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PRESENT OWNERS SEARCH

To: Suhar & Macejko, LLC
Mariruth Stewart
29 E. Front Street, 2nd Floor
P.O. Box 1497
Youngstown OH 44501-1497

File No. **163FA148**

PROPERTY ADDRESS: 3808 S. Leavitt
Lordstown, OH 44481

The undersigned certifies that I have examined the records of Trumbull County from **March 21, 1980** through **September 2, 2016 at 7:59AM**, and in my opinion, the fee simple title to the premises described in attached Exhibit A is in:

Terry Lance Boatright and Rosemary Husk

Previous Deed reference: Official Record Volume 9, Page 858, Trumbull County Records, filed for record on March 24, 1980;

Subject to the following exceptions and comments:

1. **Mortgage Deed** from Terry Lance Boatright, single and Rosemary Husk, divorced and not remarried, mortgagor and John Zarick, mortgagee dated March 21, 1980, received for record March 21, 1980 at 3:31 p.m. and recorded March 24, 1980 in Volume 9, Page 860, Trumbull County Records. Securing the principal sum in the amount of \$17,500.00
2. **State of Ohio Tax Lien #2010JL221140** against Terry and Bonita Boatright in the amount of \$3462.53, filed July 21, 2010 at 4:16 p.m. in the Court of Common Pleas, Trumbull County, Ohio.
3. **State of Ohio Tax Lien #2010JL221163** against Terry and Bonita Boatright in the amount of \$4029.91, filed July 22, 2010 in the Court of Common Pleas, Trumbull County, Ohio.
4. **Judgment Lien** by and between Trumbull County Clerk of Courts, plaintiff vs. Terry L. Boatright, defendant in the amount of \$144.45, filed in Case #2013JL252005 in the Court of Common Pleas, Trumbull County, Ohio.

5. **Tax Lien #2013TL002806** against Terry L. Boatright and Bonita Boatright Walker in the amount of \$5,014.49, filed December 12, 2013 in the Court of Common Pleas, Trumbull County Records.
6. **Tax Lien #2014TL001586** against Bonita Walker Boatright and Terry L. Boatright in the amount of \$6,240.98, filed August 7, 2014 in the Court of Common Pleas, Trumbull County, Ohio.
7. **Memorandum of Oil and Gas Lease** by and between Terry Lance Boatright and Bonita Boatright, husband and wife, lessor and Halcon Energy Properties, Inc., lessee dated April 3, 2013, received for record and recorded April 5, 2013 at 4:05 p.m. in O.R. Imaging Instrument No. 201304050008162, Trumbull County Records.
8. **Memorandum of Oil and Gas Lease** by and between Rosemary Rodriguez fka Rosemary Husk and Nick Rodriguez, husband and wife, lessor and Halcon Energy Properties, Inc., lessee dated April 3, 2013, received for record and recorded April 12, 2013 at 4:08 p.m. in O.R. Imaging Instrument No. 201304120008757, Trumbull County Records.
9. Notwithstanding the reference to acreage or square footage in the description set forth in Schedule A hereof, this policy does not insure nor guarantee the acreage or quantity of land set forth therein.
10. Subject to the rights of the public and others, by use or otherwise, in and to any portion of the Land lying within a publicly dedicated highway, road, street or alley.
11. This is a lien search only, and no examination was made for easements, conditions, reservations, leases, rights of way, covenants and restrictions affecting the described premises.
12. Notwithstanding the reference to the addresses of the buildings, acreage, or dimensions, as set forth in this Present Owner's Search, this Present Owner's Search does not make an opinion as to location of the buildings on the property or any encroachments, acreage, or dimensions.
13. Taxes on the 2015 Treasurer's tax duplicate are in the name of Terry Lance Boatright and Rosemary Husk.

Parcel No. 45-188321

Assessed Values: Land \$8790 Improvements \$0 Total \$8790

1st half 2015 taxes - \$209.17 - are NOT posted as paid.

2nd half 2015 taxes - \$231.12 - are NOT posted as paid.

Note: Above taxes include an amount for special assessments.

-OR- -delinquent - additional interest and penalty due

Delinquent in the amount of \$45.54 for prior years.

CALL TREASURER FOR UPDATE ON BALANCE DUE.

Taxes for the Year 2016 are a lien, although not yet due or determinable.

No examination has been made for special assessments not appearing on the Treasurer's

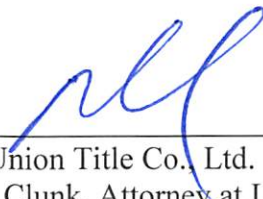
current tax duplicate. Delinquent utility charges, weed cutting and waste removal charges may become a lien on the subject real estate.

NOTE: Taxes or assessments may be approved, levied or enacted by the State, County, Municipality, Township, or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township or other taxing authority.

OTHER EXCEPTIONS AND COMMENTS:

This real estate lien report provides specific factual information as of the date indicated herein based on a search of the Trumbull County Records. This report contains information found in the instruments indexed under the name(s) of the grantee(s) only since the date of the instrument set forth above as the previous deed reference. The Company specifically limits its liability with respect to the accuracy of this report to a maximum of Three Thousand Dollars (\$3,000.00). This report does not include information prohibited by FCRA, and is being issued solely as a limited information report in connection with the real estate herein described.

This examination was made September 2, 2016, at 7:59AM.



Heritage Union Title Co., Ltd.
Dennis R. Clunk, Attorney at Law

EXHIBIT A

File: 163FA148

SITUATED IN THE TOWNSHIP OF LORDSTOWN, COUNTY OF TRUMBULL AND STATE OF OHIO, AND BEING THAT PART OF LOT NO. 18 IN THE ORIGINAL SURVEY OF SAID TOWNSHIP AS MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

FROM A RAILROAD SPIKE LOCATED AT THE INTERSECTION OF THE CENTER LINE OF THE KENNEDY-WARREN ROAD, WITH THE CENTER LINE OF THE BAILEY-LEAVITTSBURG-JOHNSON ROAD, NORTH $0^{\circ}15'$ EAST, 1105.54 FEET TO A POINT AND THE PLACE OF BEGINNING; THENCE NORTH $88^{\circ}41'$ WEST, 800 FEET TO AN IRON PIN; THENCE NORTH $00^{\circ}15'$ EAST, 150 FEET TO AN IRON PIN; THENCE SOUTH $88^{\circ}41'$ EAST, 800 FEET TO A POINT ON THE CENTER LINE OF THE BAILEY-LEAVITTSBURG-JOHNSON ROAD, THENCE SOUTH $00^{\circ}15'$ WEST 150 FEET ALONG THE CENTER LINE OF SAID ROAD TO A POINT AND THE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDS 2.7545 ACRES OF LAND BE THE SAME MORE OR LESS.