Southwest corner of said Section 7; thence Northerly along the West section line, 21.48 rods to a corner stone; thence Easterly parallel to the South section line, a distance of 166.35 rods to a point 8 rods East of the East line of the Southwest Quarter of said Section 7; thence Southerly parallel to the said East line, 21.48 rods to the South line of said Section 7; thence Westerly 166.35 rods along the South section line to the place of beginning, containing **22.33 acres**, more or less. Subject, however, to a reservation in the Deed at Vol. 153 Page 12 of the Deed Records of Morrow County, Ohio, whereby Harold E. Price and Miriam E. Price reserved one-half of all mineral rights forever.

PPN: G19-001-00-287-03

Containing in said Parcels, 179.50 acres of land, more or less.