

TO: Dye Real Estate and Land Company

CERTIFICATE OF TITLE

The undersigned hereby certifies that she has made a thorough examination of the records of Putnam County, Ohio, as disclosed by the public indexes covering the period from February 16, 1968 to the date hereof relating to the premises hereinafter described at Item I.

That the opinion or certificate does not purport to cover the following: (a) Matters not of record in said county, (b) Rights of persons in possession, (c) Questions which a correct survey or inspection of the premises would disclose, (d) Rights to file mechanics' liens, (e) Accrued but not yet filed Medicaid liens, (f) Special taxes and assessments not shown by the county treasurer's records, (g) Zoning and other governmental regulations, (h) Liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act [R.C. §§ 3734.21 and 3734.22] and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located.

The undersigned further certifies that, in her opinion based upon said records, the fee simple title to said premises is vested in Terry L. Wagner and Laura L. Wagner, Trustees or their successors in interest of the Terry and Laura Wagner Joint Revocable Living Trust dated November 24, 2021 subject to a life estate of Jane R. Wagner Riepenhoff by virtue of a Warranty Deed from Terry P. Wagner aka Terry L. Wagner and Laura L. Wagner, husband and wife, dated 11/24/2021 and filed for record on 10/06/2021 at 4:17 p.m. in Volume 741 Page 462, of the official records, and that, as appears from said county records, the title is marketable and free from encumbrances except and subject to the matters set forth herein at Item II through Item III inclusively.

ITEM I. PARCEL 2 40.000 ACRES

Situated as part of the Northwest Quarter of Section 6, Liberty Township, Town 2 North, Range 7 East, Putnam County, Ohio, also being part of a 70 acre tract of land and part of a 11 acre tract of land as recorded in Deed Volume 452, Page 158 (Parcel 1 and 2) and more particularly described as follows:

Commencing at a Railroad spike found marking the Northwest corner of the Northwest Quarter of Section 6, also marking the intersection of the centerlines of Road A and Road 13;

Thence South 00°00'00" West along said West line (centerline of Road 13) a distance of 1,282.59 feet to a Mag nail set and the POINT OF BEGINNING;

Thence South 89°30'55" East along a new division a distance of 1,359.53 feet to a 5/8 inch rebar with ID cap set on the West line of a 79.60 acre tract of land as recorded in Official Record Volume 592, Page 267 of the Putnam County Deed Records and passing a 5/8 inch rebar with ID cap set at 12.00 feet;

Thence South 00°05'15" East along said West line a distance of 1,280.76 feet to a 5/8 inch rebar with ID cap set;

Thence North 89°30'55" West along a new division a distance of 1,361.48 feet to a Mag nail set on the West line of the Northwest Quarter of Section 6, passing a 5/8 inch rebar with ID cap set at 1,349.48 feet;

Thence North 00°00'00" East along said West line (centerline of Road 13) a distance of 1,280.75 feet to the POINT OF BEGINNING, said tract containing 40.000 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in October, 2013, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the West line of the Northwest Quarter of Section 6 (also being the centerline of Road 13) to be North 00°00'00" East and are for the purpose of angle determination only.

ITEM II. An Affidavit Releasing the Life Estate of Jane R. Wanger Riepenhoff will need to be executed and recorded in the records of Putnam County, Ohio at or before closing.

ITEM III. The County Treasurer's 2024 General Tax Duplicate shows:
Taxes for the year 2024 listed in the name of Terry L. Wagner and Laura L. Wagner, Trustees or their successors in interest of the Terry and Laura Wagner Joint Revocable Living Trust dated November 24, 2021 subject to a life estate of Jane R. Wagner Riepenhoff and amounting to \$752.75 per half are paid.
Taxes for the year 2025 are a lien on the premises.
This parcel valued under the CAUV program.
Tax Parcel No. 18-005070.0000

SBC TITLE AGENCY, LLC

By: 
Megan Seitz Clinton, Attorney
315 East Main Street, P. O. Box 110
Ottawa, Ohio 45875
Telephone: (419) 523-5658

SBC TITLE AGENCY, LLC
315 EAST MAIN STREET • PO BOX 110
OTTAWA, OHIO 45875
(419) 523-5658

Dated at Ottawa, Ohio, this
15th day of September, 2024 at 8:00 a.m.

This Certificate is given for the protection of Dye Real Estate and Land Company only. No other person or entity may rely on the opinion expressed herein; nor is any liability assumed by the certification except to Dye Real Estate and Land Company.

SBC TITLE AGENCY, LLC
315 EAST MAIN STREET • PO BOX 110
OTTAWA, OHIO 45875
(419) 523-5658

TO: Dye Real Estate and Land Company

CERTIFICATE OF TITLE

The undersigned hereby certifies that she has made a thorough examination of the records of Putnam County, Ohio, as disclosed by the public indexes covering the period from February 16, 1968 to the date hereof relating to the premises hereinafter described at Item I.

That the opinion or certificate does not purport to cover the following: (a) Matters not of record in said county, (b) Rights of persons in possession, (c) Questions which a correct survey or inspection of the premises would disclose, (d) Rights to file mechanics' liens, (e) Accrued but not yet filed Medicaid liens, (f) Special taxes and assessments not shown by the county treasurer's records, (g) Zoning and other governmental regulations, (h) Liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act [R.C. §§ 3734.21 and 3734.22] and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located.

The undersigned further certifies that, in her opinion based upon said records, the fee simple title to said premises is vested in Ronald E. Deitering and Lynette M. Deitering, Trustees of the Ronald and Lynette Deitering Family Revocable Trust, dated June 24, 2020, subject to a life estate of Jane R. Wagner Riepenhoff by virtue of a Quitclaim Deed from Lynette E. Deitering and Ronald M. Deitering, wife and husband, dated 06/24/2020 and filed for record on 06/26/2020 at 1:51 p.m. in Volume 722 Page 133 of the official records, and that, as appears from said county records, the title is marketable and free from encumbrances except and subject to the matters set forth herein at Item II through Item III inclusively.

ITEM I. PARCEL 3 32.868 ACRES

Situated as part of the Northwest Quarter and part of the Southwest Quarter of Section 6, Liberty Township, Town 2 North, Range 7 East, Putnam County, Ohio, also being part of a 11 acre tract of land and part of a 30 acre tract of land as recorded in Deed Volume 452, Page 158 (Parcel 2) and more particularly described as follows:

Commencing at a Railroad spike found marking the Northwest corner of the Northwest Quarter of Section 6, also marking the intersection of the centerlines of Road A and Road 13;

Thence South 00°00'00" West along said West line (centerline of Road 13) a distance of 2,563.34 feet to a Mag nail set and the POINT OF BEGINNING;

Thence South 89°30'55" East along a new division a distance of 1,361.48 feet to a 5/8 inch rebar with ID cap set on the West line of a 79.60 acre tract of land as recorded in Official Record Volume 592, Page 267 of the Putnam County Deed Records and passing a 5/8 inch rebar with ID cap set at 12.00 feet;

Thence South 00°05'15" East along said West line a distance of 75.15 feet to a Concrete post found marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 6, also being the Northwest corner of a 79.62 acre tract of land as recorded in Deed Volume 224, Page 430 of the Putnam County Deed Records;

Thence South 00°23'01" East along the East line of the Northwest Quarter of the Southwest Quarter of Section 6 and the West line of said 79.62 acre tract a distance of 967.83 feet to a Railroad spike found on the centerline of Road X, passing a 5/8 inch rebar with ID cap set at 947.83 feet;

Thence South 89°59'48" West along the centerline of Road X a distance of 1,369.40 feet to a Railroad spike found on the West line of the Southwest Quarter of Section 6, also being the centerline of Road 13;

Thence North 00°04'52" East along said West line (centerline of Road 13) a distance of 969.56 feet to a point marking the West Quarter Post of Section 6, passing a Cotton gin spindle found at 949.76 feet marking the East Quarter Post of Section 1, Palmer Township;

Thence North 00°00'00" East along the West line of the Northwest Quarter of Section 6 a distance of 85.00 feet to the POINT OF BEGINNING, said tract containing 32.868 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in October, 2013, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the West line of the Northwest Quarter of Section 6 (also being the centerline of Road 13) to be North 00°00'00" East and are for the purpose of angle determination only.

ITEM II. An Affidavit Releasing the Life Estate of Jane R. Wanger Riepenhoff will need to be executed and recorded in the records of Putnam County, Ohio at or before closing.

ITEM III. The County Treasurer's 2024 General Tax Duplicate shows:
Taxes for the year 2024 listed in the name Ronald E. Deitering and Lynette M. Deitering,
Trustees of the Ronald and Lynette Deitering Family Revocable Trust, dated June 24, 2020,
subject to a life estate of Jane R. Wagner Riepenhoff and amounting to \$600.24 per half are
paid.
Taxes for the year 2025 are a lien on the premises.
This parcel valued under the CAUV program.
Tax Parcel No. 18-005090.0000

SBC TITLE AGENCY, LLC

By: 
Megan Seltz Clinton, Attorney
315 East Main Street, P. O. Box 110
Ottawa, Ohio 45875
Telephone: (419) 523-5658

Dated at Ottawa, Ohio, this
15th day of September, 2024 at 8:00 a.m.

This Certificate is given for the protection of Dye Real Estate and Land Company only. No other
person or entity may rely on the opinion expressed herein; nor is any liability assumed by the
certification except to Dye Real Estate and Land Company.

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OTTAWA, OHIO 45875
(419) 523-5658

TO: Dye Real Estate and Land Company

CERTIFICATE OF TITLE

The undersigned hereby certifies that she has made a thorough examination of the records of Putnam County, Ohio, as disclosed by the public indexes covering the period from October 12, 1925 to the date hereof relating to the premises hereinafter described at Item I.

That the opinion or certificate does not purport to cover the following: (a) Matters not of record in said county, (b) Rights of persons in possession, (c) Questions which a correct survey or inspection of the premises would disclose, (d) Rights to file mechanics' liens, (e) Accrued but not yet filed Medicaid liens, (f) Special taxes and assessments not shown by the county treasurer's records, (g) Zoning and other governmental regulations, (h) Liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act [R.C. §§ 3734.21 and 3734.22] and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located.

The undersigned further certifies that, in her opinion based upon said records, the fee simple title to said premises is vested in Terry L. Wagner and Laura L. Wagner, Trustees or their successors in interest of the Terry and Laura Wagner Joint Revocable Living Trust dated November 24, 2021 subject to a life estate of Jane R. Wagner Riepenhoff by virtue of a Warranty Deed from Terry P. Wagner aka Terry L. Wagner and Laura L. Wagner, husband and wife dated 11/24/2021 and filed for record on 10/06/2021 at 4:17 p.m. in Volume 741 Page 462, of the official records, and that, as appears from said county records, the title is marketable and free from encumbrances except and subject to the matters set forth herein at Item II through Item III inclusively.

ITEM I. PARCEL 1 40.000 ACRES

Situated as part of the Northwest Quarter of Section 6, Liberty Township, Town 2 North, Range 7 East, Putnam County, Ohio, also being part of a 70 acre tract of land as recorded in Deed Volume 452, Page 158 (Parcel 1) and more particularly described as follows:

Beginning at a Railroad spike found marking the Northwest corner of the Northwest Quarter of Section 6, also marking the intersection of the centerlines of Road A and Road 13 and the POINT OF BEGINNING;

Thence South 89°30'55" East along the North line of the Northwest Quarter of Section 6 (centerline of Road A) a distance of 1,357.57 feet to a Mag nail set marking the Northwest corner of a 79.60 acre tract of land as recorded in Official Record Volume 592, Page 267 of the Putnam County Deed Records;

Thence South 00°05'15" East along the West line of said 79.60 acre tract a distance of 1,282.61 feet to a 5/8 inch rebar with ID cap set and passing a 4 inch steel post found at 37.41 feet and a 5/8 inch rebar with ID cap set at 40.00 feet;

Thence North 89°30'55" West along a new division a distance of 1,359.53 feet to a Mag nail set on the West line of the Northwest Quarter of Section 6, passing a 5/8 inch rebar with ID cap set at 1,347.53 feet;

Thence North 00°00'00" East along said West line (centerline of Road 13) a distance of 1,282.59 feet to the POINT OF BEGINNING, said tract containing 40.000 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in October, 2013, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the West line of the Northwest Quarter of Section 6 (also being the centerline of Road 13) to be North 00°00'00" East and are for the purpose of angle determination only.

Parcel No. 18-005060.0000

ITEM II. An Affidavit Releasing the Life Estate of Jane R. Wanger Riepenhoff will need to be executed and recorded in the records of Putnam County, Ohio at or before closing.

ITEM III. The County Treasurer's 2024 General Tax Duplicate shows:

Taxes for the year 2024 listed in the name of Terry L. Wagner and Laura L. Wagner, Trustees or their successors in interest of the Terry and Laura Wagner Joint Revocable Living Trust dated November 24, 2021 subject to a life estate of Jane R. Wagner Riepenhoff and amounting to \$716.55 per half are paid.

Taxes for the year 2025 are a lien on the premises.

This parcel valued under the CAUV program.

Tax Parcel No. 18-005060.0000

SBC TITLE AGENCY, LLC

By: Megan Seitz Clinton
Megan Seitz Clinton, Attorney
315 East Main Street, P. O. Box 110
Ottawa, Ohio 45875
Telephone: (419) 523-5658

Dated at Ottawa, Ohio, this
15th day of September, 2024 at 8:00 a.m.

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