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December 30, 2025

Brent Semple

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TTA File #: **2025-M-11870**

RE: 5953 Pinto Place, Milford, OH 45150

Auditor's Parcel #: 18-40-24.-037.

Dear Sir or Madame:

The undersigned hereby certifies that he has made a thorough examination of the Records of **Clermont** County, Ohio, as disclosed by the public indexes covering the period required by the Marketable Title Act (OHIO REV. CODE Sec. 5301.47 et seq.) to the date hereof, relating to the premises hereinafter described as Item 1.

Item 1. LEGAL DESCRIPTION OF PREMISES EXAMINED.

See ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This certificate does not purport to cover (a) matters not of record in said county, including rights of persons in possession, questions which an accurate survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations, (b) liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund 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. **Liability for this report shall not exceed the amount paid for this report.**

Item 2. Fee simple title to said premises is vested in the name of **Mark C. Fisher (at the time of his death)** by virtue of Quit Claim Deed dated December 7, 2016, filed for record on January 10, 2017 and recorded in **Official Record Book 2684, Page 1570** of the **Clermont** County, Ohio records.

Parcel Number: 18-40-24-037.

Exhibit 'A'
LEGAL DESCRIPTION

Situate in Miami Township, Clermont County, Ohio and Being Lot Number 37 in AL-GOR Acres Subdivision, as the same is recorded in Plat Book E, Page 88, in the Recorder's Office of Clermont County, Ohio.