

Commonwealth Land Title Insurance Company

File Number: R19-105224

PRELIMINARY JUDICIAL REPORT

SCHEDULE A

DESCRIPTION OF LAND

Situated in the Township of Milton, County of Ashland, and State of Ohio. Known as being:

Being the West one half of the Southwest Quarter of Section 25, Township 24, Range 17, containing 80 acres of land more or less, but being subject to all legal highways, as conveyed to David L. and Luzetta Ann Stackhouse by deed recorded in Volume 327, Page 9, of the Ashland County Record of Deeds.

Save and Except the following parcels of land in the State of Ohio, County of Ashland, Township of Milton as more fully described as follows:

Tract 1:

Situated in the Township of Milton, County of Ashland, and State of Ohio:

Known as being a part of the Southwest Quarter of Section number 25, Township number 24, Range number 17 and being more fully described as follows, to-wit:

Beginning at a point in the intersection of the West line of the Southwest Quarter of Section number 25, Milton Township and the centerline of County Road 1475;

Thence South 51 deg. 36' East, along the centerline of County Road number 1475, for a distance of 223.20 feet to a point;

Thence South for a distance of 746.74 feet to an iron pin;

Thence North 51 deg. 36' West for a distance of 223.20 feet to an iron pin in the West line of the Southwest Quarter of Section number 25;

Thence North along the West line of said quarter, for a distance of 746.74 feet to the place of beginning and containing 3.00 acres, but being subject to all legal highways.

Above description compiled from the notes of a survey made by Shelby J. Edwards, Registered Surveyor number 3925.

Tract 2:

Situated in the Township of Milton, County of Ashland and State of Ohio:

Known as being a part of the Southwest Quarter of Section number 25, Township number 24, Range number 17 and being more fully described as follows, to-wit:

Beginning at a point in the intersection of the West line of the Southwest quarter of Section number 25 and the centerline of County Road number 1475;

Thence North along the West line of the Southwest Quarter of Section number 25; a distance of 180 feet to an iron pin;

Thence East and at right angles, a distance of 334.07 feet to an iron pin;

Thence South 38 deg. 24' West a distance of 348.57 feet to a point in the centerline of Ashland County Road 1475;

Thence North 51 deg. 36' West, along the centerline of Ashland County Road 1475, a distance of 150 feet to the place of beginning and containing 1.290 acres, but being subject to all legal highways.

Above description compiled from the notes of a survey made by Shelby J. Edwards, Registered Surveyor number 3925.

Tract 3:

Situated in the Township of Milton, County of Ashland, and State of Ohio:

Being a parcel of land situated in the Township of Milton, County of Ashland and State of Ohio, known as being a part of the Southwest quarter of section #25, Township #24, Range #17 and being more fully described as follows, to-wit;

Commencing at a point in the intersection of the West line of the Southwest Quarter of Section #25 and the centerline of County Road 1475;

Thence South 51 deg. 36' East along the centerline of County Road 1475, a distance of 150 feet to a point, said point also being the true place of beginning for said parcel of land;

Thence from said true place of beginning, North 38 deg. 24' East, a distance of 435.60 feet to an iron pin;

Thence South 51 deg. 36' East and parallel to the centerline of County Road 1475, a distance of 200 feet to an iron pin;

Thence South 38 deg. 24' West, a distance of 435.60 feet to a point in the centerline of County Road 1475;

Thence North 51 deg. 36' West, along the centerline of County Road 1475, a distance of 200 feet to the true place of beginning and containing 2.00 acres, but being subject to all legal highways.

Above description compiled from the notes of a survey made by Shelby J. Edwards, Registered Surveyor 3925.

Tract 4:

Situated in the Township of Milton, County of Ashland and State of Ohio:

Being a parcel of land situated in the Township of Milton, County of Ashland and State of Ohio, known as being a part of the Southwest Quarter of Section 25, Township 24, Range 17 and being more fully described as follows, to-wit:

~~Commencing at a point in the intersection of the centerline of County Road 1475 and the West line of the~~

Southeast quarter of section 25;

Thence South 51 deg. 36' East, along the centerline of County Road 1475, a distance of 223.20 feet to a point, said point also being the true place of beginning for said parcel of land;

Thence from said true place of beginning, continuing along the centerline of County Road 1475, South 47 deg. 45' East, a distance of 115.77 feet to a point;

Thence South 42 deg. 15' West, a distance of 127.75 feet to an iron pin;

Thence North and parallel to the West line of said quarter, a distance of 172.31 feet to the true place of beginning and containing 0.1698 acre, but being subject to all legal highways.

Above description compiled from the notes of a survey made by Shelby J. Edwards, Registered Surveyor 3925.

Tract 5:

Situated in the Township of Milton, County of Ashland and State of Ohio:

Known as being a part of the Southwest quarter of Section 25, Township 24, Range 17 and being more fully described as follows:

Known as being a part of the Southwest quarter of section 25, Township 24, Range 17 and being more fully described as follows:

Commencing at a point in the intersection of the centerline of County Road 1475 and the West line of the Southwest quarter of section 25;

Thence South 51 deg. 36' East, along the centerline of County Road 1475, a distance of 223.20 feet to angle point in said road;

Thence continuing along the centerline of County Road 1475, South 47 deg. 45' East, a distance of 115.77 feet to a point, said point being the true place of beginning for said parcel of land;

Thence from said true place of beginning, continuing along the centerline of County Road 1475, South 47 deg. 45' East a distance of 97.55 feet to a point;

Thence South 17 deg. 32' West a distance of 424.90 feet to an iron pin;

Thence South 8 deg. 38' West a distance of 200.50 feet to an iron Pin;

Thence due North and parallel to the West line of said quarter, a distance of 574.43 feet to an iron pin;

Thence North 42 deg. 15' East a distance of 127.75 feet to the true place of beginning and containing 1.034 acres, but being subject to all legal highways, as surveyed by Shelby J. Edwards, Registered Surveyor 3925.

Tract 6:

Situated in the Township of Milton, County of Ashland and State of Ohio:

Being a part of the Southwest Quarter of Section 5, Township 24, Range 17, bounded and described as follows:

Beginning on the Westward line of the Southwest Quarter of said section and the centerline of County Road 1475;

Thence South 51 deg. 36' East along the centerline of County Road 1475 a distance of 223.20 feet to an angle;

Thence South 47 deg. 45' East along the centerline of said road a distance of 1014.92 feet to a railroad spike and the true place of beginning;

Thence North 42 deg. 30' East, passing through an iron pin on the Northeasterly side of County Road 1475, a distance of 97.70 feet to an iron pin;

Thence North 68 deg. 22' 10" East, a distance of 423.99 feet to an iron pin;

Thence South 1 deg. 52' 29" East, passing through an iron pin on the Northerly side of County Road 1475, a distance of 523.35 feet to an iron pin in the centerline of said road;

Thence North 65 deg. 54' West along the centerline of said road a distance of 164.70 feet to an angle;

Thence North 62 deg. 06' West along the centerline of said road a distance of 145.80 feet to an angle;

Thence North 53 deg. 38' West along the centerline of said road a distance of 149.00 feet to an angle;

Thence North 47 deg. 45' West along the centerline of said road a distance of 105.50 feet to the true place of beginning; containing within said bounds 3.254 acres of land, more or less but subject to all legal highways as surveyed by William L. Fox, Registered Surveyor No. 5878, July 1975.

Tract 7:

Situated in the Township of Milton, County of Ashland, State of Ohio, and being a part of the Southwest Quarter of Section 25, Township 24, Range 17 and more fully described as follows:

Commencing at a railroad spike found at the point of intersection of the centerline of Ashland County Highway 1475 and the West line of the Southwest Quarter of Section 25 Milton Township;

Thence North 5 deg. 03' 24" West, 180.00 feet along the West line of said Quarter to an iron pin found at the Northwest corner of a 1.290 Acre parcel of land now or formerly owned by Robert L. and Dorothy C. Sagaskey as recorded in Volume 365, Page 360, Ashland County Deed Records, said point also being the true place of beginning for the parcel herein described;

Thence continuing North 5 deg. 03' 24" West, 231.77 feet along the West line of said Quarter to an iron pin found;

Thence North 84 deg. 58' 36" East, 517.27 feet to an iron pin set;

Thence South 33 deg. 19' 02" West, 295.07 feet to an iron pin found at the Northeast corner of the aforesaid Sagaskey lands;

Thence South 84 deg. 52' 02" East, 334.10 feet along the North line of said Sagaskey lands to the true place of beginning, containing 2.262 Acres but subject to all legal highways.

The foregoing description was prepared from the notes of a survey made by the office of Grindle and Bender, Architecture, Engineering, Surveying and Charles W. Miller, Registered Surveyor No. 5691. All bearings are magnetic and all distances are in feet and decimals thereof.

Tract 8:

Situated in the Township of Milton, County of Ashland and State of Ohio:

Being a part of the Southwest Quarter of Section 25, Township 24, Range 17, as conveyed to David L. Stackhouse and Luzetta Ann Stackhouse by deed recorded in Volume 327, Page 9 of the Ashland County Record of Deeds, and being more fully described as follows:

Beginning on the Westerly line of the Southwest Quarter of said Section and the centerline of County Road 1475;

Thence South 51 deg. 38' 00" East along the center of said County Route a distance 223.20 feet to a point;

Thence South 48 deg. 49' 14" East along the center of said road a distance of 835.13 feet to a railroad spike set, said spike referenced by an iron pin set North 42 deg. 30' 00" East a distance of 30.00 feet;

Thence North 42 deg. 30' 00" East a distance of 164.40 feet to an iron pin set;

Thence North 82 deg. 9' 51" East a distance of 472.54 feet to an iron pin set;

Thence South 1 deg. 51' 39" East along the West line of lands now or formerly owned by Larry J. & Bonnie M. Oberholtzer a distance of 90.00 feet to an iron pin found;

Thence South 68 deg. 31' 08" West along lands now or formerly owned by Anita M. Spencer a distance of 423.10 feet to an iron pin found;

Thence South 42 deg. 30' 00" West along the West line of lands now or formerly owned by Anita M. Spencer a distance of 97.53 feet to a railroad spike found in the center of County Road 1475;

Thence North 42 deg. 47' 40" West along the center of said road a distance of 180.61 feet to the true place of beginning.

The tract of land as surveyed contains 1.9864 acres of land subject to all easements of record.

The above description was prepared by Richard K. Hudnut, Registered Surveyor No. 5956 from notes of a survey performed by Hudnut-Laughery & Associates in March, 1989.

Tract 9:

Situated in the Township of Milton, County of Ashland, and State of Ohio:

The following parcel of land situated in the State of Ohio, the County of Ashland, and the Township of Milton:

Being a part of the Southwest Quarter of Section 25, Township 24, Range 17 as conveyed to David L. Stackhouse and Luzetta Ann Stackhouse by deed recorded in Volume 327, Page 9 of the Ashland County Record of Deeds and being more fully described as follows:

Beginning for reference at a railroad spike found on the Westerly line of the Southwest Quarter of Section 25 and the center of County Road 1475, said spike being South 06 deg. 01' 45" West a distance of 874.79 feet from a concrete monument found at the Northwest corner of the Southwest Quarter of Section No. 25;

Thence South 46 deg. 38' 40" East along the center of said County Road a distance of 223.20 feet to a point;

Thence South 42 deg. 47' 40" East along the center of said County Road a distance of 765.71 feet to a railroad spike set, said spike referenced by an iron pin set South 38 deg. 28' 24" West a distance of 30.00 feet, said spike

also being the true place of beginning for the tract of land herein to be described;

Thence continuing South 42 deg. 47' 40" East along said road a distance of 69.21 feet to a railroad spike found;

Thence continuing South 42 deg. 47' 40" East along said road a distance of 180.50 feet to a railroad spike found;

Thence South 52 deg. 13' 27" East along said road a distance of 105.51 feet to a P.K. set;

Thence South 58 deg. 05' 39" East along said road a distance of 149.00 feet to a P.K. set;

Thence South 66 deg. 33' 39" East along said road a distance of 145.80 feet to a P.K. set;

Thence South 89 deg. 59' 50" East along said road a distance of 160.55 feet to a railroad spike found, said spike referenced by an iron pin set South 05 deg. 37' 11" East a distance of 30.00 feet;

Thence South 05 deg. 37' 11" East along lands owned by Larry & Barbra Jacobs a distance of 244.14 feet to an iron pin set;

Thence South 87 deg. 38' 28" West a distance of 898.29 feet to an iron pin set;

Thence North 07 deg. 51' 47" East a distance of 560.00 feet to an iron pin set;

Thence North 38 deg. 28' 24" East a distance of 210.32 feet to the true place of beginning.

The tract of land as surveyed contains 8.9550 acres of land subject to all easements of record. The above description was prepared by Richard K. Hudnut Registered Surveyor No. 5956 from notes of a survey performed by Hudnut-Laughery and Associates in November & December 1992.

Tract 10:

Situated in the Township of Milton, County of Ashland, State of Ohio:

Being part of a parcel of land conveyed to David and Luzetta Stackhouse by deed Volume 327, Page 9, being part of the Southeast Quarter of Section 25, Township 24, Range 17 and being more particularly described as follows:

Commencing at an iron pin found in the Southeast corner of said Southwest Quarter of Section 25;

Thence South 84 deg. 34' 45" West, 1,325.83 feet along the south line of said Southwest Quarter to an iron pin set in the Southeast corner of a parcel of land conveyed to David and Luzetta Stackhouse by deed Volume 327, Page 9, said iron pin being at the half quarter section line;

Thence North 05 deg. 37' 11" West, 313.48 feet along the East line of said land of David and Luzetta Stackhouse, also being along said half quarter section line to an iron pin found in the Southeast corner of a parcel of land conveyed to Christopher L. Stackhouse by official records Volume 83, Page 15;

Thence South 89 deg. 16' 51" West, 15.69 feet along the South line of said land of Christopher L. Stackhouse to an iron pin set, said iron pin being the true place of beginning;

Thence South 05 deg. 10' 01" East, 53.85 feet to an iron pin set;

Thence South 83 deg. 40' 40" West, 291.59 feet to an iron pin set;

Thence North 05 deg. 37' 11" West, 82.48 feet to an iron pin found in the Southwest corner of aforementioned land of Christopher L. Stackhouse;

Thence North 89 deg. 16' 51" East, 293.07 feet along the South line of said land of Christopher L. Stackhouse to the true place of beginning and containing 0.457 acres, more or less and subject to all legal highways and easements of record;

Basis of Bearings: Official Records: Volume 83, Page 15.

All iron pins set are 5/8-inch diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in September 1998 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

Tract 11:

Situated in the Township of Milton, County of Ashland, State of Ohio, being part of a parcel of land conveyed to David and Luzetta Stackhouse by deed Volume 327, Page 9, being part of the Southwest Quarter of Section 25, Township 24, Range 17 and being more particularly described as follows:

Commencing at an iron pin found in the Southeast corner of said Southwest Quarter of Section 25;

Thence South 84 deg. 34' 45" West, 1,325.83 feet along the South line of said Southwest Quarter to an iron pin set in the Southeast corner of said land of David and Luzetta Stackhouse, said iron pin being at the half quarter section line and the true place of beginning;

Thence continuing South 84 deg. 34' 45" West, 18.12 feet along said South line of said Southwest Quarter to an iron pin set;

Thence North 05 deg. 10' 01" West, 314.77 feet to an iron pin set in the South line of a parcel of land conveyed to Christopher L. Stackhouse by official records Volume 83, Page 15;

Thence North 89 deg. 16' 51" East, 15.69 feet along the South line of said land of Christopher L. Stackhouse to an iron pin found in the Southeast corner of said land, said iron pin also being in said half quarter section line and in a Northeast corner of aforementioned land of David and Luzetta Stackhouse;

Thence South 05 deg. 37' 11" East, 313.48 feet along the East line of said land of David and Luzetta Stackhouse also being said half quarter section line to the true place of beginning and containing 0.122 acres, more or less, of which 0.048 acres overlaps a parcel of land conveyed to Larry E. and Barbara B. Jacobs by deed Volume 538, Page 933 and subject to all legal highways and easements of record.

Basis of Bearings: Official Records Volume 83, Page 15.

All iron pins set are 5/8-inch diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in September 1998 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

1188 County Road
Ashland, Ohio 44805

PPN: G22-025-0-0015-00