

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Chicago Title Insurance Company

1 S. Main St., Suite 250, Dayton, OH 45402

(File Number: 38260042)

Auction Tract in Ross County, Ohio

For February 26, 2026 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

**Nutrien Ag Solutions, Inc., a Delaware corporation, formerly
known as Crop Production Services, Inc., a Delaware corporation**

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

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Jordan Cohen Chicago Title Insurance Company 1 S. Main St., Suite 250 Dayton, OH 45402 Phone: 9372690467 Main Phone: (937) 223-8378 Email: Jordan.Cohen@ctt.com	Escrow Officer: Ruth Perry Chicago Title Insurance Company 1 S. Main St., Suite 250 Dayton, OH 45402 Phone: 9372690462 Main Phone: (937)223-8378 Main Fax: 937-963-0843 Email: Ruth.Perry@ctt.com

Order Number: 38260042

Property Address: 9217 Westfall Road, Frankfort, OH

SCHEDULE A

1. Commitment Date: February 4, 2026 at 07:59 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021 - OH (12/01/2022)

Proposed Insured:	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item #4 below
Proposed Amount of Insurance:	\$100,000.00
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:
Crop Production Services, Inc., a Delaware corporation, acquired by deed of record in [Official Record Volume 354, Page 767](#), Recorder's Office, Ross County, Ohio.

Note: Crop Production Services, Inc. took title in 2007 and then merged into another entity in 2009, which concurrently changed its name to Crop Production Services, Inc. (as evidenced by documents in [Official Record Volume 386, Page 2010](#)).
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Situate in the Township of Concord, County of Ross, State of Ohio,

Being in Military Survey No. 404 and being all of the 7.81 acre tract (8.117 acres per this survey) conveyed to Joe L. and Henrietta Lane (Deed Vol. 391 Page 491 Ross County Deed Records), bounded and described as follows:

Beginning at a railroad spike found (1-inch deep) in the center of Westfall Road (County Road No. 101) at the northeast corner of the tract of which this is a part and being the southeast corner of the remainder of the 66.44 acre Second Tract conveyed to John Merritt Cory and Joanne Cory (Deed Vol. 374 Page 205):

Thence with the center of Westfall Road and being the east line of the tract herein described, S. 55 deg. 00'- 58 W. 683.04 ft. to a Mag-Nail set at the northeast corner of the Leffingwell Addition (Plat Book 3 Page 311);

Thence with the north lines of said Leffingwell Addition (Lots No. 9 thru 4) and with the south lines of the tract herein described the following (3) courses,

1. N. 61 deg. 57' 11" W. a total distance of 121.38 ft. to an iron pin found, passing an iron pin found at 68.54 ft.,
2. N. 18 deg. 27' 11" W. a total distance of 161.04 ft. to a point in 'Old Town Run' (a small stream), passing an iron pin set at 124.83 ft. (existing iron pin found bent) and
3. N. 57 deg. 57' 11" W. along 'Old Town Run' 197.94 ft. to an iron pin set on the north bank of 'Old Town Run' and in the east line of the 5.51 acre parcel conveyed to Roger and Ramona Hammond (Deed Vol. 556 Page 0383);

Thence with the west line of the tract herein described and with the east line of Hammond's tract, N. 21 deg. 21' 30" W a total distance of 512.70 ft. to an iron pin found, passing an iron pin set at 36.70 ft.

Thence with the north line of the tract herein described and with the south line of the remainder of Cory's Second tract, South 60 deg. 10' 00" E. a total distance of 805.53 ft. to the point of beginning, passing a concrete R/W Monument found at 750.31 ft. and passing an iron pin found at 783.41 ft., containing 8.117 acres, more or less.

This legal description is based on a field survey performed January 14, 1997 under the direction and supervision of Michael T. Slagle, Ohio Professional Surveyor No. 6699.

The magnetic bearings in this legal description are based on the north line of the tract herein described (S. 60 deg. 10' 00" E.) and are used solely for the purpose of denoting angles.

All iron pins set' by this surveyor are 5/8 inch diameter, 30' inches long with an identification cap labeled SLAGLE S-6699, unless otherwise indicated.

For informational purposes only:
PPN: 060807107000

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**SCHEDULE B, PART I
REQUIREMENTS**

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. Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.
6. Approval of the legal description as contained in Schedule "A" herein by the Ross County Auditor's Office. A copy was submitted to the County on February 18, 2026.
7. **Subject to additional requirements once the specifics of the contemplated transaction are known to the Company.**
8. Deed from Crop Production Services, Inc., a Delaware corporation, by its duly authorized officer(s) conveying the premises herein to a purchaser to be determined.
9. Copy of the Articles of Incorporation and Bylaws and any amendments thereto and resolution for Crop Production Services, Inc., a Delaware corporation authorizing the execution of the above deed.
10. Certificate of Good Standing from the Delaware Secretary of State for Crop Production Services, Inc.
11. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
12. An ALTA survey satisfactory to the Company will be required if the survey exceptions are to be deleted from the final policy.
13. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
14. The Proposed Policy amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price of full value of the Land. A Loan Policy should reflect the loan amount of value of the Land being used as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
15. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

16. Further exceptions and/or requirements may be made upon review of the proposed documents creating the interest or estate to be insured and/or further ascertaining details of the transaction.
17. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
18. Payment of taxes, charges and assessments levied and assessed against subject premises, which are due and payable.
19. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractors, subcontractors, labor and materialmen are all paid.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Notice: Please be aware that the Company will not insure a prohibited person as defined under Ohio Revised Code Section 5301.256 as to the ownership in agricultural land or land in proximity to a military installation as defined under the referenced code section which is an excluded matter under the Exclusions from Coverage of any policy issued.

END OF SCHEDULE B, PART I

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**SCHEDULE B, PART II
EXCEPTIONS**

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, 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 shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. No liability is assumed for tax increases occasioned by the retroactive revaluation as a result of the change in land usage, on account of errors or omissions and changes in the valuation of the property by legally constituted authorities.
8. 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, pursuant to Ohio Revised Code Section 1509.31(D).
9. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
10. Rights of public to use those portions of subject premises lying within the confines of public roads and highways.
11. Right of way and easement to Inter-County Rural Electric Cooperative Incorporated, of record in [Volume 3, Page 246](#), Recorder's Office, Ross County, Ohio.
12. Right of way and easement to Inter-County Rural Electric Cooperative, Incorporated, of record in [Volume 3, Page 268](#), Recorder's Office, Ross County, Ohio.
13. Easement for Channel Purposes to County of Ross, of record in [Volume 365, Page 341](#), Recorder's Office, Ross County, Ohio.

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SCHEDULE B, PART II
EXCEPTIONS
 (continued)

14. Easement for Highway Purposes to the County of Ross, of record in [Volume 365, Page 342](#), Recorder's Office, Ross County, Ohio.
15. Right-of-Way Easement to South Central Power Company, an Ohio corporation, of record in [Volume 421, Page 123](#), Recorder's Office, Ross County, Ohio.
16. Right of way easement to the Ross County Water Company, Inc., of record in [Volume 508, Page 387](#), Recorder's Office, Ross County, Ohio.
17. Easements and matters shown on [survey](#) of Joe L. & Henrietta Lane - Frankfort Supply Center, Recorder's Office, Ross County, Ohio.
18. Subject to future 20-year use restriction, as set forth in terms of auction.
19. Tax Parcel Desc: 8.120 Acres

Taxes, listed in the name(s) of Crop Production Services, Inc., (Parcel No. 060807107000) for the first half of the year 2025 in the net amount of \$3,640.47 are **due and payable on February 20, 2026**; Taxes for the second half of the year 2025 in the net amount of \$3,640.47 are not yet due and payable.

Tax Valuation: Land: \$23,960; Building: \$180,870; Total: \$204,830

20. Taxes and assessments for the year 2026, and thereafter, are a lien but are not yet due and payable.

Taxes or special assessments which are not shown as existing liens by the public records.

Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in the valuation.

END OF SCHEDULE B, PART II

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RIGHT-OF-WAY EASEMENT

File No. 1560 Fees \$0.80
RIGHT OF WAY EASEMENT
from
Cory, Ida M.
to
INTER-COUNTY RURAL ELECTRIC
COOPERATIVE, INCORPORATED

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Ida M. Cory and
for a good and valuable consideration, the receipt where of is hereby acknowledged, does hereby
grant unto INTER-COUNTY RURAL ELECTRIC COOPERATIVE, INCORPORATED, a corpora-
tion, whose postoffice address is HILLSBORO, OHIO, and to its successors or assigns, the right
to enter upon the land of the undersigned, situated in the County of ROSS
State of Ohio, and more, particularly described as follows:
A tract of land approximately 171 acres in the area located approximately 1
miles from the town of Frankfort and bounded by land owned by

N. F. Pancake S. Phillips Duerstein
E. Westfall Road and W. Roseboom Pancake

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands an electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this Easement it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned conveys that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 4 day of Nov. 1938.

Ida M. Cory (L. S.)

Signed and acknowledged in the presence of _____ (L. S.)

Ralph M. Whaley

R. L. McBride

State of Ohio) ss

Ross COUNTY)



Be it remembered, that on this 9 day of Feb. 1939, personally appeared before me, the undersigned, a Notary Public in and for said County, the above named Ida M. Cory grantor in the foregoing grant, and acknowledged the execution thereof to be her voluntary act and deed. IN TESTIMONY WHEREOF: I have hereunto signed my name and affixed my official seal the day and year last mentioned above. RALPH M. WHALEY

NOTARY PUBLIC Ralph M. Whaley Notary Public, Ross County, Ohio
My Commission Expires Oct. 8, 1939
Received: June 2, 1939 at 1:50 P. M. Recorded: June 14, 1939 Ross COUNTY, OHIO.

File No. 1560 Fees \$0.80

RECORDED: JULY 17, 1939 BY J. W. VAUSE

File No. 1844 Page No. 60
RIGHT OF WAY EASEMENT

from
Gory, Ina

to
INTER-COUNTY RURAL ELECTRIC
COOPERATIVE, INCORPORATED

KNOW ALL MEN BY THESE PRESENTS: Concord
That the undersigned, Ina Gory and
for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby
grant unto INTER-COUNTY RURAL ELECTRIC COOPERATIVE, INCORPORATED, a corpora-
tion, whose postoffice address is HILLSBORO, OHIO, and to its successors or assigns, the right
to enter upon the land of the undersigned, situated in the County of ROSS
State of Ohio, and more particularly described as follows:
A tract of land approximately 216 acres in the area located approximately 2
miles from the town of Austin and bounded by land owned by

N. Beard s. Goodhope Rd.
E. Beard & Kohler and W. Starr & Dawson

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands an
electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric
line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.
In granting this Easement it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the
poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.
The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and
liens of whatsoever character except those held by the following persons: Poles to be set only in fence lines, and along
road without further consent.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that
words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 4 day of Nov. 1938.
Ina M. Gory (L. S.)

Signed and acknowledged in the presence of: _____ (L. S.)

Ralph M. Whaley
R. L. McBride
State of Ohio) ss
ROSS COUNTY)



Be it remembered, that on this 9 day of Feb. 1939, personally appeared before me, the undersigned, a Notary Public
in and for said County, the above named Ina M. Gory grantor in the foregoing grant and acknowledged the
execution thereof to be her voluntary act and deed. IN TESTIMONY WHEREOF: I have hereunto signed my name and affixed my
official seal the day and year last mentioned above. RALPH M. WHALEY
Notary Public, Ross County, Ohio
My Commission Expires Oct. 8, 1939 ROSS COUNTY, OHIO.

NOTARY PUBLIC Ralph M. Whaley
Received: July 17, 1939 at 1:40 P.M.
Recorded: July 18, 1939 Fees \$0.60
James W. Vause, County Recorder

EASEMENT FOR CHANNEL PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That John Merritt Cory & Joanne Cory, owner of Fee & Ina M. Cory, Mortgagee

the Grantors,

Sharon Thomas (Eggleston, Trustee)

Dollars (\$ 702.00) and for other good and valuable considerations to be paid by the County of Ross, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, an easement for the construction of a perpetual watercourse, ditch, channel or other drainage facility in, upon and over the lands hereinafter described and as shown by plans on file in the office of the County Engineer. The Grantor herein retains the right to use said lands for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted.

PARCEL NO. IX

Being a parcel of land situated in Ross County, Ohio, Concord Township, Military Survey No. 404

and being located within the following described points in the boundary thereof:

Beginning at a point where the proposed right of way for County Road 101 (Westfall Road) intersects the line common to lands of Holmer Welford and of Grantor, said point of beginning being 59.47 feet left of Station 2+06.57 of County Road 101; thence with Welford's line N 62° 00' 00" W, 52.85 feet to a point; thence N 18° 30' 00" W, 161.04 feet to a point corner to lands of Eddie Thomas; thence with Thomas' line N 58° 00' 00" W, 46.51 feet to a point; thence with a new line entering the lands of Grantor N 31° 53' 00" E, 52.62 feet to a point 326.72 feet left of Station 2+45.15; thence S 60° 56' 52" E, 307.61 feet to a point in the proposed right of way 57.24 feet left of Station 3+93.49; thence with said line S 61° 46' 24" W, 143.82 feet to a point 67.00 feet left of Station 3+30.00; thence S 48° 03' 01" W, 44.07 feet to the point of beginning and being a strip of land along the southwest side of a 66.44 acre tract conveyed to John Merritt Cory by deed recorded in Volume 292, page 184 of the Ross County Deed Records.

The above survey is based on a survey made by Barrett, Cargo, Withers and Associates, Limited, Don E. Carnes, Professional Surveyor, S5159.

This Conveyance has been examined and the Grantor has complied with Section 319.02 of the Revised Code. EX. 47
ORVILLE A. BARRETT, County Auditor

No. Transfer Necessary
January 5, 1971
Orville A. Barrett
By S. Taylor

The State of Ohio, } ss.
Ross County }
Received for Record on
the 25 day of January
1971 at 9:58 o'clock A.M.
Recorded JAN 11 1971
in Book Record 365
Page 341
[Signature]
Deputy

Said Stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the office of the County Engineer Chillicothe, Ohio.

It is understood that the tract of land above described contains 0.71 acres, more or less. ~~Such a portion of the proceeds of the sale of the tract as may be necessary to pay the taxes and other charges thereon shall be paid to the County of Ross, Ohio.~~

X of Page 1
Acknowledgement

Sheet 2 of 2 sheets

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor S., for them and their heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that they are the true and

365 p. 341

Vol. 365 Page 342

lawful owner... of said premises, and... they... lawfully seized of the same in fee simple, and he...
good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and
that the same are free and clear from all liens and encumbrances whatsoever, and that... they... will
warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid... John Merritt Cory

Joanna Cory

Ina M. Cory

hereby relinquish... to said Grantee, its successors and assigns, all right and expectancy of Dower in
the above described premises.

IN WITNESS WHEREOF... John Merritt Cory

Joanna Cory

Ina M. Cory

have hereunto set their hand... the 19th day of June
the year of our Lord one thousand nine hundred and... seventy

Signed and sealed in presence of:

Ethel C. Freeland
Witness to (1) (2) (3)
John R. Freeland
Witness to (1) (2) (3)

(1) *John Merritt Cory*
(2) *Joanna Cory*
(3) *Ina M. Cory*

STATE OF OHIO,
ROSS COUNTY } ss.

Before me, a Notary Public in and for said County and State, personally
appeared the above named John Merritt Cory, Joanna Cory, and Ina M. Cory
who acknowledged that they did sign the foregoing instrument and that the same is their free
act and deed.



IN TESTIMONY WHEREOF I have hereunto set my hand
and official seal at Frankfort, Ohio (Ross County)
this 19th day of June, A. D. 1974
John R. Freeland
My Commission expires... 19...

JOHN R. FREELAND
NOTARY PUBLIC, ROSS COUNTY, OHIO
MY COMMISSION EXPIRES MARCH 9, 1974

This Instrument prepared by H. M. Alexander, Ross County Engineer

EASEMENT FOR HIGHWAY PURPOSES.

KNOW ALL MEN BY THESE PRESENTS:

That John Marritt Cory & Joseph Cory, owner of Fee & Ina M. Cory, Mortgages

_____, the Grantor _____, for and in consideration of the sum of Edwin Hundred Eighteen Dollars (36,118⁰⁰) and for other good and valuable considerations to be paid by the County of Ross, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public

Highway and road purposes, in, upon and over the lands hereinafter described, situated in Ross County, Ohio Concord Township, Military Survey No. 404 and bounded and described as follows:

PARCEL NO. 1

Beginning at a point in the center of the steel truss bridge over Old Town Run, said point being at Station 2+40.73 of the centerline of County Road 101 (Westfall Road), the same point of beginning being a corner common to lands of Jane Phillips Allyn, of Harold Ates, of Halmer Wolford and of Grantor; thence with the north line of Wolford N 62° 00' 00" W, 68.59 feet to a point 59.47 feet left of Station 2+06.57; thence leaving Wolford with a new line entering the lands of Grantor, N 48° 03' 01" E, 44.07 feet to a point 67.00 feet left of Station 2+50.00; thence N 41° 48' 24" E, 280.58 feet to a point 50.00 feet left of Station 5+00.00; thence N 57° 53' 00" E, 400.00 feet to a point 50.00 feet left of Station 9+00.00; thence S 32° 07' 00" E, 50.00 feet to a point in the center of the road at Station 9+00.00; thence with the said road, the same being Allyn's northwest line, S 57° 53' 00" W, 659.25 feet to the point of beginning and being a strip of land along the southeast side of a 66.44 acre tract conveyed to John Merritt Cory by deed recorded in Volume 292, page 184 of the Ross County Deed Records.

The above description is based on a survey made by Barrett, Cargo, Withers and Associates, Limited, Don E. Carnes, Professional Surveyor, 55159.

This Conveyance has been examined and the Grantor has complied with Section 219.02 of the Revised Code.
RE 1.1.20
EXEMPT
ORVILLE J. BARRETT, County Auditor

The State of Ohio, } ss.
Ross County }
Received for Record on
the 22nd day of January
1971 at 9:07 o'clock A.M.
Recorded JAN 11 1971
in Book Record 265
Page 462
[Signature]
Recorder of Ross County, Ohio
[Signature]
Deputy

No Transfer necessary
January 8, 1971
Orville J. Barrett
by [Signature]

It is understood that the strip of land above described contains 0.83 acres, more or less, inclusive of the present road which occupies 0.31 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the office of the County Engineer, Chillicothe, Ohio.

N/W Form?
Acknowledgment

Sheet 2 of 2 sheets.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor... for them and their heirs, executors, and administrators, hereby covenant... with the said Grantee, its successors and assigns that they are the true and lawful owner... of said premises, and they lawfully seized of the same in fee simple, and he has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will give warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid...
John Merritt Cory
Joanne Cory
Ina M. Cory

heraby relinquish... to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF...
John Merritt Cory
Joanne Cory
Ina M. Cory

have hereunto set their hand... the 19th day of June in

365 REC-343

the year of our Lord one thousand nine hundred and _____ county

Signed and sealed in presence of:

John R. Freeland
Witness to (1) (2) (3)
John R. Freeland
Witness to (1) (2) (3)

John Merritt Cory
Joanna Cory
Ina M. Cory

YOU 365 REC 344

STATE OF OHIO,
Ross COUNTY } ss.:

Before me, a Notary Public in and for said County and State, personally appeared the above named John Merritt Cory, Joanna Cory, and Ina M. Cory who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Frankfort, Ohio this 19th day of JUNE, A. D. 1970



John R. Freeland
My Commission expires _____, 19____
JOHN R. FREELAND
NOTARY PUBLIC, ROSS COUNTY, OHIO
MY COMMISSION EXPIRES MARCH 9, 1974

This instrument prepared by H. M. Alexander, Ross County Engineer.

ELECTRIC LINE --- RIGHT-OF-WAY EASEMENT

6138

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, (whether one or more), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to SOUTH CENTRAL POWER COMPANY, an Ohio corporation (hereinafter called "South Central") whose post office address is P. O. Box 250, Lancaster, Ohio, and to its successors and assigns, the right to enter upon the lands and property of the undersigned, situated in the Township of Concord, County of Ross, State of Ohio, and more particularly described as follows:

Being a strip of land 20' wide and 600' long, more or less, on the Frankfort Supply Company property located on the west side of Westfall Road. Line to be built as staked on 7-19-77 with the line taking off from the existing line on the west side of the road and heading in a westerly direction for service to a new building.

Work Order W-38487
Company Map #380-23-186

This Conveyance has been examined and the Grantor has complied with Section 317.209 of the Revised Code. EX-1405
FEE \$ _____
EXEMPT P
ORVILLE I. BARRETT, County Auditor

NO TRANSFER NECESSARY
DEC 22 1977
Orville I. Barrett
AUDITOR ROSS COUNTY, OHIO

and to construct, reconstruct, rephase, relocate, repair, extend, operate and maintain on, over, across, under, and through the above described lands and property and/or all streets, roads or highways abutting said land and property, electric transmission and/or distribution lines or systems; to make such excavation as may be reasonably necessary to carry out the foregoing acts in respect to any underground lines or systems; to cut, trim and control the growth of by chemical means, machinery or otherwise vegetation that may interfere with or threaten to endanger the operation and maintenance of said lines or systems; and to license, permit, or otherwise agree to the joint use or occupancy of the lines or systems by any other person, association or corporation, for electrification, telephone or other utility purposes.

The undersigned agrees that all poles, wires and other facilities including any main service entrance equipment, installed on, over, across, under, or through the above described lands and property at South Central's expense shall remain the property of South Central, removable at its option, upon termination of service to said lands or property.

It is covenanted by the undersigned that the undersigned is the owner of the above described lands and property and that said lands and property are free and clear of encumbrances and liens of whatsoever character except _____ and the lien of current taxes.

IN WITNESS WHEREOF, the hand of the undersigned has been set this 16 day of August, 1977.

Signed and delivered in the presence of:

Helen L. Lane
Witness
Anna L. Allen
Witness

Joe Lane
Joe Lane
Joe Lane
Joe Lane
RECEIVED FOR RECORD
DEC 22 2 05 PM '77

STATE OF OHIO }
COUNTY OF Ross } SS:

BE IT REMEMBERED, that on this 16 day of August, 1977, before me, the subscriber, a Notary Public in and for said County, personally came the above named Joe Lane

in the foregoing easement and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
The State of Ohio, Notary Public for Record on 12/22/77
Orville I. Barrett
Notary Public
Recorded 12/22/77
Record for my Commission expires
1982
Recorder of Ross County, Ohio

421-123

2508-387

Right-of-Way Easement

7171

Know All Men by These Presents:

That in consideration of one dollar (\$1.00) and other good and valuable consideration paid to Joe L. Lane c/o Frankfort Supply Center, Inc. hereinafter referred to as Grantor, by the Ross County Water Company, Inc. hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successor and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove water mains, service lines, hydrants, valves, controls and appurtenances, over, across, and through the land of the Grantor situated in Ross County, State of Ohio said land being described as follows: Located in Concord Twp. and being the same premises recorded in Vol. 381 at page 481 Ross County, Ohio deed records.

9217 Westfall Rd.

Book 8, pg. 7, parcel 107

NO TRANSFER NECESSARY
 DEC 22 1988
Stephen A. Neal
 Auditor Ross County, Ohio

This Conveyance has been examined and the Grantor has complied with Section 513.202 of the Revised Code. EX-2021
 FEE \$ _____
 EXEMPT P
 STEPHEN A. NEAL, County Auditor

The State of Ohio) ss, Received for Record on the 22
 Ross County) day of December, 1988 at 10:52
 o'clock A.M. Recorded DEC 22 1988
 In Book Record 508
 Page 387 Fee \$ 10.00
Stephen A. Neal
 Recorder of Ross County, Ohio

RECEIVED FOR RECORD
 1988 DEC 22 AM 10:52
 DEPUTY
 Notary Public
 CHILLICOTHE, OHIO

together with the right of ingress and egress over the adjacent lands of the Grantor, his successors and assigns for the purposes of this easement.

The temporary easement, which is for construction purposes, is to terminate upon the completion of construction, and limited to twenty (20) feet in width being ten (10) feet on each side of and parallel with the proposed centerline of the water line. The permanent easement hereby granted is limited to twelve (12) feet in width being six (6) feet on each side of and parallel with the centerline of the water line as finally laid and constructed across the lands of the within Grantor.

The consideration herein above recited shall constitute payment in full for any damages to the land of the Grantor, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The Grantee covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor, his successors and assigns. The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

In Witness Whereof, the Grantors have executed this instrument this 22 day of November, 1988
Stephen A. Neal Joe L. Lane

STATE OF OHIO, COUNTY OF Ross, ss

On this 22 day of Nov, 1988, before me, the subscriber, a Notary Public, in and for said County, personally came Joe L. Lane.

the Grantors in the foregoing instrument, and acknowledged the signing thereof to be HIS voluntary act and deed for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

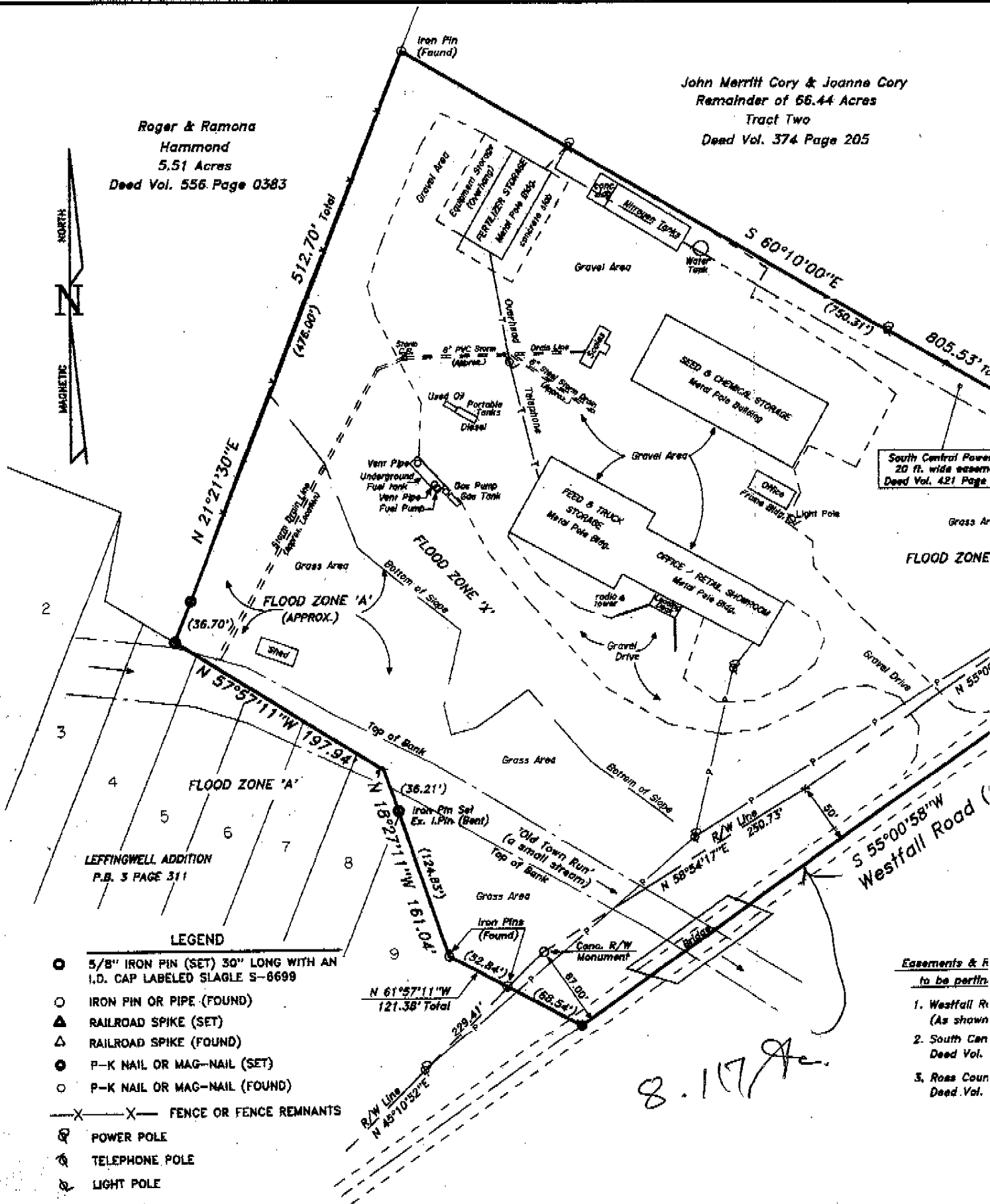
Allen Wood
 Notary Public
Ross County, Ohio
ALLEN W. ACORD
 Notary Public, State of Ohio
 My Commission Expires March 11, 1993



508
387

Roger & Ramona Hammond
5.51 Acres
Deed Vol. 556 Page 0383

John Merritt Cory & Joanne Cory
Remainder of 66.44 Acres
Tract Two
Deed Vol. 374 Page 205



LEFFINGWELL ADDITION
P.B. 3 PAGE 311

LEGEND

- 5/8" IRON PIN (SET) 30" LONG WITH AN I.D. CAP LABELED SLAGLE S-8699
- IRON PIN OR PIPE (FOUND)
- ▲ RAILROAD SPIKE (SET)
- △ RAILROAD SPIKE (FOUND)
- P-K NAIL OR MAG-NAIL (SET)
- P-K NAIL OR MAG-NAIL (FOUND)
- X-X- FENCE OR FENCE REMNANTS
- ⊕ POWER POLE
- ⊙ TELEPHONE POLE
- ⊛ LIGHT POLE

- Easements & R to be pertln:
1. Westfall Rn (As shown)
 2. South Can Deed Vol.
 3. Ross Coun Deed Vol.

8.117 Jc.

'LANE2'

MORTGAGE SURVEY CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO HAVE BEEN PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND THAT THE DIMENSIONS INDICATING THE DISTANCE BETWEEN THE IMPROVEMENTS AND THE LOT LINES ARE CORRECT AS SHOWN; THAT THERE IS NO APPARENT ADVERSE USE OR ENCROACHMENT BY THIS OR ADJOINING PROPERTIES; THAT THIS PROPERTY IS SITUATED ON A PUBLIC ROAD AND/OR RECORDED PRIVATE EASEMENT AS SHOWN FOR THE PURPOSE OF INGRESS AND EGRESS.

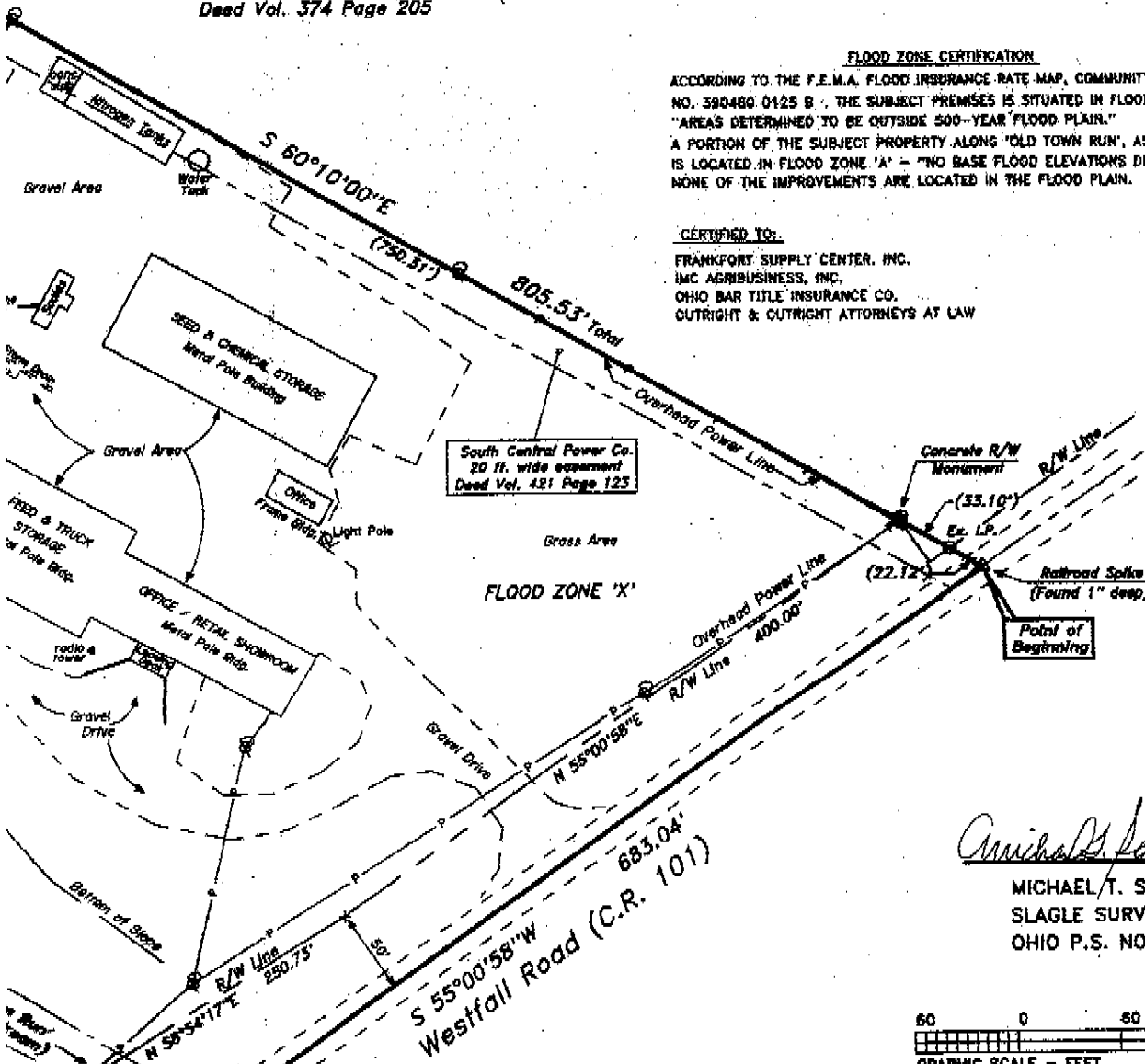
John Merritt Cory & Joanne Cory
 Remainder of 66.44 Acres
 Tract Two
 Deed Vol. 374 Page 205

FLOOD ZONE CERTIFICATION

ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 390480 0125 B, THE SUBJECT PREMISES IS SITUATED IN FLOOD ZONE 'X' "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." A PORTION OF THE SUBJECT PROPERTY ALONG "OLD TOWN RUN", AS SHOWN, IS LOCATED IN FLOOD ZONE 'A' - "NO BASE FLOOD ELEVATIONS DETERMINED". NONE OF THE IMPROVEMENTS ARE LOCATED IN THE FLOOD PLAIN.

CERTIFIED TO:

FRANKFORT SUPPLY CENTER, INC.
 JMC AGRIBUSINESS, INC.
 OHIO BAR TITLE INSURANCE CO.
 CUTRIGHT & CUTRIGHT ATTORNEYS AT LAW



FLOOD ZONE 'X'

Michael T. Slagle
 MICHAEL T. SLAGLE
 SLAGLE SURVEYING
 OHIO P.S. NO. 6699



Easements & Rights-of-Way known to be pertinent to this tract.

1. Westfall Road Right-of-Way (As shown).
2. South Central Power Co. Deed Vol. 421 Page 123
3. Ross County Water Co. Deed Vol. 508 Page 397

Being all of Auditor's Parcel No. 8-7-107.

SLAGLE SURVEYING	20 E. WATER ST. P.O. BOX 6153 CHILLICOTHE, OHIO 45601 TEL. (614) 772-6541 FAX (614) 775-6899
	<p>Joe L. & Henrietta Lane — Frankfort Supply Center — 8.117 Acres</p> <p>Being all of the tract conveyed in Deed Vol. 391 Page 491 Concord Township — Ross County Ohio</p>
DATE: January 14, 1997	SCALE: 1" = 60'