

PRELIMINARY CERTIFICATE OF TITLE

TO: Kaufman Realty

RE: Real estate situated in the Township of Keene, County of Knox, and State of Ohio, and being Parcel Number 60-00853.000 and 60-00854.002.

The undersigned hereby certifies that a thorough search and examination of the records of Knox County, State of Ohio, has been made from April 16, 1984 through June 19, 2025, the dates hereof, in relation to the following described premises:

SEE ATTACHED EXHIBIT A

The record title to the above-described premises is now vested in Grant D. Nyhart. Title thereto was acquired as follows:

A Warranty Deed from Terry L. Durbin, married, and Michelle Lynne Durbin, his wife, to Grant D. Nyhart, dated February 6, 2014, filed for record February 20, 2014 in Book 1446, Page 273 of the Knox County, Ohio, Official Records.

This Certificate is made subject to mistakes in the indices to the public records of Knox County, Ohio, and does not purport to cover matters not of record in said County, matters which an accurate survey of the premises would reveal, matters revealed by physical examination of the premises, including rights of adverse possession, rights of parties in possession, easements by prescription or by necessity, rights to file Mechanics Liens, special taxes and assessments not shown by the Treasurer's records or zoning or other governmental regulations or liens asserted by the United States or 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, unless the lien is filed in the public records of the county in which the property is located. There is excepted from this Certificate encumbrances and adverse claims declared by the Courts of the United States and of the State of Ohio outside Knox County and recorded elsewhere than in Knox County. The undersigned does certify that they have examined the records in the Recorder's Office of Knox County, Ohio, Probate Records of Knox County, Ohio, where they apply, the records in the Sheriff's Office and Clerk of Courts of Knox County, Ohio. All descriptions are subject to approval of the Knox County Engineer's Office, and this Certificate does not certify compliance or non-compliance with regulations of that Office.

Title, in the opinion of the undersigned, is A GOOD, SAFE, MARKETABLE, FEE SIMPLE TITLE, but which title is now subject to the following matters:

TAXES: 2024 Tax Duplicate lists taxes in the names of:
Grant D. Nyhart

VALUES:

Parcel Number:	60-00853.000		
True Values:			
Land -	\$ 117,550.00	Half year taxes -	\$1,601.04
Buildings-	\$ 201,590.00	Last Installment Paid -	1st half 2024
Total -	\$ 319,140.00	Delinquent taxes and penalties-	\$0.00

There is a \$1.00 Muskingum Watershed Assessment per half (included in the half year tax figure listed above).
Note: The taxes are presently under the CAUV program. Removal from the CAUV program will result in a recoupment.

Parcel Number: 60-00854.002

True Values:

Land -	\$ 60,880.00	Half year taxes -	\$114.61
Buildings-	\$ 0.00	Last Installment Paid -	1st half 2024
Total -	\$ 60,880.00	Delinquent taxes and penalties-	\$0.00

There is a \$1.00 Muskingum Watershed Assessment per half (included in the half year tax figure listed above).

Note: The taxes are presently under the CAUV program. Removal from the CAUV program will result in a recoupment.

MORTGAGES:

Mortgage from Grant D Nyhart, a single person, to The Farmers and Merchants Bank, securing the principal amount of \$300,000.00, dated February 6, 2014, filed for record February 10, 2014 in Book 1446, Page 277 of the Knox County, Ohio, Official Records.

LEASES OF RECORD:

Assignment of Oil and Gas Well and Bill of Sale from Carol A. Mickley, unmarried, to Grant D. Nyhart, dated November 21, 2019, filed for record February 4, 2019 in Book 1762, Page 249 of the Knox County, Ohio, Official Records. No examination has been made under the estate created under the above referenced instrument.

RESTRICTIVE COVENANTS, EASEMENTS OR RIGHT-OF-WAY:

None found during search period referenced above.

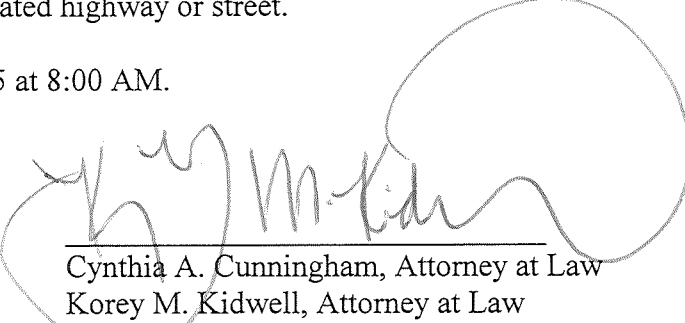
UNSATISFIED JUDGMENTS, PENDING SUITS, FOREIGN EXECUTIONS:

Judgment Lien in favor of Board of Commissioners, of Knox County, Ohio against Grant Nyhart, being Case No.23AR03-0067, in the amount of \$662.00, plus interest and costs, filed for record February 14, 2024 in Book 2009, Page 275 of the Knox County, Ohio, Official Records.

ALL OTHER MATTERS OF RECORD:

Parcel two has no frontage on any dedicated highway or street.

Dated this 10th day of June, 2025 at 8:00 AM.



Cynthia A. Cunningham, Attorney at Law
Korey M. Kidwell, Attorney at Law
Jeremy R. Abrams, Attorney at Law
Kidwell & Cunningham, Ltd.
112 North Main Street
Mount Vernon, Ohio 43050
Telephone No: (740) 397-7474
OC06915

Exhibit A

Parcel One:

Situated in the Township of Union, Knox County, Ohio, being situated in the West half of the Northeast Quarter of Section Five, Township 7, Range 10, U.S.M. Lands and being a part of that land of record in Deed Book 328, Page 129 in the Knox County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at a spike in the centerline of Danville-Amity Road (County Road 14) at the southeast corner of the west half of the northeast quarter of Section 5, bearing North 85 deg. 52' 20" West a distance of 870.75 feet from the west line of Richards Street; thence from said beginning point North 85 deg. 52' 20" West along the centerline of Danville-Amity Road a distance of 555.09 feet to a spike; thence North 4 deg. 52' 08" East a distance of 1382.32 feet (passing over an iron pin at 30.00 feet) to an iron pin; thence North 88 deg. 19' 08" East a distance of 514.80 feet to an iron pin; thence South 3 deg. 07' 37" West along the westerly boundary of Beatrice Ann Blubaugh (DV 362, P. 737) a distance of 1434.52 feet (passing over an iron pin at 1404.52 feet) to the place of beginning, containing 17.254 acres, more or less. Subject to all legal rights of way of previous record. Surveyed November 1983, by Samuel W. Vance, Surveyor #6553.

Parcel Number: 60-00853.000

Parcel Two:

The following real estate, situate in the Northeast Quarter of Section 5, Quarter 2, Township 7, Range 10, Union Township, Knox County, Ohio and being described as follows:

Commencing at an iron pin found at the northwest corner of the Northeast Quarter of Section 5; thence along the north line of Section 5 South 87 deg. 00' 32" East 889.49 feet to an iron pin found at the northeast corner of a 30.00 acre tract (P. & C. Magers, D.V. 1073, Pg. 554) and being the northwest corner and beginning point of the tract herein described; thence continuing along the north line of Section 5 South 87 deg. 00' 32" East 477.58 feet to an iron pin found at the northwest corner of a 14.781 acre tract (Danville Church of Christ, D.V. 508, Pg. 348); thence along the west line of said tract South 3 deg. 07' 37" West 1126.59 feet to an iron pin found at the northeast corner of a 17.254 acre tract (Terry L. Durbin, D.V. 464, Pg. 302); thence along the north line of said tract South 88 deg. 19' 15" West 514.92 feet to an iron pin found at the northwest corner of said tract on the east line of the aforesaid 30.000 acres; thence along the east line of said 30.000 acres North 4 deg. 52' 06" East 1169.14 feet to the point of beginning, containing 13.041 acres, as surveyed in January 2014 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Records S, Page 393. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Parcel Number: 60-00854.002



Doc ID: 003979070002 Type: OFF
Kind: LEASE ASSIGNMENT
Recorded: 02/04/2020 at 12:55:47 PM
Fee Amt: \$38.00 Page 1 of 2
Knox Ohio
John Lybarger County Recorder
File# 2020-00000907
BK 1762 PG 249-250

ASSIGNMENT OF OIL AND GAS WELL
AND BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Carol A. Mickley, unmarried, P.O. Box J, Danville, Ohio 43014 (hereinafter referred to as Assignor) for and in consideration of One Dollar (\$1.00) and other good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, does sell, assign, transfer, and convey unto Grant D. Nyhart, 26697 Danville-Amity Road, Danville, Ohio 43014 (hereinafter referred to as Assignee), all of the Assignor's right, title, and interest in and to the oil and gas well herein described together with the rights incident thereto and certain equipment and personal property thereon, appurtenant thereto or used in connection therewith located on Grant D. Nyhart' property located at 26697 Danville-Amity Road, Danville, Ohio 43014.

This assignment includes the well, including tubing, rods, and any existing surface equipment.

Assignor does not warrant the condition of any and all equipment and is sold as is.

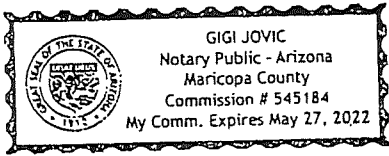
For and in consideration of the assignment herein, Assignee releases and discharges Assignor, his heirs, next of kin, legal representatives, successors and assigns, from and against any and all claims, losses and/or damages, including damages to third parties and their property, arising during or resulting from Assignee's use and occupancy of the well for purposes of oil & gas production. The herein release is intended to be a full and complete release and shall be construed as broadly as possibly under Ohio law.

Prior Instrument Reference Volume 4, Page 80, Knox County, Ohio Official Records.

X

MRK&C

IN WITNESS WHEREOF, this instrument is executed this 21st day of November, 2019.



Assignor:
Carol A. Mickley
Carol A. Mickley

STATE OF ARIZONA }
COUNTY OF Maricopa } SS:

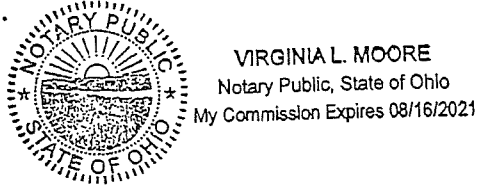
The foregoing instrument was acknowledged before me this 21st day of November, 2019, by Carol A. Mickley.

[Signature]
Notary Public

Agreement and acceptance:

Assignee: Grant D. Nyhart
[Signature]
Grant D. Nyhart

STATE OF OHIO }
COUNTY OF KNOX } SS:



The foregoing instrument was acknowledged before me this 31 day of January 2020 ~~2019~~, by Grant D. Nyhart.

Virginia L. Moore
Notary Public

This instrument prepared by:
Korey M. Kidwell, Attorney at Law
Kidwell & Cunningham, Ltd.
112 North Main Street
Mount Vernon, Ohio 43050
Telephone: (740) 397-7474

IN THE COURT OF COMMON PLEAS,
KNOX COUNTY, OHIO

FILED
KNOX COUNTY
COURT OF COMMON PLEAS
2024 FEB 14 PM 1:24

CHRISTY MILLIGAN STATON
CLERK OF COURTS

Board of Commissioners,
of Knox County, Ohio,

Petitioner,

Tara Stiltner,
Knox County, OH
Instrument: 202400001009
JUDGMENT ENTRY Pages: 4
02/14/2024 @ 02:36:46 PM
Recording: 0.00

-VS-

Case No. 23AR03-0067

Grant Nyhart,

BK 2009 PG 275 - 278

Respondent.

AMENDED JUDGMENT ENTRY

This cause came on for consideration pursuant to the Motion for Default Judgment filed by Petitioner, Board of Commissioners of Knox County, Ohio.

The Court finds that Respondent Grant Nyhart has been duly served with summons, is properly before the court, and has failed to answer.

The Court, having reviewed said Motion and the Court's file in this matter determines Petitioner's Motion for Default Judgment to be well taken and the motion is hereby **GRANTED**.

The Court finds appropriation conveying the described temporary easement to the Petitioner in accordance with law is necessary for the improvement and construction of County Road 14 (Danville-Amity Road).


The Court finds the value of Respondents' property subject to the temporary easement is Six Hundred Sixty Two Dollars (\$662.00).

It is therefore **ORDERED, ADJUDGED, and DECREED** that:

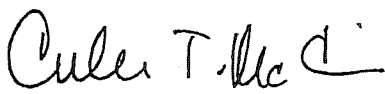
OK

- 1.) The temporary easement described in Exhibit A to the Complaint is appropriated to Petitioner, and this easement shall be recorded in the deed records of the Knox County Recorder;
- 2.) Respondents' property subject to the temporary easement shall be valued at Six Hundred and Sixty Two Dollars (\$662.00). This amount, less court costs, shall be disbursed pursuant to R.C. 163.18.
- 3.) The Clerk shall send a copy of this Judgement Entry to the Respondent at their address by ordinary mail.
- 4.) The Clerk shall present a copy of this entry (with Exhibit A) to the Knox County Recorder for recording of the described easement.
- 5.) Costs to be paid by Respondent.

IT IS SO ORDERED.

 2-14-24
Richard Wetzel, Judge

SUBMITTED BY:


Charles T. McConville (0082378)
Prosecuting Attorney

**THE CLERK OF COURTS SHALL SERVE
AND DOCKET NOTICE OF THE ENTRY WITHIN
THREE (3) DAYS OF THE ENTRY, UPON EVERY
PARTY WHO IS NOT IN DEFAULT FOR
FAILURE TO APPEAR THAT AN ORDER/
JUDGMENT HAS BEEN FILED AND JOURNALIZED
IN THIS CASE**

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 02/11/2022

PID 113863

**PARCEL 37-T
KNO-CR 14-14.40
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
KNOX COUNTY BOARD OF COMMISSIONERS, KNOX COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Knox, Township of Union, and being a part of Section 5, Town 7 North, Range 10 West, and also being on the left side of the centerline of right of way of Danville Amity Road, as shown on a centerline survey plat made in 2021, for the County of Knox, titled "KNO-CR 14-14.40" being bounded and described as follows:

BEGINNING at a point on the existing northerly right of way line of Danville Amity Road at its intersection with the easterly property line of the Grantor being 30.00 feet left of Danville Amity Road centerline of right of way Station 91830+11.28;

1. Thence North 87 degrees 12 minutes 09 seconds West a distance of 154.36 feet, along said existing right of way line to a point 30.00 feet left of Station 91828+56.92;
2. Thence South 88 degrees 52 minutes 19 seconds East a distance of 154.35 feet to a point on the easterly property line of the Grantor 34.50 feet left of Station 91830+11.20;
3. Thence South 01 degrees 49 minutes 21 seconds West a distance of 4.50 feet, along said property line, to the POINT OF BEGINNING.

The above-described area is contained within Knox County Auditor's PPN 6000853.000 and contains a gross area of 0.008 acres more or less.

Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, prepared this description on November 18, 2021..

This description is based on a survey made in 2021 by the Mannik and Smith Group, under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Deed Volume 1446, Page 273, Knox County Recorder's office.

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2021. Stations referred to herein are centerline of Right of Way of Danville Amity Road as shown on Right of Way Plan KNO-CR 14-14.40.

Jon D. Bruner
Professional Surveyor #7098
The Mannik Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

Date