



North American Title Insurance Company

1855 Gateway Boulevard, Suite 600, Concord, CA 94520
(800) 374-8475 or (800) 869-3434

COMMITMENT - Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Keli Taylor
Issuing Office: Monroe Street Title Company, Ltd.
ALTA® Universal ID: 1101170
Loan ID Number:
Commitment Number: 01-00750.000-05-20
Issuing Office File Number: 200560
Property Address: CR 201 / CR 207 Millersburg, Ohio 44654
Revision Number:

SCHEDULE A

1. Commitment Date: May 26, 2020 at 08:00AM
2. Policy to be issued:
 - (a) OWNER'S: ALTA Own. Policy (06/17/06)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below
Proposed Policy Amount: not to exceed \$1,000,000 without Underwriter approval
 - (b) LOAN: ALTA Loan Policy (06/17/06)
Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Vernon R. Weaver, Trustee of the Vernon R. Weaver Revocable Trust Dated December 7, 2004 &
Bertha N. Weaver, Trustee of Bertha N. Weaver Revocable Trust Dated December 7, 2004

Source of Title: Official Records Volume 177, Page 196, Holmes County, Ohio
5. The Land is described as follows:
See attached Exhibit A.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; 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.

Schedule A - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.G.U. 1003

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(200560.PFD/200560/3)

SCHEDULE A
(Continued)

Keli Taylor
Monroe Street Title Company, Ltd.



Agent Signature

By

North American Title Insurance Company
Emilio Fernandez
President



Agent Number: OH315

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Schedule A - ALTA® Commitment for Title Insurance (8/1/16)
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North American Title Insurance Company

1855 Gateway Boulevard, Suite 600, Concord, CA 94520
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COMMITMENT - Schedule B-I

File No.: 200560

Commitment No.: 01-00750.000-05-20

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.
 - a. Warranty Deed from Bertha N. Weaver, Trustee of Bertha N. Weaver Rev. Trust to TBD
3. Affidavit of Successor Trustee to be filed for the Vernon R. Weaver Revocable Trust in relation to the death of Vernon R. Weaver, Trustee.
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.
5. Mortgage location survey meeting the Company's requirements to delete Schedule B II, Item 2.

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Schedule B-I - Requirements - ALTA® Commitment for Title Insurance (8/1/16)
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North American Title Insurance Company

1855 Gateway Boulevard, Suite 600, Concord, CA 94520
(800) 374-8475 or (800) 869-3434

COMMITMENT - Schedule B-II

File No.: 200560

Commitment No.: 01-00750.000-05-20

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 encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not recorded in the Public Records.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Taxes or special assessments required to be paid in the year 2019 and subsequent years.
7. 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.
8. Subject to the rights of public in and to that portion of caption real estate that lies within the bounds of County Road 201 and County Road 207.
9. 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.
10. 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.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. 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

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Schedule B-II - Exceptions - ALTA® Commitment for Title Insurance (8/1/16)
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(200560.PFD/200560/4)

SCHEDULE B, PART II
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

Date of Policy.

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

The County Treasurer's 2019 General Tax Duplicate listed as Parcel No. 01-00750.000, in the name(s) of Vernon R. Weaver, Trustee & Bertha N. Weaver, Trustee shows:

Land Value	\$145,900.00
Building Value	\$- 0-
Taxes per 1/2 year	\$359.88

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

Taxes for the first six months of the year 2019 have been paid in full. The taxes for the last six months of the year 2019 have 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.

14. NOTE: THIS PARCEL IS SUBJECT TO A REDUCED TAX VALUATION FOR PROPERTY DEVOTED EXCLUSIVELY TO AGRICULTURAL USE. SECTIONS 5713.20 THROUGH 5713.99 OF THE OHIO REVISED CODE PROVIDE FOR A RECOUPMENT OF TAX SAVINGS FOR THE THREE (3) YEARS IMMEDIATELY PRECEDING A CONVERSION, OR CHANGE, IN EXCLUSIVE AGRICULTURAL USE. FOR FURTHER INFORMATION, CONTACT THE HOLMES COUNTY RECORDER, COUNTY AUDITOR OR TAX COMMISSIONER. NO LIABILITY IS ASSUMED UNDER THIS POLICY FOR ANY LIEN WHICH MAY ARISE BY REVISION OF THE REAL ESTATE BEING SUBJECT TO THE REDUCED TAX VALUATION.
15. Oil and gas lease from Mary Ann Weaver, a widow, to Forrest H. Lindsay, dated May 12, 1958, filed for record June 13, 1958 and recorded in Lease Volume 53, Page 227, Holmes County, Ohio.
- NOTE: No examination was made of the estate created by the above instrument.
16. Oil and gas lease from Vernon R. Weaver and Bertha Weaver, his wife, to Murphy Oil Company, dated February 24, 1971, filed for record April 5, 1971 and recorded in Lease Volume 72, Page 660, re-recorded in Lease Volume 74, Page 674, Holmes County, Ohio.
- NOTE: No examination was made of the estate created by the above instrument.
17. Right of way from Eli J. Weaver and Mary Weaver, his wife, to The Ohio Power Company, dated October 30, 1930, filed for record November 1, 1930 and recorded in Deed Volume 99, Page 491, Holmes County, Ohio.
- NOTE: No examination was made of the estate created by the above instrument.
18. Electric transmission right of way from Eli J. Weaver and Mary Ann Weaver, no marital status, to Holmes Rural Electric

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Schedule B-II - Exceptions - ALTA® Commitment for Title Insurance (8/1/16)
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SCHEDULE B, PART II
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

Cooperative, Inc., dated February 1, 1939, filed for record July 5, 1939 and recorded in Deed Volume 108, Page 462, Holmes County, Ohio.

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

19. Pipeline right of way from Vernon R. Weaver and Bertha N. Weaver, husband and wife, to Jerry Moore, dated January 15, 1973, filed for record January 19, 1973 and recorded in Deed Volume 182, Page 713, Holmes County, Ohio.

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

20. Pipeline right of way from Vernon R. Weaver and Bertha N. Weaver, husband and wife, to Jerry Moore, Inc., dated March 23, 1973, filed for record March 30, 1973 and recorded in Deed Volume 183, Page 421, Holmes County, Ohio.

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

21. Right of way from Vernon R. Weaver and Bertha Weaver, husband and wife, to General Telephone Company of Ohio, dated March 19, 1974, filed for record March 20, 1974 and recorded in Deed Volume 186, Page 608, Holmes County, Ohio.

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

22. Sewage field tile right of way from Vernon R. Weaver and Bertha Weaver, husband and wife, to Victor H. Weaver and Tamara A. Weaver, dated September 18, 1989, filed for record September 25, 1989 and recorded in Deed Volume 244, Page 798, Holmes County, Ohio.

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

23. Pipeline right of way from Vernon R. Weaver, Trustee, and Bertha N. Weaver, Trustee, to Northeast Ohio Natural Gas Corp., dated June 30, 2005, filed for record June 30, 2005 and recorded in Official Records Volume 181, Page 1231, Holmes County, Ohio.

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

24. Pipeline right of way from Vernon R. Weaver and Bertha Weaver, to Northeast Ohio Natural Gas Corp., dated June 17, 2010, filed for record September 7, 2010 and recorded in Official Records Volume 220, Page 1838, Holmes County, Ohio.

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

25. The Holmes County Tax Map Office requires a new survey of the premises prior to any transfer to a third party.

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Schedule B-II - Exceptions - ALTA® Commitment for Title Insurance (8/1/16)
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COMMITMENT - Exhibit A

Being the west part of Lot 7, in the First Quarter in Township 9, of Range 6 of the Connecticut Western Reserve School Lands, in Berlin Township, Holmes County, Ohio.

Beginning at a stone at the southwest corner of said lot;

Thence North on the west line of said lot 163 rods and 5 links to a post at the northwest corner of said lot;

Thence East on the north line of said lot a distance of 114 rods to a post on the north line of said lot, said post being 46 rods and 24 links West from the northeast corner of said lot;

Thence South parallel with the east line of said lot a distance of 68 rods and 6 links to a post on the south line of said Grantor's land;

Thence West 36 rods and 9 links to a corner;

Thence South 4 degrees West 53 rods and 3 links to a stone in the north part of the road;

Thence South 62 degrees East a distance of 14 rods and 2 links to a stone in the north part of the public road;

Thence South 4 degrees West a distance of 36 rods and 20 links to a stone on the south line of said lot, and referenced by an ash tree 12 inches in diameter, bearing South 3 links;

Thence West on the south line of said lot a distance of 91 rods and 21 links to the place of beginning,

Containing 98.87 acre of land, be the same more or less, and subject to the right of way of the public highways.

EXCEPTING THEREFROM the following described real estate:

PARCELA: Being a part of Lot 7, the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio.

Described as follows;

Beginning at an iron pin set at the southwest corner of Lot 7 the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 84 degrees 15' 37" E 25.00 feet;

Thence with the following FOUR (4) COURSES:

1. N 05 degrees 00' 00" E 100.00 feet along the lot line and the center of County Road 201 to an iron pin set, witnessed by an iron pin set S 84 degrees 15' 37" E 25.00 feet;
2. S 84 degrees 15' 37" E 435.65 feet to an iron pin set;
3. S 05 degrees 00' 00" W 100.00 feet to an iron pin set on the lot line;

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Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
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EXHIBIT A
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

4. N 84 degrees 15' 37" W 435.65 feet along the lot line to the TRUE POINT OF BEGINNING

This parcel contains 1.000 acres, but subject to all legal highways and easements of record.

See Holmes County Plat Book 12, Page 300 for survey.

This survey made and description prepared by Donald C. Baker, PS 6938.

INCLUDING THEREWITH the right to place a field tile as more fully contained in Deed Volume 244, page 798, Holmes County Ohio.

PARCEL B: Being a part of Lot 7 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Vernon R. Weaver, Trustee & Bertha N. Weaver, Trustee in Official Record vol. 177 page 196.

Described as follows:

Commencing at point in the center of C.R. 201 marking the southwest corner of Lot 7,

Thence N 05 degrees 00' 00" E 100.00 feet along the lot line and along the centerline of C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 83 degrees 59' 20" E 25.00 feet.

Thence with the following SIX (6) COURSES:

1. N 05 degrees 00' 00" E 130.85 feet along the lot line and along the centerline of C.R. 201 to a point, witnessed by an iron pin set S 83 degrees 59' 20" E 24.19 feet;
2. S 83 degrees 59' 20" E 566.25 feet through the lands of said Weaver to an iron pin set;
3. S 05 degrees 00' 00" W 230.85 feet through the lands of said Weaver to an iron pin set on the lot line;
4. N 83 degrees 59' 20" W 130.60 feet along the lot line to a 5/8 inch rebar found;
5. N 05 degrees 00' 00" E 100.00 feet along Larry E. & Alma P. Coblentz's (Deed vol. 278 page 271) east line to a 5/8 inch rebar found;
6. N 83 degrees 59' 20" W 435.65 feet along said Coblentz's north line to the TRUE POINT OF BEGINNING.

This parcel contains 2.000 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6936".

Bearings assumed.

See Holmes County Plat Book 19, page 586 for survey.

This survey made and description prepared by Jamie D. Darr P.S. 7755. November 22, 2005.

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Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
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EXHIBIT A
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

PARCEL C: Being a part of Lot 7 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Vernon R. Weaver, Trustee and Bertha N. Weaver, Trustee in Official Record Vol. 177, Page 196, described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 7,

Thence N 83 degrees 59' 20" W 1764.56 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

Thence with the following TEN (10) COURSES:

1. N 83 degrees 59' 20" W 340.79 feet along the lot line to a 5/8 inch rebar found;
2. N 05 degrees 00' 00" E 230.85 feet along Larry E. & Alma P. Coblentz's (O.R. Vol. 185, Page 2498) east line to a 5/8 inch rebar found;
3. N 83 degrees 59' 20" W 566.25 feet along said Coblentz's north line to a point on the lot line and in the center of C.R. 201, witnessed by a 5/8 inch rebar found S 83 degrees 59' 20" E 24.19 feet;
4. N 05 degrees 00' 00" E 1141.18 feet along the lot line and along the centerline of C.R. 201 to a point, witnessed by an iron pin set S 84 degrees 30' 24" E 21.22 feet;
5. S 84 degrees 30' 24" E 633.71 feet through the lands of said Weaver to an iron pin set;
6. S 05 degrees 00' 00" W 192.15 feet through the lands of said weaver to an iron pin set;
7. S 84 degrees 43' 0" E 223.21 feet through the lands of said Weaver to an iron pin set;
8. S 05 degrees 00' 00" W 342.93 feet through the lands of said Weaver to a R.R. spike set in the center of Twp. Rd. 361, witnessed by an iron pin set N 05 degrees 00' 00" E 19.17 feet;
9. S 65 degrees 59' 09" E 52.89 feet along the centerline of Twp. Rd. 361 to a point, witnessed by an iron pin set S 05 degrees 00' 00" W 13.30 feet;
10. S 05 degrees 00' 00" W 829.17 feet through the lands of said Weaver to the TRUE POINT OF BEGINNING.

This parcel contains 24.044 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked Baker 6938".

Bearings from Plat Vol. 19, Page 586.

See Holmes County Plat Book 19, Page 763 for survey.

This survey made and description prepared by Donald C. Baker P.S. 6938. June 1, 2006.

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Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
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EXHIBIT A
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

PARCEL D: Being a part of Lot 7 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Vernon R. Weaver, Trustee and Bertha N. Weaver, Trustee in Official Record Vol. 177, Page 196, described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 7,

Thence N 83 degrees 59' 20" W 1159.89 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

Thence with the following SEVEN (7) COURSES;

1. N 83 degrees 59' 20" W 604.67 feet along the lot line to an iron pin set
2. N 05 degrees 00' 00" E 829.17 feet through the lands of said Weaver to a point in the center of Twp. Rd. 361, witnessed by an iron pin set S 05 degrees 00' 00" W 13.30 feet
3. S 65 degrees 59' 09" E 130.05 feet along the centerline of Twp. Rd. 361 to a R.R. spike set
4. S 64 degrees 34' 10" E 165.85 feet along the centerline of Twp. Rd. 361 to a R.R. spike set
5. S 68 degrees 06' 59" E 112.36 feet along Twp. Rd. 361 to a S/8 inch rebar found;
6. S 60 degrees 10' 01" E 231.66 feet along the centerline of Twp. Rd. 361 to a 1/2 inch I.D. pipe found, witnessed by an iron pin set S 04 degrees 12' 20" W 12.53 feet
7. S 04 degrees 12' 20" W 609.72 feet along Eli E. Miller, Jr., Trustee's (O.R. Vol. 187, Page 3226) west line to the TRUE POINT OF BEGINNING.

This parcel contains 10.000 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Bearings from Plat Vol. 19, Page 586.

See Holmes County Plat Book 19, Page 763 for survey.

This survey made and description prepared by Donald C. Baker PS 6938. June 1, 2006.

PARCEL E: Being a part of Lot 7 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Vernon R. Weaver, Trustee and Bertha N. Weaver, Trustee in Official Record Vol. 177, Page 196, described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 7,

Thence N 83 degrees 59' 20" W 1159.89 feet along the lot line to a 5/8 inch rebar found,

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Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
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EXHIBIT A
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

Thence N 04 degrees 12' 20" E 609.72 feet along Eli E. Miller, Jr., Trustee's (O.R. Vol. 187, Page 3226) west line to a 1/2 inch I.D. pipe found in the center of Twp. Rd. 361,

Thence N 60 degrees 10' 01" W 231.66 feet along the centerline of Twp. Rd. 361 to a 5/8 inch rebar found,

Thence N 68 degrees 06' 59" W 112.36 feet along Twp. Rd. 361 to a R.R. spike set,

Thence N 64 degrees 34' 10" W 165.85 feet along the centerline of Twp. Rd. 361 to a R.R. spike set the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 05 degrees 00' 00" E 19.29 feet.

Thence with the following FOUR (4) COURSES:

1. N 65 degrees 59' 09" W 182.93 feet along the centerline of Twp. Rd. 361 to a R.R. spike set, witnessed by an iron pin set N 05 degrees 00' 00" E 19.17 feet;
2. N 05 degrees 00' 00" E 342.93 feet through the lands of said Weaver to an iron pin set;
3. S 84 degrees 43' 09" E 172.95 feet through the lands of said Weaver to an iron pin set;
4. S 05 degrees 00' 00" W 401.68 feet through the lands of said Weaver to the TRUE POINT OF BEGINNING.

This parcel contains 1.478 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Bearings from Plat Vol. 19, Page 586.

See Holmes County Plat Book 19, Page 763 for survey.

This survey made and description prepared by Donald C. Baker P.S. 6938. June 1, 2006.

PARCEL F: Being a part of Lot 7 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Vernon R. Weaver, Trustee and Bertha N. Weaver, Trustee in Official Record Vol. 177, Page 196, described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 7,

Thence N 83 degrees 59' 20" W 1159.89 feet along the lot line to a 5/8 inch rebar found,

Thence N 04 degrees 12' 20" E 609.72 feet along Eli E. Miller, Jr., Trustee's (O.R. Vol. 187, Page 3226) west line to a 1/2 inch I.D. pipe found in the center of Twp. Rd. 361,

Thence N 60 degrees 10' 01" W 231.66 feet along the centerline of Twp. Rd. 361 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 04 degrees 45' 29" E 12.59 feet.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; 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.

Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU. 1003

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(200560.PFD/200560/5)

EXHIBIT A
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

Thence with the following FIVE (5) COURSES:

1. N 68 degrees 06' 59" W 112.36 feet along Twp. Rd. 361 to a R.R. spike set;
2. N 64 degrees 34' 10" W 112.49 feet along the centerline of Twp. Rd. 361 to a point, witnessed by an iron pin set N 05 degrees 00' 00" E 22.66 feet;
3. N 05 degrees 00' 00" E 420.06 feet through the lands of said Weaver to an iron pin set;
4. S 84 degrees 43' 09" E 210.86 feet through the lands of said Weaver to an iron pin set on said Miller's west line;
5. S 04 degrees 45' 29" W 490.93 feet along said Miller's west line to the TRUE POINT OF BEGINNING.

This parcel contains 2.224 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebar with a plastic identification cap marked Baker 6938'.

Bearings from Plat Vol. 19, Page 586.

See Holmes County Plat Book 19, Page 763 for survey.

This survey made and description prepared by Donald C. Baker P.S. 6938. June 1, 2006.

PARCEL G: Being a part of Lot 7 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Vernon R. Weaver, Trustee and Bertha N. Weaver, Trustee in Official Record Vol. 177, Page 196, described as follows:

Commencing at a R.R. spike found in the center of C.R. 201 and C.R.207 marking the northwest corner of Lot 7,

Thence S 05 degrees 00' 00" W 1124.47 feet along the lot line and along the centerline of C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 84 degrees 30' 24" E 23.14 feet.

Thence with the following FOUR (4) COURSES:

1. S 84 degrees 30' 24" E 633.71 feet through the lands of said Weaver to an iron pin set;
2. S 05 degrees 00' 00" W 195.82 feet through the lands of said Weaver to an iron pin set;
3. N 84 degrees 30' 24" W 633.71 feet through the lands of said Weaver to a point on the lot line and in the center of C.R. 201, witnessed by an iron pin set S 84 degrees 30' 24" E 21.22 feet;
4. N 05 degrees 00' 00" E 195.82 feet along the lot line and along the centerline of C.R. 201 to the TRUE POINT OF BEGINNING.

This parcel contains 2.849 acres, but subject to all highways and easements of record.

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Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU. 1003

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(200560.PFD/200560/5)

EXHIBIT A
(Continued)

File No.: 200560

Commitment No.: 01-00750.000-05-20

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Bearings from Plat Vol. 19, Page 586.

See Holmes County Plat Book 19, Page 763 for survey.

This survey made and description prepared by Donald C. Baker P.S. 6938. June 1, 2006.

PARCEL H: Being Lot 1 of Brayan Acres Subdivision recorded in Plat Book 19, Page 773, of the Holmes County Plat Records.

Lot 1 contains 3.329 acres, but is subject to all easements of record.

Brayan Acres Subdivision is situated in Lot 7 of the First Quarter, Berlin Township, T-9N, R-6W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Allotment Plat.

Note: Lot 1 is accessed by a 50 foot Private Road for the purpose of ingress, egress and general utilities.

This survey made and description prepared by Donald C. Baker, P. S. 6938. June 2, 2006.

PARCEL I: Being Lot 2 of Brayan Acres Subdivision recorded in Plat Book 19, Page 773, of the Holmes County Plat Records.

Lot 2 contains 2.969 acres, but is subject to all easements of record.

Brayan Acres Subdivision is situated in Lot 7 of the First Quarter, Berlin Township, T-9N, R-6W, Holmes County, Ohio.

Note: Lot 2 is subject to all Restrictive Covenants listed or shown on said Allotment Plat.

Note: Lot 2 is accessed by a 50 foot Private Road for the purpose of ingress, egress and general utilities.

This survey made and description prepared by Donald C. Baker, P.S. 6938. June 2, 2006.

LEAVING approximately 48.977 acres.

PPN: 01-00750.000

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Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.G.U. 1003

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(200560.PFD/200560/5)



NORTH AMERICAN TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

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, North American Title Insurance Company, a California 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 Policy Amount 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.

NORTH AMERICAN TITLE INSURANCE COMPANY

BY

Emilio Fernandez, **PRESIDENT**

ATTEST

Jefferson E. Howeth, **SECRETARY**



This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; 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.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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 shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (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 shall not be 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 will only have liability 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.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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 the purpose of providing closing or settlement services.

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.

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

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Privacy Notice

The States Title Family of Companies

Rev. 03/01/2020

FACTS	WHAT DOES THE STATES TITLE 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?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and income • Transaction history and payment history • Purchase history and account balances 		
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 the States Title Family of Companies ("ST") chooses to share, and whether you can limit this sharing.		
Reasons we can share your personal information		Does ST 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		No	We don't share
For nonaffiliates to market to you		No	We don't share
Questions?	Call 1 (650) 419-3827		

Other important information

*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email info@statestitle.com.

Who we are	
Who is providing this notice?	The States Title Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does ST protect my 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 secure files and buildings.
How does ST collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <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 State laws and individual companies may give you additional rights to limit sharing.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> • ST doesn't jointly market.

The States Title Family of Companies consists of the following entities:

States Title Holding, Inc.

States Title, Inc.

States Title Insurance Company

States Title Insurance Company of California

States Title Agency, Inc.

Spear Agency Acquisition Inc.

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.

Title Agency Holdco, LLC

North American Title, LLC

North American Title Company, LLC

NASSA LLC

North American Asset Development, LLC