

TY18
1.00

Statement of Reason for Exemption From Real Property Conveyance Fee

Ohio Revised Code section 319.202 and 319.54(G)(3)

DTE 100EX
Rev. 1/14

FOR COUNTY AUDITOR'S USE ONLY

Date <u>12-29-17</u>	Co. no. <u>16</u>	Number <u>E605</u>
Instr. <u>FD</u>	Tax. district no. <u>2040</u>	Tax list <u>2017</u>
Land <u>4950</u>	Bldg. <u>15,500</u>	Total <u>20450</u>

DTE code number 510 Split/new plat _____ Remarks _____

Property located in Warsaw Corp - RY _____ taxing district

Name on tax duplicate Weir Robert E & CO TTEE Tax duplicate year 2017

Acct. or permanent parcel no. 016-207-00 / 016-206-00 Map book _____ Page _____

Description In Lot 29 / In Lot 36

The Following Must Be Completed by Grantee or His/Her Representative

Type or print all information. See instructions on reverse.

1. Grantor's name Robert E. Weir and Brian Wilson Co-Trustees Phone (740) 622-6464
2. Grantee's name Casey Brian Wilson Phone (740) 622-6464
Grantee's address 39010 US 36, Warsaw, OH 43844
3. Address of property 128 W. Main Street, Warsaw, OH 43844
4. Tax billing address 39010 US 36, Warsaw, OH 43844
5. No conveyance fees shall be charged because the real property is transferred:
 - ☐ a) to or from the United States, this state or any instrumentality, agency or political subdivision of the United States or this state.
 - ☐ b) solely in order to provide or release security for a debt or obligation.
 - ☐ c) to confirm or correct a deed previously executed and recorded.
 - ☐ d) to evidence a gift, in any form, between husband and wife, or parent and child, or the spouse of either.
 - ☒ e) on sale for delinquent taxes or assessments.
 - ☐ f) pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant to such order.
 - ☐ g) pursuant to a reorganization of corporations or unincorporated associations or the dissolution of a corporation, to the extent that the corporation conveys the property to a stockholder as a distribution in kind of the corporation's assets in exchange for the stockholder's shares in the dissolved corporation.
 - ☐ h) by a subsidiary corporation to its parent corporation for no consideration, nominal consideration or in sole consideration of the cancellation or surrender of the subsidiary's stock.
 - ☐ i) by lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever.
 - ☐ j) when the value of the real property or interest in real property conveyed does not exceed \$100.
 - ☐ k) of an occupied residential property being transferred to the builder of a new residence when the former residence is traded as part of the consideration for the new residence.
 - ☐ l) to a grantee other than a dealer in real property, solely for the purpose of and as a step in, its prompt sale to others.
 - ☐ m) to or from a person when no money or other valuable and tangible consideration readily convertible into money is paid or to be paid for the real estate and the transaction is not a gift.
 - ☐ n) to an heir or devisee, between spouses or to a surviving spouse, from a person to himself and others, to a surviving tenant, or on the death of a registered owner.
 - ☐ o) to a trustee acting on behalf of minor children of the deceased.
 - ☐ p) of an easement or right-of-way when the value of the interest conveyed does not exceed \$1,000.
 - ☐ q) of property sold to a surviving spouse pursuant to Ohio Revised Code section (R.C.) 2106.16.
 - ☐ r) to or from an organization exempt from federal income under Internal Revenue Code section 501(c)(3), provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization.
 - ☐ s) among the heirs at law or devisees, including a surviving spouse of a common decedent, when no consideration in money is paid or to be paid for the real property.
 - ☐ t) to a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust.
 - ☐ u) to the grantor of a trust by a trustee of the trust, when the transfer is made to the grantor pursuant to the exercise of the grantor's power to revoke the trust or to withdraw trust assets.
 - ☒ v) to the beneficiaries of a trust if the fee was paid on the transfer from the grantor of the trust to the trustee or pursuant to trust provisions that became irrevocable at the death of the grantor.
 - ☐ w) to a corporation for incorporation into a sports facility constructed pursuant to R.C. section 307.696[307.69.6].
 - ☐ x) between persons pursuant to R.C. section 5302.18.
 - ☐ y) from a county land reutilization corporation organized under R.C. section 1724 to a third party.
6. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current year? ☐ Yes ☒ No If yes, complete form DTE 101.
7. Has the grantor indicated that this property is qualified for current agricultural use valuation for the preceding or current tax year? ☐ Yes ☒ No If yes, complete form DTE 102.
8. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? ☐ Yes ☒ No If yes, is the property a multi-unit dwelling? ☐ Yes ☒ No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

Signature of grantee or representative Kept

12/27/17
Date

Affidavit of Facts must be included with letters b), g), m) and r)

Ownership
Owner: WIER ROBERT E & CO TTEE OF THE TRUS
128 WEST MAIN STREET
WARSAW OH 43844

General Information
128 W MAIN ST
LUSE: 510
Liv Unit: 1
AG LAND USE: N
Class: R
Zoning: 00407
Nbhd: 00407
Field Review Flag:
Tax Dist: WARSAW CORP - RV LSD

Notes
N-LOT 29 82.5 X 120
06 DOC 4241
Legal Desc

Land Description	L#	Type	Cd	Fact	Size	Base	Incr	Decr	Int'l 1	2	Adj	AdjRate	Value
1 F 1 82.5 83.0 x 120	1	F	1	82.5	83.0 x 120	130	65	130				130	10,790

Tot Parcel Size: 0.2287 Deed: 0

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					06/14/16	2	64,500		1		0
					07/25/13	2	64,800		1		0
					08/16/06	2	69,000	06-4241	1		
					07/08/97	2	37,100		1		

Enter: Date: 01/11/08 Entr Rslt: Left Door Hanger

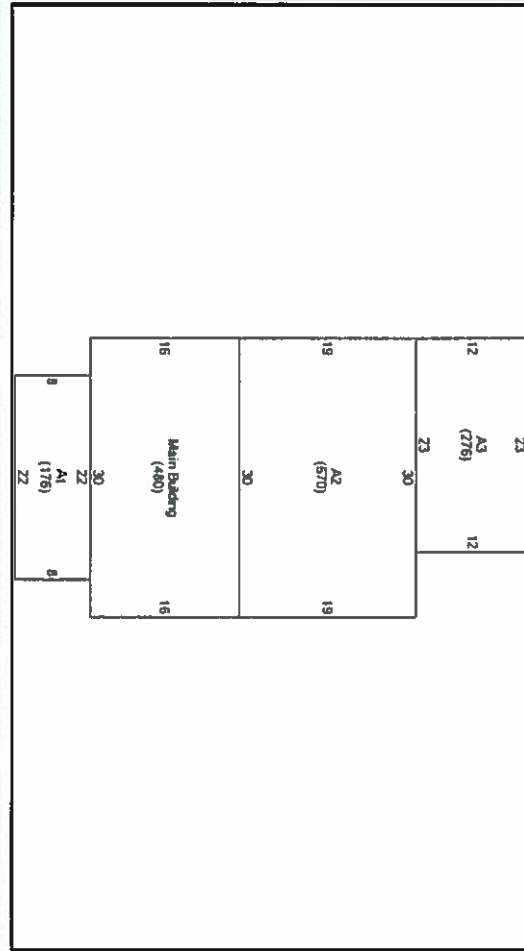
Spoke With: Other

Appr: BB

Improvement Description:

Story Ht: 2 Plumb Upbr: Heating: basic Prefab Fireplace: Add Sty Stack(PF): Funct % Gd: Econ % Gd: Econ Desc: 0
Atty: none Dare Remod: 6 Int Ext Cnd: same Bsmt Gar # Cars: 0
Cstr: vinyl/metal Tot Rooms: 3 Storm Flood: Unfin Area: Misc Desc 1: Econ Desc: 0
Styl: other 1900 Farm Rooms: 0 Rec Room: Pct Cnslt: Over Dear Tbl: C&D Descrip: Condo Level: Condo Type: Condo View:
Yr Bld: 1900 Full Baths: 1 Fin Bsmt Area: WBFP Stacks: 0
Yr Remod: Half Baths: 0 Extra Fix: 2 Openings: Add Sty Stack(WB): Market Adj:
Rem Kit: Rem Bath: no Foundation: full Bsmt: Add Sty Stack(WB):
Elec Upgr: no

FD 12/29/17
Casey Brian
Wulker



L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						480	30,790
D B 1	11				Ofp Open Frame Porch	176	1,850
D C 2	10				1sfr Frame Addn	570	11,240
N D 3	33				Mp Conc/Brick Patio	276	400

Dwelling Computations				RCNLD	
Value Summary	Prior	Cost	Market	Current Apr	
Land	10,790	10,790	0	10,790	
Bldg	44,290	44,290	0	44,290	
Total	55,080	55,080	0	55,080	
Rev Code: 1 - Cost Approach			Land/Bldg Fact	1.00 / 1.00	

Dwelling Computations				RCNLD	
Base Price	51,320	C&D Factor		73,800	
Basement	0	Total RCN		42,37	
Heating	0	RCN PSF		60	
Plumbing	0	CDU		44,290	
Attic	0	% Good		28.95	
Other Feat	0	RCNLD		100 / 1	
Subtotal	51,320	RCNLD PSF		44,290	
Additions	22,480	OBY & Misc Imp		28.95	
Grade Fact	0.78	Pct Cnslt/Adjfact		100 / 1	
SFLA	1,530	Tot Card Value		44,290	

3780
15500
19280

Ownership
 Owner: WIER ROBERT E & CO TTEE OF THE TRUS
 128 WEST MAIN STREET
 WARSAW OH 43844
 General Information
 W CHURCH ST
 LUSE: 500
 Liv Unit: 0
 AG LAND USE: N
 Class: R
 Zoning: 00407
 Nbrhd: 00407
 Field Review Flag:
 Tax Dist: WARSAW CORP - RV LSD

Notes
 N-LOT 36 PT S 82.5 X 66
 06 DOC 4241
 Legal Desc

Land Description

L#	Type	Cd	Fact	Size	Base	Incr	Decr	Inft1 2	Adl	AdjRate	Value
1	F	1	82.5	83.0 x 132	130	65	130			130	11,330
2	F	2	82.5	83.0 x 66	-130	-65	-130			-130	-7,980

Tot Parcel Size: 0.1257 Deed: 0

Building Permit

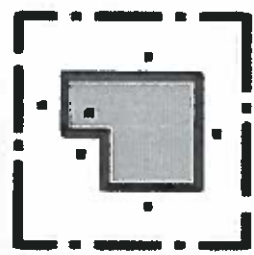
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
06/14/16	2	64,500			06/14/16	2	64,500	1	1	0	0
07/25/13	1	64,800			07/25/13	1	64,800	1	1		
08/16/06	2	69,000			08/16/06	2	69,000	1	1		
07/08/97	2	37,100			07/08/97	2	37,100	1	1		

Enter: Date: 01/1/08 Entr Rslt: Vacant Land Spoke With: Other Appr: BB

Improvement Description:

Story Ht: Plumb Upbr: Heating: Prefab Fireplace: Funct % Gd: Add Sty Stack(P/F): Funct Desc: Econ % Gd: Econ Desc: Over Dear Tbl: C&D Descrip: Condo Level: Condo Type: Condo View:
 Attic: Dare Remod: Phys Cond: Add Sty Stack(P/F): Funct Desc: Econ % Gd: Econ Desc: Over Dear Tbl: C&D Descrip: Condo Level: Condo Type: Condo View:
 Constr: Tot Rooms: Int Ext Cnd: Bsmnt Gar # Cars: Misc Desc 1: Misc Desc 2: Pct Cmpbt: C&D Descrip: Condo Level: Condo Type: Condo View:
 Yr Bld: Storm Flood: Unfin Area: Rec Room: Fin Bsmnt Area: WBHP Stacks: CDU: Market Adj:
 Yr Year: Full Baths: Rec Room: Fin Bsmnt Area: WBHP Stacks: CDU: Market Adj:
 Yr Remod: Half Baths: Rec Room: Fin Bsmnt Area: WBHP Stacks: CDU: Market Adj:
 Ram Kit: Extra Fix: Foundation: Add Sty Stack(WB):
 Ram Bath: Foundation: Add Sty Stack(WB):
 Elec Upgr: Add Sty Stack(WB):

Sorry, no sketch available for this record



Same

										Dwelling Computations			
L#	Low	1st	2nd	3rd	Description	Area	RCNLD						
A					Base Price			C&D Factor					
D					Basement			Total RCN					
D					Heating			RCN PSF					
D					Plumbing			CDU					
N					Attic			FAR					
S					Other Feat		0	% Good					
					Subtotal			RCNLD					
					Additions			RCNLD PSF					
					Grade Fact			OBY & Misc Imp					
					SFLA			Pct Cmpl/Adjfact					
								Tot Card Value					

1170
6
1170