

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Stewart Title Guaranty Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

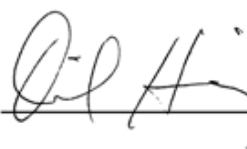
Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **Stewart Title Guaranty Company, (the "Company")**, commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.





Frederick H. Eppinger
President and CEO



David Hisey
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. DEFINITIONS

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

ALTA TITLE INSURANCE COMMITMENT
BY
Stewart Title Guaranty Company

SCHEDULE A

File No: T25-1807
Issue Date: June 19, 2025
Referral No.:
Loan No.:
Address Reference: V/L Hametown Road, Doylestown, OH
44230

1. Effective Date: **June 11, 2025 @ 8:00 a.m.**
2. Policy (or Policies) to be issued: Proposed Policy Amount
a. ALTA® 2021 Owner's Policy **To Be Determined**
Proposed Insured: **To Be Determined**
b. ALTA® 2021 Loan Policy
Proposed Insured:
c. Proposed Insured:
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Effective Date, by **Gregory B. Lindeman, Gary D. Lindeman, Diane Lindeman Stiles, and Bradley N. Lindeman (as to a one-half interest) and Gregory B. Lindeman and Bradley N. Lindeman, Co-Trustees of the Ronald E. Lindeman Trust (as to a one-half interest)**
4. The land referred to in the Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned
Nova Title Agency, Inc.

By *John J Dyer, III*
John J Dyer III Esq., Agent
Nova Title Agency, Inc.
6001 Cochran Road, Ste. 302
Solon, OH 44139
(440) 600-5550

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EXHIBIT "A"**Parcel No. 1**

Situated in the Township of Chippewa, (T-18, R-11), Northwest Quarter of Section 12, County of Wayne, and State of Ohio:

Beginning at a pk nail found at the southwest corner of the Northwest Quarter of Section 12; thence, along the west line of Section 12 and the center line of Hametown Road, North 03° 25' 00" East a distance of 116.00 feet to a point and the true place of beginning;

- 1) Thence, continuing along the center line of Hametown Road, North 03° 25' 00" East a distance of 140.00 feet to a point;
- 2) Thence South 87° 30' 46" East, passing over a solid No. 5 bar set with Cap No. 6183 at 25.00 feet, a distance of 491.77 feet to a solid No. 5 bar set with Cap No. 6183;
- 3) Thence South 03° 25' 00" West a distance of 140.00 feet to a solid No. 5 bar set with Cap No. 6183;
- 4) Thence North 87° 30' 46" West, passing over a solid No. 5 bar set with Cap No. 6183 at 466.77 feet, a distance of 491.77 feet to the center line of Hametown Road and west line of Section 12, and the true place of beginning, containing 1.5803 acres.

For survey see Volume II, Page 188 of the Wayne County Survey Records.

Survey and description prepared by John M. Johanyak, P.S. 6183.

Parcel No. 2

Situated in the Township of Chippewa, (T-18, R-11), Northwest Quarter of Section 12, County of Wayne, and State of Ohio:

Beginning at the iron pin at the southwest corner of said quarter section;

- 1) Thence North 03° 25' East, along the west line of said quarter, 6 chains to an iron pin in the center of the public highway, witnessed by an iron pin 25.00 feet East on line;
- 2) Thence South 87° 30' East a distance of 20 chains 25 links, parallel to the south line of the quarter section, to an iron pin;
- 3) Thence South 03° 25' West 6 chains to a stone located on the south line of said quarter section;
- 4) Thence North 87° 30' West a distance of 20 chains 25 links to the place of beginning, containing 12.15 acres.

For survey see Volume L, Page 244B of the Wayne County Survey Records.

Survey and description prepared by F.D. Krichbaum, P.S. 1799.

EXCEPTION ONE

Situated in the Township of Chippewa, (T-18, R-11), Northwest Quarter of Section 12, County of Wayne, and State of Ohio:

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Beginning at a pk nail found at the southwest corner of the Northwest Quarter of Section 12; thence, along the west line of Section 12 and the center line of Hametown Road, North 03° 25' 00" East a distance of 116.00 feet to a point and the true place of beginning;

- 1) Thence, continuing along the center line of Hametown Road, North 03° 25' 00" East a distance of 140.00 feet to a point;
- 2) Thence South 87° 30' 46" East, passing over a solid No. 5 bar set with Cap No. 6183 at 25.00 feet, a distance of 491.77 feet to a solid No. 5 bar set with Cap No. 6183;
- 3) Thence South 03° 25' 00" West a distance of 140.00 feet to a solid No. 5 bar set with Cap No. 6183;
- 4) Thence North 87° 30' 46" West, passing over a solid No. 5 bar set with Cap No. 6183 at 466.77 feet, a distance of 491.77 feet to the center line of Hametown Road and west line of Section 12, and the true place of beginning, containing 1.5803 acres.

For survey see Volume II, Page 188 of the Wayne County Survey Records.

Survey and description prepared by John M. Johanyak, P.S. 6183.

EXCEPTION TWO

Situated in the Township of Chippewa, (T-18, R-11), Northwest Quarter of Section 12, County of Wayne, and State of Ohio:

Beginning at a pk nail found at the southwest corner of the Northwest Quarter of Section 12; thence, along the west line of Section 12 and the center line of Hametown Road, North 03° 25' 00" East a distance of 256.00 feet to a point and the true place of beginning;

- 1) Thence, continuing along the center line of Hametown Road, North 03° 25' 00" East a distance of 140.00 feet to a track spike found 9 inches below the road surface;
- 2) Thence South 87° 30' 46" East, passing over an iron pin found at 25.00 feet and along the south line of property in the name of David Holvey as recorded in Volume 574, Page 103 of the Wayne County Deed Records, a distance of 491.77 feet to a solid No. 5 bar set with Cap No. 6183;
- 3) Thence South 03° 25' 00" West a distance of 140.00 feet to a solid No. 5 bar set with Cap No. 6183;
- 4) Thence North 87° 30' 46" West, passing over a solid No. 5 bar set with Cap No. 6183 at 466.77 feet, a distance of 491.77 feet to the center line of Hametown Road and west line of Section 12, and the true place of beginning, containing 1.5803 acres.

For survey see Volume II, Page 188 of the Wayne County Survey Records.

Survey and description prepared by John M. Johanyak, P.S. 6183.

MEANING TO CONVEY 8.9894 ACRES AFTER SAID EXCEPTIONS.

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I
REQUIREMENTS

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. Documents satisfactory to us creating the interest in the land and/or the mortgage to be signed, delivered and recorded.
 - b. You must tell us in writing the name of anyone not referred to in the Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
 - c. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
 - d. Payment of all premiums, fees, and charges for the policy of the insured.
 - e. Satisfaction evidence should be had that improvements and/or repairs or alterations thereto are completed; that Contractor, Subcontractors, Labor and Materialmen are all paid.
 - f. Evidence satisfactory to the Company that the amount due under the Medicaid Estate Recovery Program, if any, has been paid.
 - g. Proper Instrument(s) creating the estate or interest to be insured must be executed and duly filed for record to wit:
 - A. A properly executed deed from **Gregory B. Lindeman, Gary D. Lindeman, Diane Lindeman Stiles, and Bradley N. Lindeman, with dower release if any, to To Be Determined.**
 - B. A properly executed Memorandum of Trust pursuant to ORC 5301.255 authorizing the subject transaction.
 - C. A properly executed deed from **Gregory B. Lindeman and Bradley N. Lindeman, Co-Trustees of the Ronald E. Lindeman Trust to To Be Determined.**

ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters 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 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. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. 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.

NOTE: This exception will only appear in the final loan policy.

8. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority but not yet certified to the tax duplicate of the country in which the land is situated, including any retroactive increases in taxes or assessments resulting from any retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority. Note: Delinquent sewer rental charge and water bills may become a lien on the real estate. No liability is assumed by this company for ascertaining the status of these utility charges and insured is cautioned to obtain the current status of the payments.
9. Ohio law, effective October 3, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at O.R.C. §5301.256. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.
10. All leases, grants, exceptions, or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed.

11. Easement as recorded in OR Book 852, Page 1774 of Wayne County Records. (For Conditions See Record.)

12. For Informational Purposes Only:

Property transferred from **Ivan B. Braucher and Roberta Braucher, husband and wife**, Grantor(s), to **Ronald E. Lindeman and Judith Ann Lindeman**, Grantee(s), by Warranty Deed filed May 31, 1978 in Volume 534, Page 111 of Wayne County Records.

Parcel No. 1 transferred from **Ronald E. Lindeman, deceased**, Grantor(s), to **Gregory B. Lindeman and Bradley N. Lindeman, Co-Trustees of The Ronald E. Lindeman Trust**, Grantee(s), by Certificate of Transfer filed August 30, 2024 in OR Volume 967, Page 1034 of Wayne County Records.

Parcel No. 2 transferred from **Ronald E. Lindeman, deceased**, Grantor(s), to **Gregory B. Lindeman and Bradley N. Lindeman, Co-Trustees of the Ronald E. Lindeman Trust**, Grantee(s), by Certificate of Transfer filed August 30, 2024 in OR Volume 967, Page 1037 of Wayne County Records.

Parcel No. 2 transferred from **Judith A. Lindeman aka Judith Ann Lindeman, deceased**, Grantor(s), to **Gregory B. Lindeman, Gary D. Lindeman, Diane Lindeman Stiles, and Bradley N. Lindeman**, Grantee(s), by Certificate of Transfer filed May 22, 2025 in OR Volume 975, Page 4298 of Wayne County Records.

Parcel No. 1 transferred from **Judith A. Lindeman aka Judith Ann Lindeman, deceased**, Grantor(s), to **Gregory B. Lindeman, Gary D. Lindeman, Diane Lindeman Stiles, and Bradley N. Lindeman**, Grantee(s), by Certificate of Transfer filed June 6, 2025 in OR Volume 976, Page 1421 of Wayne County Records.

13. The following appears on the Current General Tax Duplicate of the Wayne County Treasurer for **Parcel No. 12-00221.001**.

- (a) Taxes for the First Half of 2024 in the amount of \$21.03, including Special Assessments in the amount of \$1.50, are paid.
- (b) Taxes for the Last Half of 2024 in the amount of \$21.03, including Special Assessments in the amount of \$1.50, are paid.
- (c) The taxes for the year 2025 are undetermined and a lien, but not yet due and payable.
- (d) There are Special Assessments as follows:

Code No.	Type	Amount
C990000002	CHIPPEWA WATERSHED - INDIRECT	\$1.50 Per Half
C980000000	MUSKINGUM WATERSHED COUNTYWIDE	\$1.50 Per Half

VALUATION:	LAND	CAUV	BUILDING	TOTAL
	6260	1100	0	1100

NOTE: No examination has been made for Special Assessments not appearing on the Treasurer's Current Tax Duplicate.

NOTE: Taxes are subject to Current Agricultural Use Valuation.

14. The following appears on the Current General Tax Duplicate of the Wayne County Treasurer for **Parcel No. 12-00221.000**.

- (a) Taxes for the First Half of 2024 in the amount of \$169.35, including Special Assessments in the amount of \$2.27, are paid.
- (b) Taxes for the Last Half of 2024 in the amount of \$169.35, including Special Assessments in the amount of \$2.27, are paid.
- (c) The taxes for the year 2025 are undetermined and a lien, but not yet due and payable.
- (d) There are Special Assessments as follows:

Code No.	Type	Amount
C990000002	CHIPPEWA WATERSHED - INDIRECT	\$1.77 Per Half
C980000000	MUSKINGUM WATERSHED COUNTYWIDE	\$0.50 Per Half

VALUATION:	LAND	CAUV	BUILDING	TOTAL
	37420	9440	0	9440

NOTE: No examination has been made for Special Assessments not appearing on the Treasurer's Current Tax Duplicate.

NOTE: Taxes are subject to Current Agricultural Use Valuation.