

TINA OWENS-RUFF

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July 19, 2024

Wilson National LLC
Attn: Mark D. Wolfe
8845 State Route 124
Hillsboro, OH 45133

Re: Furer Family Irrevocable Trust
335 acres +/- in Union, Hardin and Marion Counties

Dear Mark:

Enclosed is the Certificate of Title for the above referenced clients.

Thank you for allowing us to assist you in Union, Hardin and Marion Counties.

Yours very truly,


Tina Owens-Ruff

TOR:jfy
Enclosures

CERTIFICATE OF TITLE

TO: Wilson National LLC
Attn: Mark D. Wolfe
8845 State Route 124
Hillsboro, OH 45133

RE: Furer Family Irrevocable Trust
335 acres +/- in Union, Hardin and Marion Counties

The undersigned hereby certifies that she has made a thorough examination of the Records of Union, Hardin and Marion Counties, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act relating to the following described premises:

Real Estate Situated in the State of Ohio, Counties of Union, Hardin and Marion, Townships of Jackson, Washington, Hale and Bowling Green, VMS #s 12189, 12289, 12192, 10383 & 9920, Containing 335 Acres, more or less, being more particularly described in the attached Exhibit A:

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 mechanics' liens, special taxes and assessments not shown by the county treasurer's record, or zoning and other governmental regulations, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located. No search of the Bankruptcy Records in the U.S. Bankruptcy Court has been conducted; this examination does not cover any bankruptcy records or public records in U.S. Federal District Courts records.

The undersigned hereby certifies that, in her opinion based upon said records, the fee simple title to said premises is vested as follows: **(Parcel 1)** Matthew H. Furer and Jennifer S. Furer, Official Records Volume 591, Page 321, Union County Records, **(Parcels 2, 3 & 4)** Matthew H. Furer, Trustee of the Furer Family Irrevocable Trust dated June 22, 2017, Instrument No. 201712150010371 and Instrument No. 201712150010372, Union County Records, **(Parcels 5, 6, 7 & 8)** Matthew H. Furer, Trustee of the Furer Family Irrevocable Trust dated June 22, 2017, Official Records Volume 548, Page 4091 and Official Records Volume 548, Page 4098, Hardin County Records, **(Parcel 9)** Matthew H. Furer, Trustee of the Furer Family Irrevocable Trust dated June 22, 2017, Official Records Volume 1417, page 648 and Official Records Volume 1417, Page 655, Marion County Records; and that as appears from said County Records, the title is marketable and free from encumbrances except as subject to the following matters:

1. **(Parcel 1)** 2023 real estate taxes are \$409.20 per half (Which includes a Special Assessment in the amount of \$1.00 per half). Both halves are paid. 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #35-0003013.1000
Map # 004-00-00-023.001
Valuations: Land \$201,830.00.00 Buildings \$0.00 Total \$201,830.00
2. **(Parcel 1)** Mortgage from Matthew H. Furer and Jennifer S. Furer, husband and wife, to Merchants National Bank in the amount of \$128,850.00, dated 3/29/2017, filed 3/31/2017 at 10:38 AM in Instrument No. 201703310002639, Union County Records.
3. **(Parcel 1)** A new survey is required before the next transfer as per the Engineer of Union County.
4. **(Parcel 1)** Right-of-Way and Easement to Union County Rural Electric Co-Operative, Inc., dated 4/25/36, filed for record 11/23/36 at 9:00 A.M., Deed Volume 152, Page 310, Union County Records.
5. **(Parcel 2)** 2023 real estate taxes are \$240.30 per half (Which includes a Special Assessment in the amount of \$1.00). Both halves are paid. 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #35-0003016.0000
Map #004-00-00-022.000
Valuations: Land \$98,930.00 Buildings \$7,100.00 Total \$106,030.00
6. **(Parcel 2)** Certification of Trust filed for record in Instrument No. 201712150010370, Union County Records.
7. **(Parcel 2)** Right of Way Easement to Union Rural Electric Cooperative filed for record in Deed Volume 152, Page 417, Union County Records.
8. **(Parcel 3)** 2023 real estate taxes are \$218.95 per half. Both halves are paid. 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #13-0008001.0010
Map #014-00-00-011.001
Valuations: Land \$116,290.00 Buildings \$0.00 Total \$116,290.00
9. **(Parcel 3)** Certification of Trust filed for record in Instrument No. 201712150010370, Union County Records.
10. **(Parcel 3)** Right of Way Easement to the Union County Rural Electric Co-Operative filed for record in Deed Volume 152, Page 104, Union County Records.
11. **(Parcel 4)** 2023 real estate taxes are \$1,259.38 per half (Which includes a Special Assessment in the amount of \$6.63). Both halves are paid. 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #13-0002014.0000
Map #005-00-00-010.000
Valuations: Land \$612,980.00 Buildings \$0.00 Total \$612,980.00
12. **(Parcel 4)** A portion of the property lies within the 100 year flood plain.
13. **(Parcel 4)** Certification of Trust filed for record in Instrument No. 201712150010370, Union County Records.
14. **(Parcel 4)** Right of Way Easement to the Union County Rural Electric Co-Operative filed for record in Deed Volume 152, Page 104, Union County Records.

15. **(Parcel 5)** 2023 real estate taxes are \$1,084.46 per half, first half taxes include a Special Assessment in the amount of \$6.46. Both halves are paid, 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #16-160009.0000
Valuations: Land \$320,230.00 Buildings \$0.00 Total \$320,230.00
16. **(Parcel 6)** 2023 real estate taxes are \$474.21 per half. Both halves are paid, 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #16-160011.0000
Valuations: Land \$158,140.00 Buildings \$0.00 Total \$158,140.00
17. **(Parcel 7)** 2023 real estate taxes are \$1,113.08 per half (Which includes a Special Assessment in the amount of \$100.46). Both halves are paid. 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #16-140032.0000
Valuations: Land \$335,630.00 Buildings \$0.00 Total \$335,630.00
18. **(Parcel 8)** 2023 real estate taxes are \$423.82 per half (Which includes a Special Assessment in the amount of \$6.63). Both halves are paid. 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #16-160014.0000
Valuations: Land \$126,910.00 Buildings \$0.00 Total \$126,910.00
19. **(Parcels 5, 6, 7 & 8)** Certification of Trust filed for record in Official Records Volume 404, Page 333, Hardin County Records.
20. **(Parcels 7 & 8)** Invalid Transfer pertaining to said parcels which were vested in the name "Jean Furer", said name was not mentioned on the deed in Official Records Volume 404, Page 333, Hardin County Records. (Affidavit of Facts needed)
21. **(Parcel 9)** 2023 real estate taxes are \$494.45 per half (Which includes a Special Assessment in the amount of \$12.00). Both halves are paid. 2024 real estate taxes, amount not yet determined or payable, are a lien.
Parcel #030160001400
Valuations: Land \$102,000.00 Buildings \$0.00 Total \$102,000.00
22. **(Parcel 9)** Certification of Trust filed for record in Official Records Volume 1417, Page 646, Marion County Records.
23. **(Applies to all Parcels)** Tax valuation for this real estate is under the Current Agricultural Use Valuation (CAUV) program. There will be recoupment of the taxes that have been abated when this acreage is removed from this program.
24. **(Applies to all Parcels)** 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 Certification.

Dated at Marysville, Marion and Kenton, Ohio, this the 5th day of July, 2024 at 7:00 A.M.

Yurasek & Owens-Ruff, LLC

By: 
Tina Owens-Ruff
Attorney at Law

Exhibit A:

Parcel 1:

Also Lot No. 6, situated in the State of Ohio, in the County of Union, Washington Township, being part of Survey No. 12189 described as beginning at a stone in the Southwest corner of said Survey; thence N. $8\ 1/2^\circ$ W. 103 poles to the line between Union and Hardin Counties; thence with said County line due east 35 poles to the Southeast corner of Hardin County; thence course continued with the line of Union and Marion Counties $18\ 34/100$ poles to a stake (witness a burr oak); thence S. $8\ 1/2^\circ$ E. 95 poles to a stone and pieces of brick in the South line of said Survey No. 12189; thence with said Survey line and the center of the Obedier Road S. $81\ 1/2^\circ$ W. $53\ 34/100$ poles to the place of beginning. **Containing 33 acres** of land, more or less.

EXCEPTING THEREFROM:

Real estate Situated in Survey 12189 of the Virginia Military Lands, Washington Township, Union County, State of Ohio and being part of a 33.000 acre tract of land conveyed to Jack B. Miller and Marsena Miller Jr. Lvs. by deed of record in Deed Book 322, Page 63 and being more particularly described as follows;

COMMENCING at a railroad spike found at the intersection of the centerline of McAdams Road (County Road 341) with the centerline of Yoakum Road (County Road 343);

Thence along the centerline of Yoakum Road South $81^\circ 45' 00''$ West a distance of 1016.90 feet to a survey nail set at the *TRUE POINT OF BEGINNING*;

Thence continuing along the centerline of Yoakum Road and the southerly line of VMS 12189, South $81^\circ 45' 00''$ West a distance of 290.78 feet to a railroad spike found at the southeasterly corner of a 41.100 acre tract conveyed to Stephco Development LTD by deed of record in O.R.557, Page 828;

Thence along the grantors westerly line and the easterly line of said Stephco Development tract North $06^\circ 24' 25''$ West a distance of 750.91 feet (passing a 5/8 inch diameter iron pin found at 20.01 feet) to an iron pin set;

Thence North $81^\circ 45' 00''$ East a distance of 290.78 feet to an iron pin set;

Thence parallel with the grantors westerly line South $06^\circ 24' 25''$ East a distance of 750.91 feet (passing an iron pin set at 730.90 feet) to the *TRUE POINT OF BEGINNING* and **containing 5.010 acres**, more or less, and being subject to all legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick; Ohio Professional Surveyor Number 7803 from an actual field survey performed by Benchmark Surveying & Mapping Company, LLC on December 16, 2004.

The bearings in this description are based upon the centerline of Yoakum Road being South 81°45'00" West as shown in Deed Book 322, Page 63.

Iron pins set are 5/8"x30" rebar topped by an orange plastic identification cap, stamped "Benchmark Surveying & Mapping".

LEAVING AFTER SAID EXCEPTION 27.99 ACRES. MORE OR LESS.

Parcel Number #35-0003013.1000

Map Number #004-00-00-023.001

Parcels 2, 6 and 9:

Real Estate situated in the Township of Washington, County of Union, Township of Hale, County of Hardin, and Township of Bowling Green, County of Marion, State of Ohio and bounded and described as follows:

Part of Survey No. 12189 beginning at a stone and pieces of bricks in the S.E. corner of said survey; thence (true meridian courses) with the East line of said Survey N. 8½° W. crossing the line between Union and Marion Counties 3300 feet to the N.E. corner of said Survey; thence with the northerly line of said Survey S. 81½° W. 1320 feet to the two beeches. N.W. corner to said Survey, crossing the line between Marion and Hardin Counties; thence S. 8½° E. 1600.50 feet to the line between Hardin and Union Counties; thence due East 880.11 feet passing the corner of Hardin and Marion Counties at 577.50 feet with the line of Union County to a stake (witness a Burr Oak) then S. 8½° East 1567.50 feet to a stone and pieces of brick in the South line of said Survey; thence with the said Survey line N. 81½° E. 439.89 feet to the place of beginning, **containing sixty-seven (67) acres of land. There being 16 acres in Union County, 25 acres in Marion County, and 26 acres in Hardin County. (Tax duplicate shows 14.000 acres for Union County.)**

Parcel Number #35-0003016.0000 (Union)

Map Number #004-00-00-022.000 (Union)

Parcel Number #03-016000.1400 (Marion)

Parcel Number #16-160011.0000 (Hardin)

Parcels 3 and 4:

TRACT I:

Real Estate situated in the County of Union, in the State of Ohio, and in the Township of Jackson, and bounded and described as follows:

Beginning at a stone in the Eastman gravel road and southwest corner to said Survey No. 10408; thence with the south line of said Survey N. 81° E. 156.28 poles to a stone (hickory beech and red

oak) corner set by A. G. Mowry, County Surveyor Nov. 8th, 1872; thence N. 8.25° W. 52.50 poles to a stone southeast corner to John Moore's land; thence with the south line of said land S. 81° W. 124.51 poles to a stake in the Eastman run ditch (witness a stone bearing S. 81° W. 2 poles); thence with the said ditch S. 47° W. 38.64 poles to a point in the west line of said Survey No. 10408; thence with said line S. 8° E. 31.64 poles to the beginning. **Containing 49.23 acres**, more or less, in said Survey No. 10408.

TRACT II:

Real Estate situated in the County of Union, in the State of Ohio, and in the Township of Jackson, and bounded and described as follows:

Beginning at a stone in the Eastman Gravel Road southwest corner to Survey No. 10408 and northwest corner to Survey No. 9920; thence with the line dividing said Surveys N. 81° E. 100 poles to a stone northwest corner to Asbury Cheney's land; thence with a line of said land S. 10° E. about 32 poles to a stake corner to a 20 acre lot sold to said Asbury Cheney by Isaac Gearhart; thence S. 81° W. and with north line of said 20 acre lot to a stone northwest corner to the same and northeast corner to a 9 acre lot sold by John Elliott and wife and Louisa Wosley and Isaac Gearhart October 10th, 1870; thence S. 81° W. with the north line of said 9 acre lot 64.28 poles to a stone in the center of said Eastman gravel road at the west line of said Survey No. 9920; thence with said line N. 8° W. 32 poles to the beginning. **Containing 20 acres**, more or less, in said Survey No. 9920.

EXCEPTING FROM TRACTS I and II ABOVE THE FOLLOWING (TRACT VII):

The following described tract of land is situated in the State of Ohio, Union County, Jackson Township, VMS 9920, VMS 10408, being part of Johnny L. and Wanda Jean Furer's 49 acre tract and 20 acre tract both described in Deed Volume 196, page 177, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of State Route #739 and the centerline of Winnemac Road (C.R. #336)(60');

thence North 08° 00' 00" West 942.73 feet, following the centerline of Winnemac Road, to a Mag Nail set in the west line of said 20 acre tract and marking the point of beginning;

thence North 08° 00' 00" West 250.00 feet, following the centerline of Winnemac Road and the west line of said 20 acre and 49 acre tract, to a Mag Nail set;

thence North 82° 00' 00" East 522.72 feet, passing at 30.00 feet an iron pin set, to an iron pin set;

thence South 08° 00' 00" East 250.00 feet, passing over the south line of said 49 acre tract and VMS line 10408 and the north line of said 20 acre tract and VMS line 9920. to an iron pin set;

thence South 82° 00' 00" West 522.72 feet, passing at 492.72 feet an iron pin set, to the point of beginning, **containing 3.000 acres**, more or less, with 0.096 acres from said 49 acre tract and 2.904 acres from said 20 acre tract, and subject to all valid easements and restrictions of record.

This description was prepared by Timothy L. Guider from an actual field survey made during the month of January, 2003 and monuments were placed as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of bearing: centerline of Winnemac Road from D.V. 196, page 177, N08°00'00"W.

Leaving in Tract I 49.13 acres, more or less.

Leaving in Tract II 17.096 acres, more or less.

TRACT III:

Real Estate situated in the County of Union, in the State of Ohio, and in the Township of Jackson, and bounded and described as follows:

Beginning at a point in the center of the Eastman Gravel Road and 31.64 poles northerly from the northwest corner of Survey No. 9920; thence with the center of said gravel road; thence N. 81° E. 154.68 poles to a stake and stone; thence S. 7.75° E. 39.56 poles to a stone; thence S. 81° W. 124.51 poles to the center of Blues Run Ditch (witness a stone bears S. 81° W. 2 poles); thence with the center of said ditch S. 47° W. 38.64 poles to the beginning. **Containing 40.25 acres**, more or less.

Parcel Number #13-0002014.0000

Map Number #005-00-00-010.000

Parcel Number #13-0008001.0010

Map Number #014-00-00-011.000

Parcel 5:

Real Estate situated in the County of Hardin, State of Ohio and the Township of Hale and bounded and described as follows:

Being a part of the Virginia Military Survey No. 10383, beginning at the northwest corner of Lot No. 10383 in the Virginia Military District; thence east 2640 feet; thence due south 990 feet; thence due west 2640 feet; thence due north 990 feet to the place of beginning, **containing 60 acres**, more or less.

Also the following which is a road leading to the above described land in Tracts IV and V, described as follows:

Also situated in the Counties of Union and Hardin and State of Ohio, and known as 16.5 feet wide and 1650 feet long off the north line of lands described in deed recorded Jan. 2, 1857, in Book No. 20, pages 533 and 534, Union County records.

Parcel Number #16-160009.0000

Parcels 7 and 8:

Being a part of Virginia Military Survey Nos. 12289 and 12192, Hale Township, Hardin County, Ohio and described as follows:

Beginning at an iron pin at the southwest corner of said V.M.S. No. 12192; thence S. 7° 45' E. along the said block line a distance of one thousand one hundred three and twenty five hundredths feet (1103.25') to an iron pin; thence S. 83° 45' W. a distance of one thousand six hundred eighty one and five tenths feet (1681.50') to a flasher in the centerline of the Shirtzer County Road No. 245; thence N. 7° 45' W. along the said centerline a distance of one thousand four hundred fifty nine and thirty five hundredths feet (1459.35') to a flasher; thence N. 83° 45' E. a distance of four thousand one hundred forty eight and three tenths feet (4148.30') to an iron pin; thence S. 7° 45' E. a distance of three hundred fifty six and seven tenths feet (356.70') to an iron pin in the south line of said V.M.S. No. 12192; thence S. 83° 45' W. along the said block line a distance of two thousand four hundred sixty six and eight tenths feet (2466.80') to the place of beginning **containing in all seventy six and five tenths acres (76.50 acres) of land** but subject to all legal highways.

NOTE: 0.075 acres of this tract lies in Union County; however no mention of this is made in any prior deeds or survey records.

Parcel Number #16-140032.0000

Parcel Number #16-160014.0000