

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: COLIN J. MCQUADE

Issuing Office: LINCOLN TITLE AGENCY, INC., AGENT NO. A34755

Issuing Office's ALTA® Registry ID: #1102466

Loan ID Number:

Issuing Office File Number: OR-1192

Property Address: 1815 US Highway20, Swanton, Ohio 43558

Revision Number:

SCHEDULE A

COMMITMENT

1. Commitment Date: February 15, 2024 at 7:30 A.M.

2. Policy to be issued:

a. 2021 ALTA® Owner's Policy

Proposed Insured: (enter text here)

Proposed Amount of Insurance: \$ (enter text here)

The estate or interest to be insured: (enter text here)

b. 2021 ALTA® Loan Policy

Proposed Insured: (enter text here)

Proposed Amount of Insurance: \$ (enter text here)

The estate or interest to be insured: (enter text here)

c. 2021 ALTA® Homeowner Policy

Proposed Insured: (enter text here)

Proposed Amount of Insurance: \$ (enter text here)

The estate or interest to be insured: (enter text here)

3. The estate or interest in the Land at the Commitment Date is: fee simple

4. The Title is, at the Commitment Date, vested in: TRUCKOR FARMS, LLC, an Ohio limited liability company, by Deed dated 8/20/12 and recorded in Fulton County. Ohio Official Records Vol. 307, Page 3739; and by Deed dated 6/28/12 and recorded in Fulton County. Ohio Official Records Vol. 307, Page 3741; and by Deed dated 7/28/12 and recorded in Fulton County. Ohio Official Records Vol. 307, Page 3743; and by Deed dated 7/31/12 and recorded in Fulton County. Ohio Official Records Vol. 307, Page 3745

5. The Land is described as follows: SEE EXHIBIT A, ATTACHED HERETO.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. 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.

SCHEDULE B I COMMITMENT

REQUIREMENTS

File No. OR-1192

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.
(Documents to be listed here)

- A) WARRANTY DEED from TRUCKOR FARMS, LLC, an Ohio limited liability company, vesting fee simple title in A BONA FIDE PURCHASER.

NOTE: A copy of said deed must be provided to Fulton County Engineer's Office (engineer@fultoncountyoh.com) for review and approval prior to recording.

- B) Truckor Farms, LLC, to provide to title company copies of the following:
1. Certificate of Good Standing from the Ohio Secretary of State
 2. Copy of the Operating Agreement/Code of Regulations.
 3. Copy of the Resolution(s) executed by all members of the limited liability company authorizing the transaction and authorizing the member(s) to sign and deliver the purchase/sale agreement and any other closing documents.

NOTE: FURTHER REQUIREMENT MAY BE MADE UPON TITLE COMPANY BEING NOTIFIED OF PURCHASER.

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SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Policy Number: FILE OR-1192

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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, attached, 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 theretofore 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 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. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of the Policy.
8. Oil, gas, coal and other mineral interests together with rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
9. Taxes for the year 2023 as to Taxing Parcel No. 01-001804-00.000 amount to \$1,745.57 per half year, the first half paid, second half unpaid and being due and payable on or before July 20, 2024.

NOTE 1: The tax duplicate reflects that the foregoing parcel is valued for agricultural use pursuant to O.R.C. 5713.31. The premises in question may be subject to a recoupment of the tax savings if any portion thereof is converted from exclusively agricultural usage pursuant to O.R.C. 5713.34.

NOTE 2: The above figures are taken from the Treasurer's Office and NO LIABILITY is assumed for any variance between the above figures and different figures hereafter shown on any future tax bills.

Taxes and assessments for the year 2024 are now by law a lien, although not as yet computed.

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10. Grant of Easement to Nexus Gas Transmission, LLC, for Pipeline Facilities and pipeline running over and across subject premises, by instrument dated September 19, 2016 and recorded in Fulton County, Ohio Official Records Vol. 336, Pages 3851-3863, and First Amendment to Grant of Easement dated July 24, 2018 and recorded in Fulton County, Ohio Official Records Vol. 348, Pages 3098 – 3105. Copies attached.
11. Oil and Gas Lease granted to Maness Petroleum Corporation on subject premises "for a primary term of 3 years....and as long thereafter as operations are conducted upon said land....", by instrument dated June 7, 2010, and recorded in Volume 293, Page 1313, Official Records, Fulton County, Ohio. Notice of Interest in Oil and Gas Leases, dated June 14, 2013, and recorded in Fulton County, Ohio Official Records Vol. 315, Page 2459, showing extension of lease "for an addition term of 5 years.....and said lease will continue in full force and as long thereafter as oil, gas and related petroleum hydrocarbons are producing in paying quantities from the lease lands....." Copies attached.
12. Easement granted to United Telephone Company of Ohio by instrument dated May 23, 1979, and recorded in Fulton County, Ohio Deed Records Vol. 228, Pg. 533. Copy attached.
13. Oil and Gas Lease granted to Transcontinent Oil Company by instrument dated July 8, 1974, for a "term of five years and as long thereafter as oil and gas, or either of them, is produced or this lease is extended under any subsequent provision hereof", as recorded in Fulton County, Ohio Lease Records Vol. 20, Pg. 529.
Assigned by Transcontinent Oil Company to Jensen/Mark Corporation by instrument dated September 20, 1974 and recorded in Fulton County, Ohio Lease Records Vol. 20, Pg. 685.
Further assigned by Jensen/Mark Corporation to Fred S. Jensen and Anson Mark, as individuals and doing business as Jensen/Mark by instrument dated May 20, 1975 and recorded in Fulton County, Ohio Lease Records Vol. 20, Pg. 703.
Further assigned by Energy Reserves Group, Inc. to Michindio Properties, Inc. by instrument dated July 17, 1978 and recorded in Fulton County, Ohio Lease Records Vol. 21, Page 564.
NOTE: We find no assignment of record from Fred S. Jensen and Anson Mark to Energy Reserves Group recorded in Fulton County, Ohio. Copies attached.
14. Easement granted to The Toledo Edison Company by instrument dated May 3, 1974, and recorded in Fulton County, Ohio Easement Records Vol. 214, Pg. 22. Copy attached.
15. Easement granted to The Toledo Edison Company by instrument dated June 3, 1972, and recorded in Fulton County, Ohio Easement Records Vol. 208, Pg. 137. Copy attached.
16. Easement granted to The Toledo Edison Company by instrument dated September 15, 1949, and recorded in Fulton County, Ohio Easement Records Vol. 155, Pg. 543. Copy attached.
17. Easement for Highway Purposes granted to The State of Ohio by instrument dated May 26, 1942 and recorded in Fulton County, Ohio Deed Records Vol. 145, Pg 84. Copy attached.
18. Easement granted to The Toledo Edison Company by instrument dated March 24, 1930 and recorded in Fulton County, Ohio Deed Records Vol. 124, Pg. 433. Copy attached.
19. Notwithstanding the reference to acreage or square footage in the description set forth in Schedule A hereof, this commitment/policy does not insure nor guarantee the acreage or quantity of land set forth therein.

EXHIBIT A

Situated in the Township of Amboy, County of Fulton and State of Ohio, and described as follows, to-wit: The West 1/2 of the Northwest 1/4 of Section 25, Town 9 South, Range 4 East, containing 80 acres of land, more or less. Subject to legal highways.

Tax Parcel No. 01-001804-00.000

Property Address: 1815 US Highway 20, Swanton, Ohio 43558