

REPORT OF TITLE EXAMINATION

TO: SUHAR & MACEJKO, LLC
Attn: Mariruth Stewart

The undersigned certifies that I have examined title to the within described tract of land and subject to any conflicts in boundary lines or discrepancies that would be revealed by a correct survey, the land referred to herein is fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The last document in the chain of title to said land as disclosed by the Official Records of the Recorder of said County purporting to convey the fee title to said land:

GRANTOR: Raymond A. Miller and Tammy Miller
(O.R. Imaging Instrument No. 201510150019627, Trumbull County Records.)

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

Parcel (s) Number: 39-298720

Taxes for the Second Half Year 2018 in the amount of \$577.33 per half year, after credit for Reduction Factor (s), 10% Roll-Back, plus Delinquent Tax in the amount of \$3082.52, total due \$3659.85 are **NOT YET POSTED AS PAID.**

MORTGAGES: N/A

Other Exceptions and Comments:

Bankruptcy filed in the U.S. Bankruptcy Court, Northern District of Ohio (Youngstown) as petition #18-41038-aih, Ray A. Miller, Sr. and Tammy L. Miller, filed May 11, 2018.

Tax Lien #2012TL001684 against Raymond Miller in the amount of \$390.63, filed September 6, 2012 with the Court of Common Pleas, Trumbull County, Ohio.

Tax Lien #2016TL001401 against Ray A. Miller in the amount of \$241.23, filed July 15, 2016 with the Court of Common Pleas, Trumbull County, Ohio.

Judgment Lien #2017JL270385 by and between Capital One Bank, creditor vs. Raymond Miller, debtor in the amount of \$908.87, plus accrued interest of \$411.28 through April 9, 2008 and plus interest thereafter of 24.99% per annum and costs, filed December 18, 2017 at 2:06 p.m. with the Clerk of Courts, Trumbull County, Ohio.

The above information is from Public Records and is to be used for reference purposes only. The information is not to be relied on as evidence of title and/or encumbrances nor is it to be construed as an Opinion of Title, Title Guarantee or Title Insurance Policy. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information.

Dated: 07/26/2018

HERITAGE UNION TITLE CO., LTD.
BY: UNION TITLE CO., MEMBER


BY: DENNIS R. CLUNK, PRESIDENT

2040 South Union Avenue, Alliance, Ohio 44601 Phone (330) 821-6403
Fax (330) 823-9450
280 North Ellsworth Avenue, Salem, Ohio 44460 Phone (330) 332-2146
Fax (330) 332-1108

EXHIBIT A

SITUATED IN THE CITY OF WARREN, COUNTY OF TRUMBULL, STATE OF OHIO, BEING KNOWN AND DESIGNATED AS FOLLOWS:

AND KNOWN AS BEING LOT NUMBER 334 IN THE STARLITE ESTATES PLAT NUMBER 2, REPLAT AS RECORDED IN VOLUME 27 AT PAGE 41, TRUMBULL COUNTY, OHIO RECORDS OF PLATS. SAID LOT NUMBER 334 HAS A FRONTAGE OF 63.00 FEET ON THE SOUTHERLY SIDE OF SOLAR STREET, AND EXTENDS SOUTHERLY THEREFROM A DISTANCE OF 159.69 FEET ON ITS WESTERLY LINE, A DISTANCE OF 159.96 FEET ON ITS EASTERLY LINE, AND HAS A REAR BOUNDARY OF 63.00 FEET, ACCORDING TO SAID PLAT, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.