

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Mara McCann
Issuing Office: Elite Land Title LLC
Issuing Office's ALTA® Registry ID: 1080838
Loan ID No.:
Commitment No.: 202301-102
Issuing Office File No.: 202301-102
Property Address: Vacant Land and 1291 Vigo Rd, Chillicothe, Ohio 45601
Revision No.:

1. Commitment Date: January 26, 2023 at 07:00 AM
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA Own. Policy (10/17/2006)
Proposed Insured:
TBD
 - (b) Proposed Insured:
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:

Ryan Skeens (1/2 interest) and Swaney Farm LLC (1/2 interest)

To Ryan Skeens:

24 Month Chain: General Warranty Deed dated November 8, 2019, Recorded November 12, 2019 in OR Volume 536, Page 4947, Grantor: Douglas E. Swaney and Brenda Swaney, husband and wife, and Debra L. Congrove and Richard Congrove, wife and husband (as to Parcels 18-0506056.000, 18-0501075.000, 18-05011.000)

General Warranty Deed dated March 22, 2019, Recorded April 3, 2019 in OR Volume 531, Page 5065, Grantor: RDD Farm, LLC, an Ohio limited liability company (as to Parcels 18-0506027.000 and 18-0505013.000)

Quitclaim Deed dated April 26, 2018, recorded April 27, 2018 in OR Volume 521, Page 895. Grantor: Roger E. Swaney, widowed and unremarried (as to Parcels 18-0506056.000, 18-0501075.000, 18-05011.000)

Quitclaim Deed dated February 6, 2018, recorded March 14, 2018 in OR Volume 519, Page 611. Grantor: Roger E. Swaney, widowed and unremarried, Douglas E. Swaney, married and Debra L. Congrove, married (as to Parcels 18-0506027.000 and 18-0505013.000)

To Swaney Farm LLC:

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File No.: 202301-102

ALTA Commitment For Title Insurance 8-1-16

(4-2-18)



(202301-102.PFD/202301-102/89)

SCHEDULE A

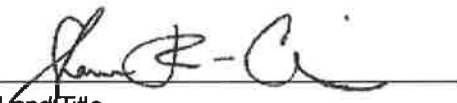
(Continued)

General Warranty Deed dated October 8, 2015, Recorded October 9, 2015 in OR Volume 480, Page 586, Grantor: Lauri R. McQuay and Alan Cook and Jared L. Swaney and Robin Swaney, (as to Parcels 18-0506027.000 and 18-0505013.000, 18-0505011.000, 18-0501075.000)

General Warranty Deed dated October 8, 2011, Recorded October 9, 2015 in OR Volume 480/415, Page 582/821, Grantor: Wilber L. Swaney and Shirley Y. Swaney (as to Parcels 18-0506027.000 and 18-0505013.000, 0, 18-0505011.00, 18-0501075.000)

5. The Land is described as follows:
See attached Exhibit A - Legal Description.

Elite Land Title LLC

By: 
Elite Land Title

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 202301-102

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.
5. Pay us the premiums, fees and charges for the policy.
6. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
7. Any Lease, Grant, Exception or Reservation of minerals or mineral rights together with any rights appurtenant thereto.
8. Satisfaction and release of mortgage in the amount of \$269,850.95 from Ryan Skeens to RDD Farm, LLC dated March 22, 2019, filed April 3, 2019 in OR Volume 531, Page 5074, Ross County Records. (Parcels 18-0505013, 18-0506027)
9. Satisfaction and release of mortgage in the amount of \$68,500.00 from Ryan Skeens, a single man to Douglas E. Swaney and Debra L. Congrove dated November 8, 2019, filed November 12, 2019 in OR Volume 536, Page 4950, Ross County Records. (Parcels 18-0506056, 18-0501075, 18-0505011)
10. Transfer on Death Designation Affidavit from Ryan T. Skeens aka Ryan Skeens to Megan M. Watson dated July 18, 2022 filed July 26, 2022 in OR Volume 562, Page 2492, Ross County Records.

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 202301-102

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. Rights or claims of parties in possession not recorded in the Public Records.
3. Easements or claims of easements not recorded in the Public Records.
4. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of the improvements.
5. Any lien, or right to a lien, for services, labor, or material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
6. Taxes or assessments which are not recorded as existing liens in the Public Records
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
8. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
9. Oil and gas leases, pipeline agreements or any other instruments, related to the production or sale of oil and gas which may arise subsequent to the date of the policy.
10. Road, streams, ways, or easements, if any, not shown on the public record, reparation rights and tide to any filled-in lands.

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SCHEDULE B PART II

(Continued)

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11. Taxes and Assessments for the FIRST HALF OF 2022 in the amount of \$70.68 are PAID.
Taxes and Assessments for the SECOND HALF OF 2022 in the amount of \$70.00 are UNPAID AND NOT YET DUE AND PAYABLE.

Taxes and Assessments for 2023 and subsequent years are a lien not yet determined, due or payable.

Parcel No. 180506056000

Assessed Tax Value: Land: \$50,730.00, Building: \$0.00, Total: \$50,730.00

Ross County Treasurer's Office
Ross County Courthouse
2 N. Paint Street, Suite F
Chillicothe, Ohio 45601
Phone: 740-702-3080
F/H 02/ /2023
L/H 07/ /2023

12. Taxes and Assessments for the FIRST HALF OF 2022 in the amount of \$9.60 are PAID.
Taxes and Assessments for the SECOND HALF OF 2022 in the amount of \$9.60 are UNPAID AND NOT YET DUE AND PAYABLE.

Taxes and Assessments for 2023 and subsequent years are a lien not yet determined, due or payable.

Parcel No. 180501075000

Assessed Tax Value: Land: \$2,100.00, Building: \$0.00, Total: \$2,100.00

Ross County Treasurer's Office
Ross County Courthouse
2 N. Paint Street, Suite F
Chillicothe, Ohio 45601
Phone: 740-702-3080
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SCHEDULE B PART II

(Continued)

File No.: 202301-102

13. Taxes and Assessments for the FIRST HALF OF 2022 in the amount of \$24.65 are PAID.
Taxes and Assessments for the SECOND HALF OF 2022 in the amount of \$24.65 are UNPAID AND NOT YET DUE AND PAYABLE.

Taxes and Assessments for 2023 and subsequent years are a lien not yet determined, due or payable.

Parcel No. 180505011000

Assessed Tax Value: Land: \$16,140.00, Building: \$0.00, Total: \$16,140.00

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Ross County Courthouse
2 N. Paint Street, Suite F
Chillicothe, Ohio 45601
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14. Taxes and Assessments for the FIRST HALF OF 2022 in the amount of \$1,679.51 are PAID.
Taxes and Assessments for the SECOND HALF OF 2022 in the amount of \$1,679.51 are UNPAID AND NOT YET DUE AND PAYABLE.

Taxes and Assessments for 2023 and subsequent years are a lien not yet determined, due or payable.

Parcel No. 180506027000

Assessed Tax Value: Land: \$159,330.00, Building: \$18,520.00, Total: \$177,850.00

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Ross County Courthouse
2 N. Paint Street, Suite F
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SCHEDULE B PART II

(Continued)

File No.: 202301-102

15. Taxes and Assessments for the FIRST HALF OF 2022 in the amount of \$487.35 are PAID.
Taxes and Assessments for the SECOND HALF OF 2022 in the amount of \$487.35 are UNPAID AND NOT YET DUE AND PAYABLE.

Taxes and Assessments for 2023 and subsequent years are a lien not yet determined, due or payable.

Parcel No. 180505013000

Assessed Tax Value: Land: \$54,370.00, Building: \$0.00, Total: \$54,370.00

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Ross County Courthouse
2 N. Paint Street, Suite F
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Phone: 740-702-3080
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16. Subject to Covenants and Restrictions filed of record in OR Volume 149, Page 2658.
17. Subject to an Easement filed of record in OR Volume 479, Page 2003.
18. Subject to an Oil and Gas Lease to Lodge Energy, LP filed of record in OR Volume 361, Page 1223.
19. Subject to Easements to Columbus and Southern Ohio Electric Company filed of record in Volume 371, Page 155 and Volume 379, Page 428.
20. Subject to an Easement to Columbus Southern Power Company filed of record in Volume 508, Page 671.
21. Subject to Right of Way Easements to Ross County Water Company, Inc. filed of record in Volume 527, Page 121 and OR Volume 551, Page 54.
22. Subject to Right of Way Easement to Columbus Southern Power Company filed of record in OR Volume 156, Page 605.

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