

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Date Issued: **September 25, 2017**

Commitment Number: **75435**

Property: **211 Mill Street SW, Sugarcreek, OH 44681-9335**

1. Effective Date: **September 18, 2017, 6:59 am**
2. The policy or policies to be issued are: POLICY AMOUNT
 - (a) ALTA Owner's Policy 2006
Proposed Insured: **TO BE DETERMINED**
 - (b) ALTA Loan Policy 2006
Proposed Insured: **TO BE DETERMINED**
3. Fee Simple Interest in the land described in this Commitment is owned, at the effective date by:
Joe N. Miller, deed filed July 26, 2011 in Volume 1360, Page 1228 in the Tuscarawas County, Ohio Records.
4. Legal description of the land:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

By: **Ohio Real Title Agency, LLC**

Michelle M Britton

By:

Michelle M. Britton, Title Manager, Title Agent

Insurance Fraud Warning: Any person who, with the intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing false or deceptive statement is guilty of insurance fraud.

**Old Republic National Title
Insurance Company**

**This commitment is invalid unless the
Insuring provisions and Schedules A
& B are attached**

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SCHEDULE B - SECTION I

Commitment No: **75435**

Effective Date: **September 18, 2017**

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Release of Mortgages and /or Liens in Schedule B, Section II.

Additional Requirements:

1. Possible Homeowners Association dues if any.

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SCHEDULE B - SECTION II

Commitment No: **75435**

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The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. 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 thereon covered by this Commitment.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
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 theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights of parties in actual 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. Special taxes or assessments approved, levied or enacted by the State, County, Municipality or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to reassessment and recapture by way of CAUV, Homestead or other similar programs, or retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority.
7. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
8. 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 instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
9. The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

10. The Plat of the Schrock's and A.C. Burkey's Addition filed in Volume 6, Page 45 in the Tuscarawas County, Ohio Records shows the following:

a) Plat Items

NOTE: For further conditions see record.

11. Anything to the contrary notwithstanding, the Final Policy will not insure the quantity of land set forth in the legal description recited in Schedule A.

12. The County Treasurer's Tax Duplicate shows: Permanent Parcel Number 58-00455-000

Taxes for the First Half 2016 in the amount of \$106.30 ARE PAID.

Taxes for the Last Half 2016 in the amount of \$106.30 ARE PAID.

Subject to future assessments of any kind, if any.

Taxes for future tax periods are a lien not yet due or payable.