

Title First Agency, Inc.  
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CURRENT OWNER RECORD SEARCH

**NOTICE:** This Current Owner Record Search is provided "as-is" and made solely for the use of the herein named client and may not be relied upon by any other party. All warranties concerning this report and all underlying data and processes, both express and implied, are expressly excluded including without limitation any warranties of merchantability, accuracy, or fitness for a particular purpose. This report is not an abstract of title or a contract of insurance or indemnity, and is further subject to the Terms and Conditions attached hereto.

Order No.: 2147319  
Loan Number:  
Client: AO Real Estate, LLC  
Borrower: John Fanello and Frederick Fawley, Co-Trustees, and/or assignees or designees  
Property Location: 0 COUNTY ROAD 2256, Perrysville, OH 44864  
Effective Date: August 5, 2024 at 7:59 A.M.

The last document in the chain of title to said land as disclosed by the official records of the Recorder of Ashland County purporting to convey the fee title to said land is:

GRANTEE: Frederick T. Fawley and John M. Fanello, Co-Trustees of The Fawley/Fanello Family Trust dated June 9, 2015  
GRANTOR: Nancy K. Fanello, deceased  
DATED: January 2, 2019  
DATE RECORDED: January 2, 2019  
RECORDED IN: Official Record 955, Page 4153

GRANTEE: Nancy K. Fanello  
GRANTOR: Columbia Gas Transmission  
DATED: October 23, 1996  
DATE RECORDED: October 29, 1996  
RECORDED IN: Volume 45, Page 245

The latest available Ashland County Treasurer's tax duplicate of said Ashland County discloses the following with respect to said land:

TAX PARCEL NUMBER: F19-036-0-0003-00  
ASSESSED VALUATIONS:  
LAND: \$222,860.00  
BUILDING: \$0.00  
TOTAL: \$222,860.00  
TAXES DUE:  
First Half \$387.95 - PAID  
Second Half \$387.95 - PAID

MWCD Assessment for 2023: First Half Assessment PAID in the amount of \$1.00: Second Half Assessment PAID in the amount of \$1.00.

Premises are subject to a tax adjustment for farm recoupment. NOTE: CONTACT COUNTY FOR FINAL AMOUNT.

That an examination of said official records reveals no mortgages purporting to affect said land or liens recorded in the name of the Grantee, other than those set out below under exceptions; provided however, that no liability is assumed with respect to the identity of any party named or referred to in this Schedule, nor with respect to the validity, legal effect or priority of any matter shown as an Exception.

EXCEPTIONS:

## **MORTGAGES, LIENS AND OTHER MATTERS AFFECTING TITLE:**

Memorandum of Trust filed November 19, 2018 in Official Record 954, Page 4778, Recorder's Office, Ashland County, Ohio.

Memorandum of Trust filed June 12, 2015 in Official Record 830, Page 107, Recorder's Office, Ashland County, Ohio.

Nancy K. Fanello, deceased on November 30, 2017, and was admitted to probate on March 20, 2018, in Case #20181057. (Administrator/Executor/Guardian) is Nicholas Gesouras, Sr., Vice President of Mechanics Bank, Adminstrator WWA.

Reservation of Oil & Gas unto Columbia Gas Transmission Corporation underground storage purposes, right of way of record in Volume 45, Page 245. Special Warranty Deed as to interests in the agreement, of record in Official 929, Pages 977-984. Correction Partial Assignment of record in Official 929, Pages 985-1259A, Natural Gas Production Lease Agreement if record in Official Record 717, Pages 542-550. Acreage Dedication Agreement of record in Official Record 918, Pages 406-487.

Lease from Samuel O. Taylor and Dorothy M. Taylor, husband and wife to The Ohio Fuel Gas Company dated August 24, 1967, filed for record November 16, 1967 and recorded in Lease Record 54, Page 480, Recorder's Office, Ashland County, Ohio. NOTE: We have made no examination under the above.

Lease for Underground Gas Storage in Specific Strata from Nancy K. Fanello to Columbia Gas Transmission Corporation dated October 25, 1996, filed for record November 14, 1997 and recorded in Volume 46, Page 486, Recorder's Office, Ashland County, Ohio. NOTE: We have made no examination under the above.

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 quantity of land set forth therein.

The right of the public to use that portion of the premises within legal highways/roadways.

NOTE: This policy insures that the use of the land for residential one-to-four family dwelling purposes is not, and will not be, affected or impaired by reason of any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records and said policy will insure against damage to existing improvements, including lawns, shrubbery and trees, resulting from the exercise of any right to use the surface of the land for the extraction or development of the minerals or mineral rights so leased, granted, excepted or reserved. Nothing therein will insure against the loss or damage resulting from subsidence.

## **CURRENT OWNER RECORD SEARCH TERMS AND CONDITIONS**

The information contained herein is based solely upon an examination of the indices of real estate records as hereafter defined in the county where the premises described herein are located. This Current Owner Record Search discloses the name of the owner and those liens and miscellaneous items appearing on the indices to the public records affecting the title from the date of the last deed of record purporting to convey the full fee simple interest in said premises to the current owner.

The indices of real estate records searched are those designated by law as imparting constructive notice as to the title to real estate. This Product does not cover questions of survey, acreage or square footage recitals, rights of parties in possession, mechanics' liens not of record, rights to file mechanic's liens, building orders that may have been placed against the real estate by government authorities, other matters not of record or improperly indexed in said County, including questions which a correct survey or inspection would disclose, special taxes and assessments not shown by the County Treasurer's records, zoning and other governmental regulations, bankruptcy and other matters filed in the Federal Courts, or liens asserted by the United States Federal Superfund Amendments, and under Racketeering Influence and Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

The information contained herein shall not be considered an examination, certification or representation of fact or title and shall not serve as the basis for any claim for negligence, negligent misrepresentation or other tort claim or action. Claims related to an actual loss incurred by the named client related to this Current Owner Record Search report shall be limited to the amount paid for said product.

**Exhibit "A" - Legal Description**  
For File: 2147319

A NEW SURVEY/LEGAL DESCRIPTION WILL BE NEEDED PER THE COUNTY.

Parcel No: F19-036-0-0003-00

Commonly known as: 0 COUNTY ROAD 2256, Perrysville, OH 44864