SELLER'S INFORMATION

SELLER(S) NAME: First Presbyterian Church, an Ohio nonprofit corporation

POST-CLOSING ADDRESS: 314 Xenia Ave
Yellow Springs, OH 45387

DESIGNATED PHONE NUMBER: 937 767 7751
(Only this number will be used for verification of any wire/funding instructions)

ALTERNATE PHONE NUMBER: _____

EMAIL ADDRESS: firpys@gmail.com

First Presbyterian Church, an Ohio nonprofit corporation

BY: Hilary Blocker Smith
Hilary Smith, its Ruling Elder

SELLER'S INFORMATION

SELLER(S) NAME: First Presbyterian Church, an Ohio nonprofit corporation

POST-CLOSING ADDRESS: 4417 Bigger Rd
Kettering OH 45440

DESIGNATED PHONE NUMBER: 937-258-8118
(Only this number will be used for verification of any wire/funding instructions)

ALTERNATE PHONE NUMBER: 937-776-7489

EMAIL ADDRESS: brians45414@gmail.com

First Presbyterian Church, an Ohio nonprofit corporation

BY: _____
Brian Sharp, Trustee Chair

CERTIFICATE OF NON-FOREIGN STATUS BY AN INDIVIDUAL

To: M&M Title Co.
300 W. Monument Ave.
Dayton, Ohio 45402

Seller: First Presbyterian Church, an Ohio nonprofit corporation

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property by Seller, the undersigned hereby certifies the following:

1. Seller is not a foreign person (as that term is defined in the Internal Revenue Code and Income Tax Regulations); and

2. Seller's U.S. tax identification number is: 31-0652130

3. Seller's address is: 314 Xenia Avenue, Yellow Springs, OH 45387

4. The real estate being transferred to the transferee is all that certain property described in Investors Title Insurance Company - OH01 Commitment for Title Insurance No. 2026070249N

Seller understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I/we declare that I/we have examined this certification and to the best of my/our knowledge and belief, it is true, correct and complete.

Seller:

First Presbyterian Church, an Ohio nonprofit corporation

BY: Hilary Blakar Smith
Hilary Smith, its Ruling Elder

Date: 08/26/26

CERTIFICATE OF NON-FOREIGN STATUS BY AN INDIVIDUAL

To: M&M Title Co.
300 W. Monument Ave.
Dayton, Ohio 45402

Seller: First Presbyterian Church, an Ohio nonprofit corporation

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property by Seller, the undersigned hereby certifies the following:

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Under penalties of perjury I/we declare that I/we have examined this certification and to the best of my/our knowledge and belief, it is true, correct and complete.

Seller:

First Presbyterian Church, an Ohio nonprofit corporation

BY: _____
Brian Sharp, Trustee Chair

Date: 08/25/26

NOTICE OF AVAILABILITY AND OFFER OF CLOSING PROTECTION COVERAGE

Seller: First Presbyterian Church, an Ohio nonprofit corporation
Buyer: Murry Ford and Christy Ford
Borrower: Murry Ford and Christy Ford
Lender: Wright-Patt Credit Union, Inc.

Re: Licensed Agent : M&M Title Co.
Premises: 112 West Whiteman, Yellow Springs, OH 45387
Commitment/File No.: 2026070249N

Notice of Availability of Closing Protection Coverage

Pursuant to Ohio Revised Code Section 3953.32, you are hereby notified of the availability of Closing Protection Coverage from Investors Title Insurance Company - OH01 in connection with the above-referenced transaction for the premium stated in the Offer of Closing Protection Coverage outlined below.

Closing or settlement of a real estate and/or mortgage loan transaction can be characterized as having two components. One component pertains to the title to the Premises and the title insurance policy therefore. The other component pertains to the handling of funds and documents. A title insurance policy **does not** cover losses due to the mishandling of funds or documents. However, Closing Protection Coverage, as outlined below, **does** provide such protection.

Description of Coverage: The Closing Protection Coverage indemnifies you against the loss of settlement funds resulting from any of the following acts of the Licensed Agent or anyone acting on behalf of the Licensed Agent, subject to certain conditions and exclusions specified in the Closing Protection Coverage Form:

(3) Theft, misappropriation, fraud, or any other failure to properly disburse settlement, closing or escrow funds; and
(4) Failure to comply with any applicable written closing instructions, when agreed to by the Licensed Agent.

You are covered by a Closing Protection Coverage Form only if it is specifically addressed to you. A copy of the Closing Protection Coverage Form is available upon request.

Offer of Closing Protection Coverage

Pursuant to Ohio Revised Code Section 3953.32, you are hereby offered Closing Protection Coverage from the title insurance underwriter in connection with the above-referenced transaction.

Premium for Coverage: The premium for the Closing Protection Coverage is $40.00 for Lender; $55.00 for Seller; $20.00 for Buyer/Borrower; and $20.00 for any other applicant for title insurance, and in no case shall the premium be less than $40.00 for this coverage in any transaction.

Acceptance of Offer/Declination of Offer

I (We), the undersigned, acknowledge receipt of this Notice of Availability of Closing Protection Coverage and Offer of Closing Protection Coverage and

do accept the said Offer
do not accept the said Offer X

If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium.

First Presbyterian Church, an Ohio nonprofit corporation

BY: Hilary Blaker-Smith
Hilary Smith, Its Ruling Elder
Dated: 08/26/26

BY:
Brian Sharp, Trustee Chair

Dated: 08/25/26

A lender's closing instructions requiring Closing Protection Coverage is deemed to be its acknowledgement of receipt of the Notice of Availability of Closing Protection Coverage and its acceptance of the Offer of Closing Protection Coverage

DISCLOSURE AND AUTHORIZATION

Name(s) of undersigned: Murry Ford . Christy Ford,

Name(s) of undersigned: Trustees 1st Presbyterian Church

Property Address: 112 West Whiteman, Yellow Springs, OH 45387

The undersigned has consented to and expressly authorized the use of my/our personal information by M & M Title Co., which may include, but shall not be limited to, social security numbers, driver's license numbers, mortgage loan account numbers and written authorization forms to outside entities for any and all purposes related to the purchase, refinance, sale, closing, issuance of insurance and/or settlement pertaining to the above referenced property. This may include, but shall not be limited to the following:

1. Providing my/our real estate agent, real estate broker, attorney, mortgage loan officer, and/or any County official where the property is located with a copy of the HUD-1 Settlement Statement, Closing Disclosure, ALTA and/or payoff statement(s);
2. Providing related third parties with a copy of the purchase contract and addenda;
3. Providing my/our social security number and/or account number to a related third party for the purpose of obtaining a payoff statement on a mortgage which is a lien on my real estate or a judgment which is or appears that it could be a lien on the title to my real estate;
4. Providing our social security number and/or account number to a related third party for the purpose of obtaining a payoff statement on an account which may or may not be a lien on my real estate but must be paid off in order to comply with a lender's written closing instructions and/or for the issuance of title insurance and/or to comply with other contract terms and conditions;
5. Providing a copy of the appraisal on my real estate or my mortgage loan application to a related third party for the purpose of obtaining a subordination agreement from said third party for a lien on my real estate;
6. Providing mortgage loan account numbers and other non-public information such as names, phone numbers and property addresses to a related third party for the purpose of obtaining information required in order to complete the processing of your transaction, such as hazard insurance and tax information;
7. Providing documentation that includes non-public information such as names, phone numbers, drivers license copies, property addresses, social security numbers, account payoff information, and/or any and all title and/or closing documentation to the Purchaser's lender; AND
8. Scanning and/or faxing and/or emailing or otherwise electronically storing documentation that includes non-public information such as names, phone numbers, drivers license copies, property addresses, social security numbers, account payoff information, and/or any and all title and/or closing documentation

for the purpose of record retention and/or submission for review and/or retention to a party related to the transaction.

We have been advised and consent to allow any and all such documentation and/or non-public personal information to be transmitted, to myself or others as identified herein and/or stored via scanner, email, mail, express delivery, and/or other electronic device and that this may be through the use of the equipment and resources and devices of M&M Title Co. or of any Realtor and/or Lender related to this transaction. In the event that the devices are not owned by M&M Title Co., such devices may or may not be encrypted and they may or may not retain any and all such documentation and information on internal or external hard-drive storage.
We have been advised and consent to permit that any and all documentation and/or non-public personal information obtained on us by M&M Title Co. will be stored by M&M Title Co., and understand that it will not be released to unauthorized parties.

Murry Ford

Christy Ford

Christy Ford

First Presbyterian Church, an Ohio nonprofit corporation

BY: _____
Hilary Smith, its Ruling Elder

BY: _____
Brian Sharp, Trustee Chair

Owner / Seller Affidavit

State of **Ohio**
County of **Montgomery**

I/We, the undersigned, **(collectively, and/or individually, "Owner")**, BEING SWORN ACCORDING to law, say under oath, to the best of Affiant's knowledge:

AUTHORITY
Owner is the sole owner of the real estate and improvements located **112 West Whiteman, Yellow Springs, OH 45387 and further described in title commitment no. 2026070249N.**
Owner is now selling the property.
If Owner is a partnership or corporation, its officials consummating this transaction are properly authorized to do so, and the partnership or corporation and the undersigned, individually, shall be bounded by this affidavit.

NON FOREIGN STATUS
Owner is not foreign person(s) or entitie(s) (as defined in the Internal Revenue Code, and Income Tax Regulations).

LIENS
A lien is a legal claim of another against real property for (a) the payment of a debt or (b) the performance of an obligation. There are not liens against our (my) Property as a result of debts that we owe or obligations we have undertaken, except: (a) real estate taxes and assessments not yet due and payable, and liens and/or other title matters referenced in title commitment no. 2026070249N.

NO MECHANIC'S LIENS: RIGHTS TO LIENS
During the last 90 days prior to the date we have signed this affidavit we have made no repairs, additions or improvements, nor ordered or contracted for any labor or material to be performed or furnished to the property which have not been paid in full. We do not owe any money for improvements, labor or materials performed on or furnished to the property within 90 days immediately preceding the date of this affidavit. Nor have we received any notice from anyone claiming to have not been paid in full, and there are not outstanding or disputed claims for any such work or item. No such work is now in progress.
There are no outstanding charges or claims by a homeowners' or condominium association affecting the Property.

WATER BILLS
The water meter has been read to date and all amounts billed have been or Owner will ensure that the same will be paid in full.

TAXES
The affiant(s) is/are not indebted to the Federal government or any other public authority for taxes, assessments or other charges against said premises, due or delinquent, of any nature whatsoever.

FIXTURES
Owner has fully paid for all fixtures, appliances or other personal property attached to or otherwise used with the improvements to the property.

NO PENDING GOVERNMENTAL IMPROVEMENTS
There has been no work done, and we have not received any notice that any work is to be done by any sewer district, water district, or other governmental authority or at its direction, in connection with the installation of sewer, water, curbs, sidewalks, streets or alleys or repairs or improvements thereto.

NO NUISANCE OR CONDEMNATION
We have not received any notice from any governmental authority for the removal or abatement of any nuisance or for the violation of any Zoning Regulation concerning the property.

NO VIOLATIONS OR ENCROACHMENTS
Any improvements on the property are identical with the improvements in existence at the time Owner took title or any additions or changes that have been made to said building and any buildings fences, walls or other improvements that have been erected on the subject property since the date of acquisition have been done in conformity with subdivision and local government and zoning restrictions, guidelines and regulations; that said improvements do not encroach on adjoining premises; or that that no violations exist affecting the subject premises; and that no buildings or other improvements have been erected on the adjoining premises in any way affecting the premises above mentioned. Owner has not been denied a building permit, nor required to correct or remove any such violations except as have been expressly disclosed to the Purchaser.

NO LAWSUITS
There are no pending lawsuits against us in any court. We have not received notice of any lawsuits pending against us. Owner is not under the pending jurisdiction or order of any court except as detailed within the herein-referenced title commitment and there is no order prohibiting, restraining, or otherwise restricting Owner's ability to sell the Property.

NO BANKRUPTCY OR RECEIVERSHIP
We are not a debtor in any proceeding under the bankruptcy laws of the United States and no bankruptcy or insolvency proceedings have been started against us. We do not intend to, nor will we voluntarily enter into any bankruptcy or insolvency proceedings within one year after closing. Our sale of the property is not made for the purpose of hindering, delaying, or defrauding any of our creditors.

EASEMENTS
An easement is a right given to another for a specific and limited use of real estate. We have not given anyone any unrecorded easements affecting the property. Nor have we given anyone any other unrecorded rights or interest in the property, such as land contracts, mortgages, deeds, options, leases, or licensees to use any part of the property.

POSSESSION
That the owner has actual possession or a right to possession of the above property or that owner has disclosed to purchaser and Title Insurance company any rights of any tenants in possession.

UNRECORDED RIGHTS
There is no contract, option or right to use and/or purchase the premises, under recorded or unrecorded documents, other than in the transaction for which this affidavit is given and as specifically noted in the herein-referenced title commitment.

DISBURSEMENTS
The undersigned has/have examined and received a copy of the uniform settlement statement, ALTA, CD, and/or HUD-1, prepared by the M&M Title Co., for the transaction and find it to be correct and have authorized disbursement in accordance therewith.

RELIANCE BY & OBLIGATIONS TO PURCHASER, MORTGAGEE & TITLE INSURANCE COMPANY
We know that Investors Title Insurance Company - OH01 (the "Title Insurance Company") (the Title Insurance Company) is insuring the title to the Property for the Lender and/or the Owner/Purchaser. We know that in deciding whether or not to insure the title for the Lender and Purchaser, the Title Insurance Company and M&M Title Co. is relying on the truth of the statements made by me/us in this Affidavit.

GAP INDEMNITY

We know that the Title Insurance Company is providing insurance as of the date of recording of the Closing Documents without taking exception to matters which may arise during the period between the Effective Date of the Commitment and title exam and the date of actual recording. (the "Gap Period"), the undersigned agrees to: (1) promptly remove, release, bond or otherwise dispose of, to the satisfaction of Stewart, in its sole discretion, all liens, encumbrances or other objectionable matters filed or recorded against the Premises during the Gap Period, and (2) indemnify, defend and hold Title Insurance Company and M&M Title Co. and/or Ohio Home Title Ltd. harmless against all claims, costs, losses, liabilities, damages and expenses, including without limitation, attorney's fees and expenses, arising out of or relating to all such matters and the failure to promptly remove, release, bond or otherwise dispose of them, to the satisfaction of Title Insurance Company, in its sole discretion.

PENALTY OF PERJURY

We know that we shall be bounded by this Affidavit under the penalties of perjury.

First Presbyterian Church, an Ohio nonprofit corporation

BY: _____

Brian Sharp, Trustee Chair

State of Ohio County of **Montgomery** ss:

Sworn to and subscribed before me on this 25th day of August, 2026 by Brian Sharp, in his capacity as Trustee Chair of First Presbyterian Church, an Ohio nonprofit corporation.
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

LORI S MCCARTHY
Notary Public
State of Ohio
My Comm. Expires
April 5, 2031

First Presbyterian Church, an Ohio nonprofit corporation

BY: _____
Hilary Smith, its Ruling Elder

State of Ohio County of **Greene** ss:

Sworn to and subscribed before me on this 26th day of August, 2026 by Hilary Smith, in her capacity as Ruling Elder of First Presbyterian Church, an Ohio nonprofit corporation.
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

JAMI SUMMERS
Notary Public
State of Ohio
My Comm. Expires
February 29, 2028

SUBSTITUTE FORM 1099-S
PROCEEDS FROM REAL ESTATE TRANSACTIONS
FOR THE TAX YEAR: 2026

OMB No. 1545-0997

SETTLEMENT AGENT/FILER'S NAME AND ADDRESS
M&M Title Co. LLC
300 W. Monument Ave.
Dayton, Ohio 45402
(937)228-2465

Filer's Federal Tax ID Number: 39-4565110
File Number: 2026070249N

SELLER/TRANSFEROR'S NAME AND ADDRESS
First Presbyterian Church
~~314 Xenia Avenue~~
~~Yellow Springs, OH 45387~~ 4417 Bigger Rd Kettering, OH 45440

Transferor's Federal Tax ID Number: 31-0652130

1) Date of Closing:	2) Gross Proceeds:	4) X here if property or services received:	5) X here if foreign person:	6) Buyer's part of real estate tax:
August 25, 2026	400000.00			

3) Address or Legal Description:
112 West Whiteman/Yellow Springs OH

THIS IS IMPORTANT TAX INFORMATION AND IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE. IF YOU ARE REQUIRED TO FILE A RETURN, A NEGLIGENCE PENALTY OR OTHER SANCTION MAY BE IMPOSED ON YOU IF THIS ITEM IS REQUIRED TO BE REPORTED AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED.

YOU ARE REQUIRED BY LAW TO PROVIDE M&M TITLE CO. LLC WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE M&M TITLE CO. LLC WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE NUMBER SHOWN ABOVE ON THIS STATEMENT IS MY CORRECT FEDERAL TAX IDENTIFICATION NUMBER. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

8.25.26
Brian Sharp, Trustee Chair — Date

8/26/26
Hilary Smith, its Ruling Elder — Date

Sign and return a copy of this form immediately to M&M Title Co. LLC.

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040 or 1040-SR). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if **all** the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

Transferor's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See *Box 4*.

Box 3. Shows the address or legal description of the property transferred.

Box 4. If checked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040 or 1040-SR). For more information, see Pub. 523, Pub. 525, and Pub. 530.