



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: White Law Office Co. dba Walnut Ridge Title
Issuing Office's ALTA® Universal ID:
Commitment No.: 03606
Property Address: 80 Acres on Township Road 351, 80 Acres on County Road 42, Caldwell, OH 43724
Revision No.: 1

Issuing Office: 209 N. Washington St., Millersburg, OH 44654
Loan ID No.:
Issuing Office File No.: 03606

SCHEDULE A

1. Commitment Date: February 14, 2020 @ 8:00AM
2. Policy to be issued:
 - (a) ALTA Owner Policy (6-17-06)
Proposed Insured: A legal person or entity to be determined
Proposed Policy Amount: \$57,750.00
 - (b)
Proposed Insured:
Proposed Policy Amount: \$
 - (c) None
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in: Cheyenne Holdings, LLC, via General Warranty Deed signed on February 20, 2019, from Cheyenne Arms Incorporated and filed for record on February 26, 2019, in Noble County Official Records Volume 322, Page 176.
5. The Land is described as follows:
The land referred to herein is located in the City/Town of Caldwell, County of Noble, State of Ohio and is described as set forth in Exhibit A attached hereto and made a part hereof.

FIRST AMERICAN TITLE INSURANCE COMPANY

Issuing Agent: White Law Office Co. dba Walnut Ridge Title
Agent ID No.:
Address: 209 N. Washington St.
City, State, Zip: Millersburg, OH 44654
Telephone:

By: *Michael N. Kasarda*

Authorized Signatory

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

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Schedule BI

Commitment No.: 03606

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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Schedule BII

Commitment No.: 03606

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
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 heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in 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. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
7. 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.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Minerals reserved in Quit Claim Deed filed for record on March 3, 1970, in Noble County Deed Records Volume 132, Page 351.
10. Pipeline Right of Way Easement to Eureka Hunter Pipeline filed for record April 6, 2015, in Noble County Official Records Book 264, Page 235.

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Schedule BII (Cont.)

Commitment No.:03606

11. The 2019 General Tax Duplicate provides the following information:

- I. This parcel of land carried on the books and records of the Noble County Treasurer and Auditor as Parcel No. 34-0021234.000.
- II. In reference to Parcel No. 34-0021234.000. Taxes for the first half of the year 2019, in the amount of \$420.71 and a special assessment of \$3.00 are PAID for a total of \$423.71.
- III. In reference to Parcel No. 34-0021234.000. Taxes for the second half of the year 2019, in the amount of \$420.71 and a special assessment of \$3.00 are not yet due for a total of \$423.71.

12. The 2019 General Tax Duplicate provides the following information:

- I. This parcel of land carried on the books and records of the Noble County Treasurer and Auditor as Parcel No. 35-0021249.000.
- II. In reference to Parcel No. 35-0021249.000. Taxes for the first half of the year 2019, in the amount of \$519.79 are PAID for a total of \$519.79.
- III. In reference to Parcel No. 35-0021249.000. Taxes for the second half of the year 2019, in the amount of \$519.79 are not yet due for a total of \$519.79.

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|  First American Title™ | ALTA Commitment for Title Insurance |
| | ISSUED BY First American Title Insurance Company |
| Exhibit A | |

File No.: 03606

The Land referred to herein below is situated in the County of Noble, State of Ohio, and is described as follows:

Parcel No. 1: Situated in the Township of Stock, Noble County, Ohio and being the Southeast quarter of the Southwest quarter of Section 11, Township 6, Range 8, containing forty (40) acres, be the same more or less, but subject to all legal highways.

Parcel No. 2: Situated in Stock Township, Noble County, Ohio, and being the West half of the Northwest quarter of Section 14, Township 6, Range 8, containing eighty (80) acres, be the same more or less, but subject to all legal highways.

Parcel No. 3: Situated in Stock Township, Noble County, Ohio, and being the Southwest quarter of the Southwest quarter of Section 11, Township 6, Range 8, containing forty (40) acres, be the same more or less, but subject to all legal highways.

Parcel Nos. 34-0021234.000 and 35-0021249.000

PRIOR DEED REFERENCE: Official Records Volume 14, Page 508, Noble County, Ohio.