



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE A
Commitment**

File Number: W-30259

1. Effective Date: November 5, 2021 at 7:59 AM
2. The policy or policies to be issued are:
 - (a) ALTA Owner's Policy 6-17-06 Policy Amount: \$
Proposed Insured:
 - (b) ALTA Loan Policy 6-17-06 Policy Amount: \$
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Robert H. Ziegler
5. The land referred to in this Commitment is described as follows:

Situated in the Township of Southington, County of Trumbull and State of Ohio:

And known as being part of Lot Number Thirty-seven (37) in the original survey of said Township and bounded and described as follows:

On the north by the north line of said Lot Number Thirty-seven (37), on the east by lands formerly owned by Eli Stein, now or formerly owned by A.L. Krause; on the south by a tract of twelve (12) acres on said Lot Thirty-seven (37) formerly owned by Amelia M. Hartman, now or formerly owned by George Detre, and on the west by a public highway, and containing twenty-six (26) acres of land, be the same more or less, but subject to all legal highways.

PPN: 57-115750



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B – SECTION I
Commitment**

REQUIREMENTS

File Number: W-30259

Effective Date: November 5, 2021 at 7:59 AM

The following are the requirements to be complied with:

1. Satisfaction of all liens set forth in Schedule B Section 2.

2. NOTE: The Policy(s) to be issued based upon this Commitment shall contain a Covered Risk, number 14, which insures against loss, pursuant to the Conditions of the Policy, for liens, encumbrances or other matters created or attaching subsequent to the Date of Commitment, between the date of closing and the date upon which the Mortgage is filed for record. Covered Risk 14 reads as follows:

Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

3. New survey required by Trumbull County Tax Map Department.



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B – SECTION II
Commitment**

EXCEPTIONS

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The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
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, 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 therefore 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. 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 Policy.
7. 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.
8. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
9. Taxes: Listed in the name(s) of: Robert H. Ziegler

Parcel ID: 57-115750

Land:	\$ 73,100.00
Improvements:	\$ 52,000.00
Total:	\$125,100.00

Taxes for the second half of the year 2020 in the amount of \$788.46 plus a penalty of \$78.85 are due. There is a homestead credit of \$193.24 per half. Without this credit the taxes are \$981.70 per half.

Old Republic National Title Insurance Company



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B – SECTION II CONTINUED
Commitment**

EXCEPTIONS

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10. **RIGHT-OF-WAY AND EASEMENT:** Recorded in Volume 882, Page 766 of Trumbull County Records and refiled in Volume 928, page 107 of Trumbull County Records.
11. **EASEMENT:** Recorded in Volume 957, Page 298 of Trumbull County Records.
12. **PENDING ESTATE:** Pending Estate in Trumbull County Probate Court as Case No. 2021 EST 00787.