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William M. Owens
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September 14, 2020

Attn: Dave Kaufman
KAUFMAN REALTY & AUCTIONS
1047 West Main Street
Sugar creek, Ohio 44681

Re: Roger W. Ames (undivided one-half [$\frac{1}{2}$] interest) and The Estate of Jean E. Ames aka Jean H. Ames, deceased (undivided one-half [$\frac{1}{2}$] interest)
Parcel No. 023-00000006-00

Dear Mr. Kaufman:

This is to certify that the undersigned has examined the indices to all the public records relative to real estate titles of Coshocton County, Ohio, covering a period of forty-two (42) years prior to September 9, 2020 at 8:00 A.M. with reference to the real estate located in the Township of Millcreek, County of Coshocton, and State of Ohio, and bounded and described as follows:

Being all of that part of the Northwest quarter of Section Twenty-one (21), Township Seven (7), Range Six (6), embraced in the following boundaries:

Beginning at a stone at the Northwest corner of said Quarter Section:

thence East along the North line of said Quarter Section, 2634 feet to the Northeast corner of said Quarter Section;

thence South along the East line, 2678 feet to the Southeast corner of said Quarter Section;

thence West along the South line of said Quarter Section 2650 feet to the Southwest corner;

thence North with the West line of said Quarter Section, 2669 feet to the place of beginning, containing 162.12 acres, EXCEPTING THEREFROM 16 ACRES heretofore sold to Lewis Hothem, bounded and described as follows:

Beginning at the Northeast corner of said Northwest Quarter;

thence West along the North line of said Quarter, 672 feet;

thence S. 4° W. 424 ½ feet;

thence S. 30° 10", East 368 feet;

thence S. 12° 10', East 694 feet to the South line of the Coshocton and New Bedford Road;

thence S. 86°, East 260 feet, to the East line of said Northwest Quarter, 1387 feet to the place of beginning.

LEAVING IN SAID PARCEL 146.12 acres, more or less, 144 acres per Auditor's tax duplicate.

Parcel No. 023-00000006-00

Unless otherwise specifically stated herein, this Certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the Coshocton County Treasurer's records, zoning and other governmental regulations, matters indexed with the Clerk of the United States District Court for said jurisdiction, nor dower rights.

The undersigned further certifies that as appears from said County Records, the title is free from encumbrances except and subject to the matters set forth hereinbefore and as follows:

1. **SOURCE OF TITLE:** Roger W. Ames and Jean H. Ames are the owners of this real estate by virtue of a Warranty Deed from Ethel Fern Scheetz, a widow, dated November 12, 1960, and recorded on November 15, 1960, in Volume 243, Page 196, Coshocton County Deed Records.

2. **PROBATE ADMINISTRATION PENDING:**
Case No. 20ES030 currently pending in the Probate Court of Holmes County, Ohio, wherein the Will of Jean E. Ames aka Jean H. Ames was admitted to Probate on May 7, 2020 in which Roger W. Ames has been appointed as Executor. The Executor has a testamentary power of sale. The Inventory and Appraisal was approved by the Court on August 10, 2020.

3. **REAL ESTATE TAXES:**
Parcel No. 023-00000006-00 Taxes are \$1,126.07 per half.
Taxes through 2019 have been paid in full. Taxes for the first half of 2020 and thereafter are a lien but not yet due and payable. NOTE: NOTE: This property is enrolled in the Homestead Property Program. The tax reduction for tax year 2019 was \$333.58. If the property does not continue to so qualify, it will not receive said reduction. FURTHER NOTE: The property has qualified for the current agricultural use valuation exemption. If the property does not continue to so qualify, it will be subject to a recoupment charge equal to the tax savings.

4. **NEW LEGAL DESCRIPTION REQUIRED PRIOR TO NEXT TRANSFER:** The undersigned title examiner has been advised that the Certificate of Transfer from the Estate of Jean E. Ames aka Jean H. Ames will be stamped by the Coshocton County Engineer's Tax Map Department as "Description Inadequate", requiring a new boundary survey prior to the next transfer of the subject parcel.

5. **TRANSFER ON DEATH DESIGNATION AFFIDAVIT:** Roger W. Ames, a widower and unremarried, owner of an undivided one-half (1/2) interest in the subject premises, designating Mark R. Ames and Harold Owen Ames as transfer on death beneficiaries, each of a one-half (1/2) interest, as tenants in common, dated May 13, 2020, and recorded on May 15, 2020, in Volume 778, Page 1112, Coshocton County Official Records.

6. **TERMINATION OF EASEMENT** by Roger W. Ames and Jean H. Ames, husband and wife, stating that as the current owners of the dominant tenement (80 acres) and the servient tenement (subject premises) that an easement for a private road across the subject premises created by virtue of a deed recorded at Volume 84, Page 244, Coshocton County Deed Records, is terminated by the legal doctrine of merger, dated September 20, 2019, and recorded on October 21, 2019, in Volume 775, Page 1541, Coshocton County Official Records.
7. **QUIT-CLAIM DEED:** Red Dog Hill II, LLC to Roger W. Ames and Jean H. Ames, conveying all right, title and interest Grantor has or may claim to have in a certain right-of-way reserved and excepted in a Warranty Deed from Ethel Fern Scheetz, widow, to Roger W. Ames and Jean H. Ames, dated November 12, 1960, and recorded in Volume 243, Page 196, Coshocton County Deed Records (source of title), dated September 20, 2019, and recorded on October 31, 2019, in Volume 775, Page 1543, Coshocton County Official Records.
8. **PIPELINE RIGHT OF WAY** from Roger W. Ames and Jean Ames, husband and wife, to Eastern States Oil & Gas, Inc., granting a pipeline easement across the Southeast Quarter of the Northwest Quarter of Section 21, Mill Creek Township, dated June 3, 1999, and recorded on June 7, 1999, in Volume 158, Page 576, Coshocton County Official Records.
9. **PIPELINE RIGHT OF WAY AGREEMENT** from Roger W. Ames and Jean H. Ames, husband and wife, to Jerry Moore, Inc., granting a pipeline easement, dated September 2, 1980, and recorded on September 9, 1980, in Volume 327, Page 749, Coshocton County Deed Records.
10. **GRANT OF RIGHT OF WAY** from Floyd Scheetz and Fern Scheetz, no marital status, to Muskingum Valley Rural Electric Cooperative, Inc., granting an electric utility easement, dated October 27, 1937, and recorded on February 3, 1960, in Volume 239, Page 373, Coshocton County Deed Records.
11. **GRANT OF RIGHT OF WAY** from Floyd Scheetz and Fern Scheetz, no marital status, to Muskingum Valley Farm Bureau Electric Cooperative,

Inc., granting an electric utility easement across 146.5 acres, dated October 26, 1937, and recorded on January 7, 1938, in Volume 165, Page 299, Coshocton County Deed Records.

12. **EASEMENT FOR HIGHWAY PURPOSES** from Floyd and Fern Scheetz, no marital status, to County of Coshocton, Ohio, granting an easement for highway and road purposes, dated May 21, 1936, and recorded on May 27, 1936, in Volume 160, Page 354, Coshocton County Deed Records.
13. **OIL AND GAS LEASE** from Roger W. Ames and Jean H. Ames, husband and wife, to Jerry Moore, Inc., leasing 146 acres for oil and gas production purposes for a primary term of 3 years and so much longer thereafter as oil or gas or their constituents shall be found, dated November 19, 1977, and recorded on November 30, 1977, in Volume 93, Page 69, Coshocton County Lease Records. NOTE: There are numerous Assignments and Consolidations of Leases (5±) referenced by marginal citations but not individually examined.
14. **OIL AND GAS LEASE** from Roger W. Ames and Jean H. Ames, husband and wife, to David Law, leasing 146 acres for oil and gas production purposes for a primary term of 10 years and as long thereafter as oil or gas or their constituents shall be found, dated November 20, 1963, and recorded on January 3, 1964, in Volume 72, Page 379, Coshocton County Lease Records. NOTE: See Affidavit of Noncompliance recorded in Volume 96, Page 710, Coshocton County Lease Records.
15. **OIL AND GAS LEASE** from F.E. Scheetz and Fern Scheetz, husband and wife, to S.E. Large of Hebron, Ohio, leasing 146 acres for oil and gas production purposes for a primary term of 10 years and as long thereafter as oil or gas or their constituents shall be found, dated August 16, 1943, and recorded on August 17, 1943, in Volume 44, Page 188, Coshocton County Lease Records. NOTE: See Affidavit of Noncompliance recorded in Volume 96, Page 710, Coshocton County Lease Records.
16. **BANKRUPTCY PROCEEDINGS.**
No search was made of bankruptcy records.

I enclose herewith my statement for services rendered. If you have any questions, please feel free to contact me.

Very truly,

OWENS & MANNING
ATTORNEYS AT LAW

by s/ *Michael Manning*
Michael Manning

MM/adc