

# Schnelle Law Office, LLC

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## PRELIMINARY TITLE OPINION (Wapakoneta, OH 45895) (Auction - Lots 1, 2, 4, 5 & 6)

The undersigned hereby certifies that it has made a thorough examination of the records of Auglaize County, Ohio, as disclosed by the public indexes, in accordance with the Ohio Marketable Title Act, relating to the property described on Exhibit "A" attached (the "Property");

The undersigned further certifies that, in its opinion, based upon said records, the fee simple title to said Property is vested in:

Sunrise Cooperative, Inc., an Ohio corporation

(as successor by consolidation of Trupointe Cooperative, Inc. and Sunrise Cooperative, Inc (See OR 670, Page 2144); Trupointe Cooperative was the successor by merger of Advanced Agri-Solutions, Inc. and Auglaize Farmers Cooperative Inc. (See OR 575, Page 2622))

by a quit claim deed recorded at Official Record Volume 23, Page 679, Auglaize County, Ohio and that, as appears from said records, except as to those matters set forth below, that there are no liens, encumbrance or pending suits against the Property or the owner thereof affecting the title thereto.

**Lot 1**

Parcel I.D. No: B07-018-026-00

**Lot 2**

Parcel I.D. No: B07-018-027-00

**Lot 4**

Parcel I.D. No: B07-051-001-00

**Lot 5**

Parcel I.D. No: B07-051-001-01

**Lot 6**

Parcel I.D. No: B07-051-010-00

This Preliminary Title Opinion does not purport to cover matters not of record in Auglaize County, Ohio, and further excepted are rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens against the Property, special taxes and assessments not shown by the County Treasurer's records, federal court or bankruptcy proceedings, zoning and other government regulations, or liens asserted by the United States of America or State of Ohio, their agencies and officers, under the Ohio Solid Hazardous Waste Disposal Act, Federal Superfund Amendment, Racketeering Influence Corrupt Organization Acts or receivership liens, unless the lien is filed in the public records of the county in which the Property is located.

Exceptions to and explanation of any of the above are:

1. As to Lot 1, real estate taxes are \$114.47 per half, plus an assessment for Landfill Monitoring Fee in the amount of \$20.00 payable with the first half taxes, for a total first half payment of \$134.47, and a total second half payment of \$114.47. Taxes and assessments are paid through calendar year 2018. Taxes and assessments for calendar year 2019 are a lien, but not yet due and payable.
2. As to Lot 2, real estate taxes are \$3,171.35 per half, plus an assessment for Landfill Monitoring Fee in the amount of \$20.00 payable with the first half taxes, for a total first half payment of \$3,191.35, and a total second half payment of \$3,171.35. Taxes and assessments are paid through calendar year 2018. Taxes and assessments for calendar year 2019 are a lien, but not yet due and payable.
3. As to Lot 4, real estate taxes are \$30.96 per half. Taxes and assessments are paid through calendar year 2018. Taxes and assessments for calendar year 2019 are a lien, but not yet due and payable.
4. As to Lot 5, this tract is a newer combined parcel and separate tax valuation and tax figures are not yet available. Taxes and assessments for calendar year 2019 are a lien, but not yet due and payable. **NOTE:** Estimated taxes for this parcel will be \$165.00 per half per the Auglaize County Auditor's office.
5. As to Lot 6, real estate taxes are \$91.32 per half. Taxes and assessments are paid through calendar year 2018. Taxes and assessments for calendar year 2019 are a lien, but not yet due and payable.
6. Lots 1, 2 & 4 of the Property are subject to retained easements and rights in favor of The Penn Central Corporation as recorded at Deed Volume 252, Page 341, Auglaize County, Ohio.
7. Lots 1, 2 & 4 of the Property are subject to a water line easement in favor of the City of Wapakoneta, Ohio as recorded at Official Record Volume 560, Page 232, Auglaize County, Ohio.
8. Lots 1, 2 & 6 of the Property are subject to a utility easement in favor of the City of Wapakoneta, Ohio as recorded at Official Record Volume 559, Page 258, Auglaize County, Ohio.
9. Any transfer deed for Lot 2 of the Property will be subject to a nonexclusive easement for ingress and egress in favor of Lot 4 and Lot 5 of the Auglaize Farmers Cooperative Replat as recorded at Plat Cabinet Volume D, Slide 347, Auglaize County, Ohio.

This Opinion is issued solely as a preliminary report of title in connection with a scheduled public auction of the Property and may not be quoted or relied upon, or used for any other purpose, without our prior written consent.

SCHNELLE LAW OFFICE, LLC

By:   
Keith M. Schnelle

Dated: December 5, 2019 at 7:59 a.m.

**EXHIBIT "A"**  
**(AUCTION - Lots 1, 2, 4, 5 & 6)**

Situate in the City of Wapakoneta, County of Auglaize and State of Ohio, to-wit:

Being Lots 1, 2, 4, 5 & 6 of the Auglaize Farmers Cooperative Replat as recorded at Plat Cabinet Volume D, Slide 347, Auglaize County, Ohio.