



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

File Number: W-30366

1. Effective Date: February 23, 2022 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:
Paul E. Ellis and Charlotte M. Ellis
5. The land referred to in this Commitment is described as follows:

Situated in the Township of Weathersfield, County of Trumbull and State of Ohio: and known as being Lot 24 in the Wildwood Acres Plat #3, recorded in Plat Vol. 40, Pg. 71, Trumbull County Records.



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

REQUIREMENTS

File Number: W-30366

Effective Date: February 23, 2022 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.



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: Paul E. Ellis and Charlotte M. Ellis

Parcel ID: 23-164067

Land:	\$ 36,500.00
Improvements:	\$ 122,600.00
Total:	\$ 159,100.00

Taxes for the first half of the year 2021 in the amount of \$1,522.88 are due. There are delinquent taxes and penalties in the amount of \$21,728.01 due.



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

EXCEPTIONS

File Number: W-30366

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10. **RIGHT OF WAY:** A Right of Way is given by William P. May to the Central District Telephone Company, dated May 15, 1914 and filed for record on September 9, 1914 and recorded in Volume 7, Page 543 of Trumbull County Records a copy of said Right of Way is found attached hereto.
11. **OIL AND GAS LEASE:** An Oil and Gas Lease as made by and between George Whitfield, Eileen Whitfield, George R. Whitefield, Rosemarie Whitfield, Lee H. Grantz and Theresa Grantz to National Energy Trails, Inc. dated March 30, 1977 and filed for record May 11, 1977 at 4:15 p.m., and recorded in Volume 98, Page 598, of Trumbull County Records a copy of said Oil and Gas Lease is found attached hereto.
12. **OIL AND GAS LEASE:** An Oil and Gas Lease as made by and between George W. Whitfield, Eileen E. Whitfield, George R. Whitefield, Lee H. Grantz and Theresa Grantz to Gasearch, Inc. dated June 19, 1979 and filed for record June 27, 1979 at 8:49 a.m., and recorded in Volume 108, Page 263 of Trumbull County Records, a copy of said Oil and Gas Lease is found attached hereto.
13. **EASEMENT:** An Easement made by and between George W. Whitfield, George R. Whitefield, and Lee H. Grantz, to The Ohio Edison Company, dated August 13, 1979 and filed for record August 18, 1979 at 9:36 a.m., and recorded in Volume 1093, Page 69 of Mahoning County Records of Leases, a copy of said Easement is found attached hereto.
14. **PLAT NOTE:** Recorded in Volume 40, Page 71 of Trumbull County Records. There is an: a.) 50 ' building line; b.) 10 ' utility easement - front line CAP; c.) 25' drainage easement - rear line CAP.
15. **DECLARATION OF RESTRICTIONS:** Declaration of Restrictions as made by the owner of Lots 8, 9, and 10, 11, 32 and 33 together with an unnumbered lot on the west line of Wildwood Drive located between lot number 33 on the North and by Wildwood Plat No. 1 on the South, said Wildwood Plat No. 2 being found recorded in Volume 39, Page 24; also lots 13 thru 30 inclusive in Wildwood Acres Plat No. 3 as found recorded in Volume 40, Page 71, Trumbull County Records of Plats, said Restrictions being dated March 30, 1983, filed for records March 31, 1983 at 10:40 a.m., and recorded in Volume 132, Page 586, Trumbull County Records, a copy of which is found attached hereto.
16. **OIL AND GAS RESERVE:** Recorded in OR Volume 134, Page 559 of Trumbull County Records.
17. Pending Estate: Case No. 2012 EST 0027 of Trumbull County Probate Court.
18. Case No. 2121 CVA 0003 of Trumbull County Probate Court.

19. **JUDGEMENT LIEN:** In favor of Mariner Finance, LLC and against Charlotte Ellis in the amount of \$13,748.49 plus costs and interests recorded in Trumbull County Clerk of Courts as Lien 2019 JL 277419.
20. **JUDGEMENT LIEN:** In favor of Home Savings Bank and against Charlotte M. Ellis in the amount of \$2,757.55 plus costs and interests recorded in Trumbull County Clerk of Courts as Lien 2020 JL 283299.