

NATIC

NORTH AMERICAN TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

North American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.


This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

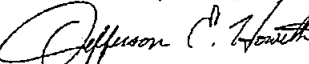
All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

NORTH AMERICAN TITLE INSURANCE COMPANY

BY 
Emilio Fernandez, **PRESIDENT**

ATTEST 
Jefferson E. Howeth, **SECRETARY**



North American Title Insurance Company

1855 Gateway Boulevard, Suite 600, Concord, California 94520

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

File No.: 170933

Commitment No.: 170933

1. Commitment Date: August 31, 2017 at 08:00 AM
2. Policy (or Policies) to be issued: Policy Amount
 - (a) ALTA Owner's Policy (6/17/06)
Proposed Policy Amount: **In an amount not to exceed \$500,000 without prior**
Proposed Insured: **underwriter approval**
TBD
 - (b) ALTA Expanded Coverage Residential Loan Policy (01/01/08)
Proposed Policy Amount:
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land at the date of this Commitment vested in:
Keith F. Fischer

Source of Title: Official Records Volume 730, Page 967
5. The land referred to in this Commitment is described as follows:
See Schedule A - Legal Description attached hereto.

Monroe Street Title Company, Ltd.

By: 

Kristy I. Bowling

(This Commitment is invalid unless the Insuring Provisions and Schedule A, Schedule B, Section I and Section II are attached)

North American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I
REQUIREMENTS

File No.: 170933

Commitment No.: 170933

The following requirements must be met:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
 - a. Warranty Deed from Keith F. Fischer to TBD
3. Mortgage location survey meeting the Company's requirements to delete Schedule-B II, Item 4.
4. The Company has no liability under this commitment until an endorsement is issued stating the names of the proposed Insured. Once the proper names are provided, the Company reserves the right to make additional requirements and/or exceptions.

Further, the Company has no liability under this commitment until an endorsement is issued stating the amount of the proposed policy.

North American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II
EXCEPTIONS

File No.: 170933

Commitment No.: 170933

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage / deed of trust thereon covered by this Commitment.
2. Any rights, interests or claims of parties in possession of the land not shown by the public records.
3. All easements, rights-of-way, streets, roads or railways affecting the land not shown in the public records.
4. Any encroachments, overlaps, overhangs, violated restrictions, set-back line violations, boundary line disputes, variations in area, party walls, easements and any other matters which would be disclosed by an accurate survey or inspection of the land.
5. Any lien or right to lien, for services, labor, or materials imposed by law and not shown by the public records.
6. Any claim that any part of, or all of the land is or was underwater and riparian rights if any.
7. Taxes and assessments for the year 2017, and all subsequent years (which are shown as existing liens by the public records) which are not yet due and payable.
8. Any lien or right to lien in favor of any village, city, county or other municipality for unpaid service charges for water, sewer or gas systems supplying the land.
9. Any mortgage or deed of trust or other encumbrance entered into or granted by the insured.
10. All taxes and assessments, if any, including taxes and assessments not yet due and payable.

The County Treasurer's 2016 General Tax Duplicate listed as Parcel No. 026-00000822.00, in the name(s) of Keith F. Fischer shows:

Land Value \$10,630.00
Building Value \$0.00

Taxes per 1/2 year \$216.34

Taxes for the full year 2016 have been paid in full. The taxes for the first six months of the year 2017 have not yet been determined, but are a lien, not yet due and payable.

Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

11. All taxes and assessments, if any, including taxes and assessments not yet due and payable.

The County Treasurer's 2016 General Tax Duplicate listed as Parcel No. 026-00000405.01, in the name(s) of Keith F. Fischer shows:

Land Value \$3,640.00
Building Value \$0.00

Taxes per 1/2 year \$77.08

Taxes for the full year 2016 have been paid in full. The taxes for the first six months of the year 2017 have not yet been determined, but are a lien, not yet due and payable.

There are special assessments included for Muskingum Watershed Conservancy in the amount of \$3.00 per half.

SCHEDULE B - SECTION II
(Continued)

File No.: 170933

Commitment No.: 170933

Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

12. Although the policy to be issued insures access to and from the land, it will not insure the right of the insured to build a driveway connecting to the public highway.
13. Subject to the rights of public in and to that portion of caption real estate that lies within the bounds of TR 337.
14. Notwithstanding the reference to acreage in the description set forth in Schedule A hereof, this policy does not insure the acreage of land set forth therein.
15. Anything to the contrary notwithstanding, this Policy does not insure the accuracy of dimensions recited or referenced within the description of premises described in Schedule A.
16. 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.
17. Reservation of certain oil and gas rights as contained in Deed Volume 351, Page 512, Deed Volume 351, Page 516 and in Deed Volume 351, Page 520, Coshocton County, Ohio. (Copies attached.)
18. Oil and gas lease from Grover C Smith, , to The Logan Natural Gas and Fuel Co, dated July 25, 2016, filed for record October 24, 2016 and recorded in Lease Volume 12, Page 289, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

19. Oil and gas lease from GE Smith and Sylvia Smith, husband and wife, to SE Large of Hebron, Ohio, dated April 25, 1942, filed for record June 4, 1942 and recorded in Lease Volume 43, Page 36, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

20. Oil and gas lease from Grover C Smith and Sylvia Smith, , to TV Secrest of Norwich, Ohio, dated November 18, 1950, filed for record March 3, 1951 and recorded in Lease Volume 49, Page 363, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

21. Oil and gas lease from Ruth G & Joseph N Pena, husband and wife, Sylvia M. Smith, widow, Lucille J and Franklin J. Fisher, husband and wife, Floyd G & Cleora Smith, husband and wife, and Helen Parsons, widow, to John C. Mason, dated December 31, 1973, filed for record January 24, 1974 and recorded in Lease Volume 85, Page 969, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

22. Oil and gas lease from Louis and Ora Kanuckle, husband and wife, to Damacc Inc, dated March 29, 1973, filed for record April 16, 1973 and recorded in Lease Volume 84, Page 876, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

23. Oil and gas lease from Joseph E & Anna A Dannemiller, husband and wife, J. Joseph & Diane Ames, husband and wife, to Bakerwell, Inc., dated April 15, 1982, filed for record April 16, 1982 and recorded in Lease Volume 106, Page 572, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

24. Oil and gas lease from Joseph E. & Anna Dannemiller, husband and wife, to Derrick Petroleum, dated January 19, 1983, filed for record January 28, 1983 and recorded in Lease Volume 109, Page 343, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

SCHEDULE B - SECTION II
(Continued)

File No.: 170933

Commitment No.: 170933

25. Oil and gas lease from Joseph E. & Anna L Dannemiller, husband and wife, to Mason Producing Inc., dated February 21, 1996, filed for record May 31, 1996 and recorded in Official Volume 98, Page 905, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

26. Oil and gas lease from Carl J & Jean Kamm, husband and wife, and Brice Neville and Naomi Neville, husband and wife, to WE Shrider Co, dated July 15, 1985, filed for record July 16, 1985 and recorded in Lease Volume 115, Page 341, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

27. Pipeline right of way from Louis & Ora Kanuckel, husband and wife, to The Ohio Fuel Gas Company, dated August 9, 1955, filed for record September 1, 1955 and recorded in Deed Volume 217, Page 505, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

28. Pipeline right of way from Louis Kanuckel and Ora E Kanuckel, husband and wife, to The Buckeye Pipeline Company, dated February 24, 1961, filed for record February 28, 1961 and recorded in Deed Volume 244, Page 304, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

29. Pipeline right of way from Louis Kanuckle and Ora Kanuckle, husband and wife, to Seneca Energy Corp, dated March 1, 1977, filed for record March 14, 1977 and recorded in Deed Volume 310, Page 374, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

30. Electric transmission right of way from GC Smith and Mrs GC Smith, husband and wife, to Muskingum Valley Farm Bureau and Holmes Rural Electric Cooperative, dated April 6, 1937, filed for record August 25, 1960 and recorded in Deed Volume 242, Page 133, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

31. Pipeline right of way from Brice D & Naomi P Neville, husband and wife, Carl and Jean Kamm, husband and wife, to Jeffrey A. Geog and Jonsu Oil Corp, dated July 19, 1983, filed for record August 8, 1983 and recorded in Deed Volume 340, Page 165, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

32. Water Pipeline right of way from Brice D & Naomi P Neville, husband and wife, Carl and Jean Kamm, husband and wife, to Jeffrey A. Geog and Cinday A. Geog, dated March 2, 1985, filed for record March 7, 1985 and recorded in Deed Volume 347, Page 521, Coshocton County, Ohio.

NOTE: No examination was made of the estate created by the above instrument.

North American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A
(Continued)
LEGAL DESCRIPTION

File No.: 170933

Commitment No.: 170933

TRACT #1: Being a part of Lot 27, the Third Quarter, T-7N, R-8W, U. S. M. L. Monroe Township, Coshocton County, Ohio, and also being a part of a 93 acre tract conveyed to R. Daniel Wiles by Ora Kanuckel in Volume 321, Page 311 of the Coshocton County Deed Records, and more particularly described as follows:

Beginning at a found stone in the Northeast corner of said Lot 27;

Thence S 03° 45' 22" W, along the East line of Lot 27, a distance of 1556.33 feet to a set pin, said iron pin being located N 03° 45' 22" E, a distance of 115.50 feet from a found iron pin located in the Southeast corner of said Lot 27;

Thence N 87° 37' 27" W, along the North line of the F. E. Ling lands as described in Volume 151, Page 410 of the Coshocton County Deed Records, a distance of 676.84 feet to a set iron pin,

Thence N 13° 45' 57" E, a distance of 1586.44 feet to a found iron pin located on the North line of said Lot 27;

Thence S 87° 43' 20" E, along said North line of Lot 27, a distance of 401.03 feet to the True Place of Beginning.

The above described tract contains 19.244± acres including a public road right of way. The above-described tract is subject to any and all public and private easements and rights of way of record.

This survey and description prepared by Jim Gute, R.S. #5935, April 1979.

PPN: 026-00000822.00

TRACT#2: Situated in the Township of Monroe, County of Coshocton and State of Ohio:

Being a tract of land in Lot 22, Third Quarter, Range 8W, Township 7N, Monroe Township, Coshocton County, State of Ohio, which is further described as follows:

NOTE: The angular variation between line in the following description is based upon an azimuth North as taken from Deed 339/830. All pins indicated as set are 3/4" x 30" reinforcing bars with aluminum caps.

Beginning at a recovered stone at the Northwest corner of said Lot 22;

Thence along the North line of said Lot 22 and the South line of the lands of F. Taylor (218/510) with the following two (2) courses:

1. 93° 05' 53", a distance of six hundred seventy-eight and sixty hundredths (678.60) feet to a set steel pin;
2. Continuing 93° 05' 53", a distance of twenty-five and sixty-six hundredths (25.66) feet to a point in the centerline of Township Road 337;

Thence, with the said centerline of Township Road 337 and running through the lands of Brice D. Neville and Carl Kamm et al (339/830) with the following thirteen courses:

1. 232° 45' 20", a distance of two hundred five and sixty-three hundredths (206.63) feet to a point;
2. 228° 54' 27", a distance of one hundred nine and thirty-six hundredths (109.36) feet to a point;
3. 234° 58' 35", a distance of ninety-three and seventy-seven hundredths (93.77) feet to a point;
4. 228° 45' 48", a distance of two hundred thirteen and ninety-five hundredths (213.95) feet to a point;

SCHEDULE A
(Continued)
LEGAL DESCRIPTION
(Continued)

File No. 170933

Commitment No.: 170933

5. 215° 20' 21", a distance of one hundred nine and nine hundredths (109.09) feet to a point;
6. 220° 56' 51", a distance of seventy-six and eighty-two hundredths (76.82) feet to a point;
7. 210° 09' 08", a distance of sixty-six and ninety-nine hundredths (66.99) feet to a point;
8. 190° 53' 19", a distance of sixty-four and seventy-one hundredths (64.71) feet to a point;
9. 178° 51' 48", a distance of fifty-nine and four hundredths (59.04) feet to a point;
10. 184° 59' 31", a distance of two hundred fifteen and sixty-four hundredths (215.64) feet to a point;
11. 194° 31' 19", a distance of one hundred forty-four and thirteen hundredths (144.13) feet to a point;
12. 199° 18' 43", a distance of two hundred eleven and six hundredths (211.06) feet to a point;
13. 215° 22' 04", a distance of sixty-five and seven hundredths (65.07) feet to a point on the West line of said Lot 22, said point being 4° 14' 25", a distance of three hundred three and twenty-seven hundredths (303.27) feet from a recovered stone at the Southwest corner of said Lot 22, said line being the East line of the lands of J. E. and A. L. Dannemiller (324/621);

Thence with the said West line of said Lot 22 and the East line of J. E. and A. L. Dannemiller with the following two (2) courses:

1. 04° 14' 25", a distance of fifty-nine and no hundredths (59.00) feet to a set steel pin;
2. Continuing 04° 14' 25", a distance of one thousand three hundred eight and nine hundredths (1,308.09) feet to the Point of Beginning.

This tract contains six and nine hundred thirty-five thousandths (6.935) acres, more or less, as surveyed by George W. Stewart #6357, August 26, 1985.

The above-described tract is intended to convey part of the lands previously transferred from Franklin Fischer et al to Brice D. Neville and Carl Kamm et al (339/830).

The following documents were used as a source of data for the above-described survey.

Parcel No. 026-00000405.01

2977

GENERAL WARRANTY DEED *

351 PAGE 520

Jean Kamm, Unremarried Widow ⁽¹⁾, of Erie County, Ohio
for valuable consideration paid, grant(s), with general warranty covenants, to
Joseph E. Dannemiller and Anna L. Dannemiller, whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of Coshocton in the State
of Ohio and in the Township of Monroe : (2)
Being An Undivided One-Fourth Interest

SEE ATTACHED "EXHIBIT A"

Except all taxes and assessments which said taxes and assessments shall
be prorated as of the date of this Warranty Deed and EXCEPTING easements
and right of way of record.

Prior Instrument Reference: Vol. 339 Page 830 of the Deed Records of Coshocton
County, Ohio.

Grantor releases all rights of dower therein. Witness ⁽³⁾ wife (husband) of the
hand(s) this 8th day
of November, 19 85.

Signed and acknowledged in the presence of:

Frank P. Shea (4)
WITNESS Jean Kamm
Kamm Kamm
WITNESS

State of Ohio County of Erie ss.

BE IT REMEMBERED, That on this 8th day of November, 19 85, before me,
the subscriber, a Notary Public in and for said county, personally came,

Jean Kamm the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day
and year aforesaid.

Frank P. Shea

FRANK P. SHEA JR. Attorney-At-Law
NOTARY PUBLIC, STATE OF OHIO

This instrument was prepared by FRANK P. SHEA, JR., ATTORNEY-AT-LAW
4653 Kenny Road, Columbus, Ohio 43220

- 1. Name of Grantor(s) and marital status.
- 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
- 3. Delete whichever does not apply.
- 4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

* See Sections 5302.05 and 5302.06 Ohio Revised Code.

"EXHIBIT A"

Being a tract of land in Lot 22, Third Quarter, Range 8th, Township 7th, Monroe Township, Coshocton County, State of Ohio which is further described as follows:

Note: The angular variation between lines in the following description is based upon an azimuth North as taken from Deed 339/830. All pins indicated as set are 3/4" x 30" reinforcing bars with aluminum caps.

Beginning at a recovered stone at the Northwest corner of said Lot 22;

thence, along the North line of said Lot 22 and the South line of the lands of F. Taylor (218/510) with the following two (2) courses:

1. 93 deg. 05' 53", a distance of six hundred seventy-eight and sixty hundredths (678.60) feet to a set steel pin;
2. continuing 93 deg. 05' 53", a distance of twenty-five and sixty-six hundredths (25.66) feet to a point in the centerline of Township Road 337;

thence, with the said centerline of Township Road 337 and running through the lands of Brice D. Neville and Carl Kamm et al (339/830) with the following thirteen (13) courses:

1. 232 deg. 45' 20", a distance of two hundred five and sixty-three hundredths (205.53) feet to a point;
2. 224 deg. 54' 27", a distance of one hundred nine and thirty-six hundredths (109.35) feet to a point;
3. 234 deg. 58' 35", a distance of ninety-three and seventy-seven hundredths (93.77) feet to a point;
4. 228 deg. 45' 48", a distance of two hundred thirteen and ninety-five hundredths (213.95) feet to a point;
5. 215 deg. 20' 21", a distance of one hundred nine and nine hundredths (109.09) feet to a point;
6. 220 deg. 56' 51", a distance of seventy-six and eighty-two hundredths (76.82) feet to a point;
7. 210 deg. 09' 08", a distance of sixty-six and ninety-nine hundredths (66.99) feet to a point;
8. 190 deg. 53' 19", a distance of sixty-four and seventy-one hundredths (64.71) feet to a point;
9. 178 deg. 51' 48", a distance of fifty-nine and four hundredths (59.04) feet to a point;
10. 184 deg. 59' 31", a distance of two hundred fifteen and sixty-four hundredths (215.64) feet to a point;
11. 194 deg. 31' 19", a distance of one hundred forty-four and thirteen hundredths (144.13) feet to a point;
12. 199 deg. 18' 43", a distance of two hundred eleven and six hundredths (211.06) feet to a point;
13. 215 deg. 22' 04", a distance of sixty-five and seven hundredths (65.07) feet to a point on the West line of said Lot 22, said point being 4 deg. 14' 25", a distance of three hundred three and twenty-seven hundredths (303.27) feet from a recovered stone at the Southwest corner of said Lot 22, said line being the East line of the lands of J.E. and A.J. Dannemiller (324/621);

thence, with the said West line of the Lot 22 and the East line of J. E. and A. L. Dannemiller with the following two (2) courses:

1. 04 deg. 14' 25", a distance of fifty-nine and no hundredths (59.00) feet to a set steel pin;
2. continuing 04 deg. 14' 25", a distance of one thousand three hundred eight and nine hundredths (1,308.09) feet to the point of beginning.

This tract contains six and nine hundred thirty-five thousandths (6.935) acre, more or less, as surveyed by George W. Stewart #6357, August 26, 1985.

The above described tract is intended to convey part of the lands previously transferred from Franklin Fisher et al to Brice D. Neville and Carl Kamm et al (339/830).

The following documents were used as a source of data for the above described survey.

Deeds: 339/830, 212/510, 324/621, 151/410, 336/561, 338/307

The Grantors and the Grantors' Heirs and the Grantees agree that the Grantees are to receive 1/3 of the 1/8 royalty from the proceeds of the sale of oil and gas produced by Shrider #1 oil and gas well being drilled as provided in an oil and gas lease wherein Brice Neville and Naomi Neville and Carl J. Kamm and Jean Kamm, husband and wife are the Lessors and W. E. Shrider Co. is the Lessee, said lease being dated July 15, 1985 and recorded in Volume 115, Page 341, Coshocton County Lease Records.

The Grantors are to receive all and any other royalty from the proceeds of the sale of oil and gas produced by Shrider No. 1 well and any other oil and gas wells drilled on the above described leasehold.

TRANSFERRED NO. 782
 FEE PAID \$ 2.60 UND. 1/4 INT.
CONVEYANCE EXAMINED
 SEC. 319.202 COMPLIED WITH

DESCRIPTION APPROVED
 DATE NOV 27 1985
 SIGNATURE E. J. ...

DEC 17 1985

Richard J. ...

AUDITOR, COSHOCTON COUNTY, OH
BY *[Signature]*

29774

GENERAL WARRANTY DEED

FROM

VOL 351 PAGE 523

TO

Received 12-18 1985
At 11:20 o'clock AM
Recorded 12-18 1985
In Coshocton County, Ohio
Record of Deed Vol 351
Page 520
Matthew A. McConnell
Recorder
Recorder's Fee 1400



2976

DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE, GUARDIAN, RECEIVER OR COMMISSIONER*

351 PAGE 516

Jean Kamm

(1) Executor

by the power conferred by Will of Carl J. Kamm (Erie County Probate Court, Case No. 85E-0369) and every other power, for One Dollar and Other Good and Valuable Consideration grants, with fiduciary covenants, to Joseph E. Dannemiller and Anna L. Dannemiller whose tax-mailing address is

the following **REAL PROPERTY**: Situated in the County of Coshocton in the State of Ohio and in the Township of Monroe (2)

Being An Undivided One-Fourth Interest

SEE ATTACHED "EXHIBIT A"

Except all taxes and assessments which said taxes and assessments shall be prorated as of the date of this Warranty Deed and EXCEPTING easements and right of way of record.

Prior Instrument Reference: Vol. 339 Page 830 of the Deed Records of Coshocton County, Ohio.

Witness my hand(s) this 8th day of November, 1985.

Signed and acknowledged in the presence of:

[Signature]
WITNESS

Jean Kamm, Executor (3)
Jean Kamm

Karen Kamm
WITNESS

State of Ohio County of Erie ss.

BE IT REMEMBERED, That on this 8th Day of November, 1985 before me, the subscriber, a Notary Public in and for said county, personally came, Jean Kamm the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. *[Signature]*

This instrument was prepared by **FRANK P. SHEA, JR.**, FRANK P. SHEA JR. Attorney at Law
4653 Kenny Road, Columbus, Ohio 43220

- 1. Executor of the Will of, Administrator of the Estate of, Trustee under, Guardian of, Receiver of, Commissioner.
- 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
- 3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

* See Section 5302.09 Ohio Revised Code.

"EXHIBIT A"

Being a tract of land in Lot 22, Third Quarter, Range 8th, Township 7th, Monroe Township, Coshocton County, State of Ohio which is further described as follows:

Note: The angular variation between lines in the following description is based upon an azimuth North as taken from Deed 339/830. All pins indicated as set are 3/4" x 30" reinforcing bars with aluminum caps.

beginning at a recovered stone at the Northwest corner of said Lot 22;

thence, along the North line of said Lot 22 and the South line of the lands of F. Taylor (218/510) with the following two (2) courses:

1. 93 deg. 05' 53", a distance of six hundred seventy-eight and sixty hundredths (678.60) feet to a set steel pin;
2. continuing 93 deg. 05' 53", a distance of twenty-five and sixty-six hundredths (25.66) feet to a point in the centerline of Township Road 337;

thence, with the said centerline of Township Road 337 and running through the lands of Brice D. Neville and Carl Kamm et al (339/830) with the following thirteen (13) courses:

1. 232 deg. 45' 20", a distance of two hundred five and sixty-three hundredths (205.63) feet to a point;
2. 223 deg. 54' 27", a distance of one hundred nine and thirty-six hundredths (109.36) feet to a point;
3. 234 deg. 58' 35", a distance of ninety-three and seventy-seven hundredths (93.77) feet to a point;
4. 228 deg. 45' 48", a distance of two hundred thirteen and ninety-five hundredths (213.95) feet to a point;
5. 215 deg. 20' 21", a distance of one hundred nine and nine hundredths (109.09) feet to a point;
6. 220 deg. 56' 51", a distance of seventy-six and eighty-two hundredths (76.82) feet to a point;
7. 210 deg. 09' 08", a distance of sixty-six and ninety-nine hundredths (66.99) feet to a point;
8. 190 deg. 53' 19", a distance of sixty-four and seventy-one hundredths (64.71) feet to a point;
9. 178 deg. 51' 48", a distance of fifty-nine and four hundredths (59.04) feet to a point;
10. 184 deg. 59' 31", a distance of two hundred fifteen and sixty-four hundredths (215.64) feet to a point;
11. 194 deg. 31' 19", a distance of one hundred forty-four and thirteen hundredths (144.13) feet to a point;
12. 199 deg. 18' 43", a distance of two hundred eleven and six hundredths (211.06) feet to a point;
13. 215 deg. 22' 04", a distance of sixty-five and seven hundredths (65.07) feet to a point on the West line of said Lot 22, said point being 4 deg. 14' 25", a distance of three hundred three and twenty-seven hundredths (303.27) feet from a recovered stone at the Southwest corner of said Lot 22, said line being the East line of the lands of J.E. and A.J. Dannemiller (324/621);

thence, with the said West line of the Lot 22 and the East line of J. E. and A. L. Dannomiller with the following two (2) courses:

1. 04 deg. 14' 25", a distance of fifty-nine and no hundredths (59.00) feet to a set steel pin;
2. continuing 04 deg. 14' 25", a distance of one thousand three hundred eight and nine hundredths (1,308.09) feet to the point of beginning.

This tract contains six and nine hundred thirty-five thousandths (6.935) acre, more or less, as surveyed by George W. Stewart #6357, August 26, 1985.

The above described tract is intended to convey part of the lands previously transferred from Franklin Fisher et al to Brice D. Neville and Carl Kamm et al (339/830).

The following documents were used as a source of data for the above described survey.

Deeds: 339/830, 218/510, 324/621, 151/410, 336/561, 338/307

The Grantors and the Grantors' Heirs and the Grantees agree that the Grantees are to receive 1/3 of the 1/8 royalty from the proceeds of the sale of oil and gas produced by Shrider #1 oil and gas well being drilled as provided in an oil and gas lease wherein Brice Neville and Naomi Neville and Carl J. Kamm and Jean Kamm, husband and wife are the Lessors and W. E. Shrider Co. is the Lessee, said lease being dated July 15, 1985 and recorded in Volume 115, Page 341, Coshocton County Lease Records.

The Grantors are to receive all and any other royalty from the proceeds of the sale of oil and gas produced by Shrider No. 1 well and any other oil and gas wells drilled on the above described leasehold.

TRANSFERRED NO. 781
 FEE PAID \$ 2.60 UND. 1/4 INT.
CONVEYANCE EXAMINED
 SEC. 319.202 COMPLIED WITH

DESCRIPTION APPROVED
 DATE NOV 27 1985
 SIGNATURE E. Dannom

DEC 17 1985

Richard J. Josephine

AUDITOR, COSHOCTON COUNTY, OH
 BY *[Signature]*

Received Dec 18 1985
At 1115 o'clock M
Recorded 12-18 1985
In Coshock County, Ohio
Record of Vol 357
Page 516
Matthew A. McCaswell
Recorder
Recorder's Fee 14.00

K. Brown

TO

FROM

VOL 351 PAGE 519

FIDUCIARY DEED

2376



2975

Know all Men by these Presents

That Brice D. Neville and Naomi P. Neville, husband and wife,

of the Village of Warsaw, County of Coshocton
and State of Ohio Grantors, in consideration of the sum of
One (\$1.00) dollar and other valuable considerations
to them paid by Joseph E. Dannemiller and Anna L. Dannemiller

of the of County of
and State of Ohio Grantees, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantees Joseph E. Dannemiller and Anna L. Dannemiller

an undivided one-half interest, in the ^{their heirs and assigns forever,}
following **Real Estate** situated in the County of Coshocton
in the State of Ohio, and in the Township of
Monroe and bounded and described as follows:

Being a tract of land in Lot 22, Third Quarter, Range 86,
Township 7N, Monroe Township, Coshocton County, State of Ohio
which is further described as follows:

Note: The angular variation between lines in the following
description is based upon an azimuth North as taken from Deed
339/830. All pins indicated as set are 3/4" x 30"
reinforcing bars with aluminum caps.

Beginning at a recovered stone at the Northwest corner of
said Lot 22;

thence, along the North line of said Lot 22 and the South
line of the lands of F. Taylor (218/510) with the following
two (2) courses:

1. 93 deg. 05' 53", a distance of six hundred seventy-eight
and sixty hundredths (678.60) feet to a set steel pin;
2. continuing 93 deg. 05' 53", a distance of twenty-five and
sixty-six hundredths (25.66) feet to a point in the
centerline of Township Road 337;

thence, with the said centerline of Township Road 337 and
running through the lands of Brice D. Neville and Carl Kamm
et al (339/830) with the following thirteen (13) courses:

1. 232 deg. 45' 20", a distance of two hundred five and
sixty-three hundredths (205.63) feet to a point;
2. 223 deg. 54' 27", a distance of one hundred nine and
thirty-six hundredths (109.36) feet to a point;

3. 234 deg. 58' 35", a distance of ninety-three and seventy-seven hundredths (93.77) feet to a point;
4. 228 deg. 45' 48", a distance of two hundred thirteen and ninety-five hundredths (213.95) feet to a point;
5. 215 deg. 20' 21", a distance of one hundred nine and nine hundredths (109.09) feet to a point;
6. 220 deg. 56' 51", a distance of seventy-six and eighty-two hundredths (76.82) feet to a point;
7. 210 deg. 09' 08", a distance of sixty-six and ninety-nine hundredths (66.99) feet to a point;
8. 190 deg. 53' 19", a distance of sixty-four and seventy-one hundredths (64.71) feet to a point;
9. 178 deg. 51' 48", a distance of fifty-nine and four hundredths (59.04) feet to a point;
10. 184 deg. 59' 31", a distance of two hundred fifteen and sixty-four hundredths (215.64) feet to a point;
11. 194 deg. 31' 19", a distance of one hundred forty-four and thirteen hundredths (144.13) feet to a point;
12. 199 deg. 18' 43", a distance of two hundred eleven and six hundredths (211.06) feet to a point;
13. 215 deg. 22' 04", a distance of sixty-five and seven hundredths (65.07) feet to a point on the West line of said Lot 22, said point being 4 deg. 14' 25", a distance of three hundred three and twenty-seven hundredths (303.27) feet from a recovered stone at the Southwest corner of said Lot 22, said line being the East line of the lands of J.E. and A.J. Dannemiller (324/621);

Last Transfer: Deed Record Volume , *Page*

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees* Joseph E. Dannemiller and Anna L. Dannemiller *their heirs and assigns forever.*

And the said Grantors Brice D. Neville and Naomi P. Neville

for themselves and their heirs.

do hereby covenant with the said Grantees Joseph E. Dannemiller and Anna L. Dannemiller

their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s Joseph E. Dannemiller and Anna L. Dannemiller their heirs and assigns

against the lawful claims of all persons whomsoever EXCEPT all taxes and assessments which said taxes and assessments shall be prorated as of the date of this Warranty Deed and EXCEPTING easements and right of way of record.

In Witness Whereof the said Grantor s Brice D. Neville and Naomi P. Neville, husband and wife,

who hereby release their rights of dower in the premises, ha ve hereunto set their hands, this 26th day of August in the year of our Lord one thousand nine hundred and eighty-five (19 85).

Signed and acknowledged in presence of

Rebecca Balogh
E. Shuler Mills

Brice D. Neville
Brice D. Neville
Naomi P. Neville
Naomi P. Neville

The State of OHIO
COSHOCKTON County } ss.

Be it Remembered That on this 26th day of August A.D. 19 85, before me, the subscriber, a Notary Public in and for said county, personally came the above named Brice D. Neville and Naomi P. Neville

the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on

REBECCA BALOGH day and year last aforesaid.
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MAY 6, 1988
Rebecca Balogh
Notary Public

This instrument prepared by Kenneth F. Berry
Attorney at Law
137 S. 4th St.
Coshockton, Ohio 43812
Telephone: 614-622-3321

thence, with the said West line of the Lot 22 and the East line of J. E. and A. L. Dannemiller with the following two (2) courses:

1. 04 deg. 14' 25", a distance of fifty-nine and no hundredths (59.00) feet to a set steel pin;
2. continuing 04 deg. 14' 25", a distance of one thousand three hundred eight and nine hundredths (1,308.09) feet to the point of beginning.

This tract contains six and nine hundred thirty-five thousandths (6.935) acre, more or less, as surveyed by George W. Stewart #6357, August 26, 1985.

The above described tract is intended to convey part of the lands previously transferred from Franklin Fisher et al to Brice D. Neville and Carl Kamm et al (339/830).

The following documents were used as a source of data for the above described survey.

Deeds: 339/830, 218/510, 324/621, 151/410, 336/561, 338/307

The Grantors and Grantees agree that the Grantees are to receive 1/3 of the 1/8th. royalty from the proceeds of the sale of oil and gas produced by Shrider #1 oil and gas well being drilled as provided in an oil and gas lease wherein Brice Neville and Naomi Neville and Carl J. Kamm and Joan Kamm, husband and wife are the Lessors and W. E. Shrider Co. is the Lessee, said lease being dated July 15, 1985 and recorded in Volume 115, Page 341, Coshocton County Lease Records.

The Grantors are to receive all and any other royalty from the proceeds of the sale of oil and gas produced by Shrider No. 1 well and any other oil and gas wells drilled on the above described leasehold.

DESCRIPTION APPROVED

TRANSFERRED NO. 780

DATE DEC 17 1985

FEE PAID \$ 5.00 UND 1/2 INT. SIGNATURE E. Danner

CONVEYANCE EXAMINED
SEC. 319.202 COMPLIED WITH

DEC 17 1985

Richard J. Tompkins

AUDITOR, COSHOCTON COUNTY, OH
BY *[Signature]*

2975 ✓
Warranty Deed

VGL 351 PAGE 515

Transferred December 17th 1985
Richard J. Tompkins
COUNTY AUDITOR

Received Dec 18 1985
At 11:10 o'clock A.M.
Recorded 12-18-85
In Coshocton County, Ohio
Record of Deeds Vol 351
Page 515
Matthew A. McConnell
Recorder
Recorder's Fee 14.00

BERRY, OWENS AND MANNING
ATTORNEYS AT LAW
137 SOUTH FOURTH STREET
COSHOCTON, OHIO, 43812

Commitment for Title Insurance

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the Proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org>>.*

Issued by:



1855 Gateway Boulevard, Suite 600
Concord, CA 94520

Or call us at:

Western States: 800-869-3434 Eastern States: 800-374-8475

www.natic.com



Privacy Policy

Effective: June 14, 2016

North American Title Group Family of Companies

FACTS	WHAT DOES NORTH AMERICAN TITLE GROUP, INC. FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number, birthdate, driver's license number and income • transaction history and payment history • purchase history and account balances <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons North American Title Group, Inc. Family of Companies ("NATG") choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does NATG share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	Yes	Yes
For nonaffiliates to market to you	No	We don't share

Questions?	Call 1 (888) 444-7766, extension 6585
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Who we are	
Who is providing this notice?	The North American Title Group, Inc. Family of Companies (identified below), which offer title insurance, settlement services and property and casualty insurance.
What we do	
How does NATG protect your personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does NATG collect your personal information?	<p>In general, you can visit our website on the World Wide Web without disclosing your identity or any information about yourself. Our web servers collect statistical information, such as the number of visitors, returning visitors, country of origin, source of traffic (e.g., Google) and method of access (e.g., mobile), but not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information used to improve the overall content of our web site to all visitors. You may choose to provide personal information to us through our website in order to request information, products or services, or to submit a complaint or inquiry. Any information provided via our website will be used only in accordance with the policies outlined here.</p> <p>We collect your personal information, for example, from:</p> <ul style="list-style-type: none"> • Applications, contracts or other forms you complete • Information provided about your transaction by you, by affiliates or others, whether received in writing, in person, by telephone or any other means • Information provided to us by other parties involved in your transaction, such as your lender, mortgage broker, attorney or real estate broker. Such items may include an appraisal, land survey, credit report and account information • Information we receive from a consumer reporting agency or credit bureau
Why can't you limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies.
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Nonaffiliates we share with for business purposes can include collection agencies, IT service providers, companies that perform marketing services on our behalf, consumer reporting agencies and others. • NATG does not share with nonaffiliates so they can market their goods or services to you.
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • NATG does not jointly market.

Affiliate Marketing

To limit sharing with affiliates for marketing purposes

NATG may share your information with its affiliates so that the affiliates can market to you. To prevent this sharing, contact us

- By visiting the following webpage for full instructions and a link to the Opt Out process via our NATTRACK system: www.nat.com/Opt-Out

OR

- Send written notification to
North American Title Group
ATTN: General Counsel
760 Northwest 107th Avenue, Suite 400
Miami, FL 33172

The North American Title Group, Inc. Family of Companies consists of the following entities:

North American Title Company
North American Title Company, Inc.
North American Title Company of Colorado
North American Title Insurance Company
North American Services, LLC
North American Title Agency, Inc.
North American Title Agency, LLC
North American Abstract Agency

NASSA, LLC
North American Title, LLC
North American Advantage Insurance Services, LLC
North American National Title Solutions, LLC