

TY 2018

3.00

Statement of Reason for Exemption From Real Property Conveyance Fee

DTE 100EX
Rev. 11/12

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

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>GW</u>	Tax. district no. <u>1020</u>	Tax list <u>2017</u>	Date <u>1-17-18</u>	Co. no. <u>16</u>	Number <u>E26</u>
			Land	Bldg.	Total 0.00

DTE code number 122/111/129 Split/new plat _____ Remarks Re-survey *
 Property located in Bedford - RV / Washington - RV _____ taxing district
 Name on tax duplicate Barthel Richard W _____ duplicate year 2017
 Acct. or permanent parcel no. *003-27-00/*003-25-00/*003-26-00 _____ map book _____ Page _____
 Description 003-90-00 / 040-49-00 / 003-876-01

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

Type or print all information. See instructions on reverse.

1. Grantor's name Richard W. Barthel Phone (740) 327-5013
 2. Grantee's name Bart's Tree Farm, LLC Phone (740) 327-5013
 Grantee's address 18924 CR 18, Warsaw, OH 43844
 3. Address of property Various
 4. Tax billing address 18924 CR 18, 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. (must include affidavit of facts)
- _____ 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 pursuant to 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. (must include affidavit of facts)
- _____ 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. (must include affidavit of facts)
- _____ 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 2.5% 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

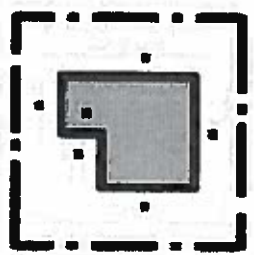
Date

Ownership
Owner: BARTHE RICHARD W
18924 COUNTY ROAD 18
WARSAW OH 43844

General Information
TR 51 LUSE 122 AG LAND USE Y
Ltv Unit: 0 Class: A
Zoning: Nbd: 00313
Field Review Flag:
Tax Dist: BEDFORD TWP - RV LSD

Notes
PT SW 1/4 Legal Desc

Resurvey to 97.336ac



Sorry, no sketch available for this record

Land Description	L#	Type	Cd	Ft/Act	Size	Base	Incr	Decr	Int'l 2	Adj	Adj Rate	Value
1 A 2	1	A	2		20.000	4000	4000	4000			4000	80,000
3 A 9	3	A	9		1.070	0	0	0			0	
5 A 4	5	A	4		78.930	3500	3500	3500			3500	276,260

Tot Parcel Size: 100.00 Deed: 100

Date	Number	Building Permit	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
											0	0

Enter: Date: 06/11/08 Entr Rslt: Vacant Land Spoke With: Other Appr: JJ

Improvement Description:

Story Ht: Plumb Upbr: Heating: Prefab Fireplace: Funct % Gd: 100
Attic: Dore Remod: Phys Cont: Add Sty Stack(PF): Funct Desc: Econ % Gd: 0
Cnstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ Desc: Over Desr Tbl: C&D Descrip: Condo Level: Condo View: 0
Style: Bedrooms: Storm Flood: Misc Desc 1: Misc Desc 2: Pct Cmpl: C&D Descrip: Condo Level: Condo View: 0
Yr Blt: Fam Rooms: Ufin Area: Rec Room: Fin Bsmt Area: WBRP Stacks: Market Adj: 0
Yr Remod: Full Baths: Half Baths: Extra Fix: Openings: Add Sty Stack(WB): 0
Rem Klt: Foundation: 0
Rem Bath: 0
Bec Upgr: 0

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
----	-----	-----	-----	-----	-------------	------	-------

A	D	D	N	S	Card L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
---	---	---	---	---	---------	------	--------	-------	------	-----	-------	--------	------	-----	-------

Value Summary	Prior	Cost	Market	Current	Apr
Land	356,260	356,260	0	356,260	0
Bldg	0	0	0	0	0
Total	356,260	356,260	0	356,260	0
Rev Code: 1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00			

GL 1/17/18

Bart's Tree Farm LLC

Resurvey to 97.336ac
Assessed
2.) 20.00 80000
9.) 1.070 0
4.) 78.266 266930
346930
121430 003-27-00

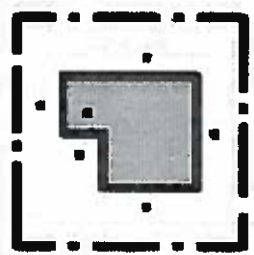
124690

Ownership General Information

Owner: BARTHEL RICHARD W 18924 COUNTY ROAD 18 WARSAW OH 43844
TR 51 LUSE: 122 AG LAND USE: Y
Liv Unit: 0 Class: A
Zoning: Nbd: 00313
Field Review Flag: Tax Dist: BEDFORD TWP - RV LSD

Notes PT SE 1/4 Legal Desc

Resurvey to 96.803



Sorry, no sketch available for this record

118-580

003-25-00

4.) 96.803

338 810

Resurvey to 96.803 ac

Assessed

Tot Parcel Size: 94.00 Deed: 94

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
										0	0

same

Enter: Date: 06/11/08 Entr Rslt: Vacant Land Spoke With: Other Appr: JL

Improvement Description:

Story Ht: Plumb Updr: Heating: Prefab Fireplace: Funct % Gd: 100
Attic: Degr Remod: Phys Cond: Add Sty Stack(PF): Funct Desc: Econ % Gd: 0
Chstr: Tot Rooms: Int Ext Cnd: Bsmt Gar # Cars: Econ Desc: Over Degr Tbl: C&D Descrip: Condo Level: Condo Type: Condo View: 0
Style: Bedrooms: Storm Flood: Misc Desc 1: Misc Desc 2: Pct Cmpl: Grade: CDU: Market Adj: 0
Yr Blt: Fam Rooms: Urfin Area: Rec Room: Fin,Bsmt Area: WBFP Stacks: Add Sty Stack(WB): 0
Etr Year: Full Baths: Half Baths: Extra Fix: Foundation: Bsmt: 0
Yr Remod: Half Baths: WBFP Stacks: Add Sty Stack(WB): 0
Rem Klt: Foundation: Bsmt: 0
Rem Bath: Foundation: Bsmt: 0
Elec Upgr: Bsmt: 0

Area				RCNLD			
LF	Low	1st	2nd	3rd	Description	Area	RCNLD
A							
D							
D							
N							
S							
O							
B							
&							
Y							

Base Price				C&D Factor			
Value Summary	Prior	Cost	Market	Current App	Total RCN	RCN PSF	AVERAGE
Land	329,000	329,000	0	329,000	0	0	0
Bldg	0	0	0	0	0	0	0
Total	329,000	329,000	0	329,000	0	0	0
Rev Code: 1 - Cost Approach							
Land/Bldg Fact							

Ownership		General Information	
Owner:	BARTHE, RICHARD W 18924 COUNTRY ROAD 18 WARSAW OH 43844	CR 3 LUSE: 122 Liv Unit: 0 Zoning: AG/LAND USE: Y Field Review Flag: Class: A Tax Dist: BEDFORD TWP - RV LSD Nbrhd: 00313	

Notes		Legal Desc	
Resurvey to 30.913 ac		PT NW 1/4	

Land Description		Size		Base		Incre		Decre		Inft 2		Adj		AdjRate		Value	
L#	Typ	Cd	Fact														
2	A	4		30.800	3500	3500	3500	3500						3500		107,800	

Tot Parcel Size: 30.80 Deed: 30.8

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
										0	0

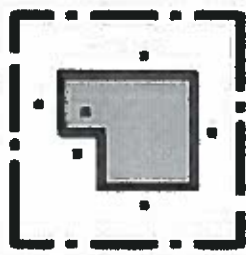
Same

Enter Date: 08/14/08 Enter Rslt: Vacant Land Spoke With: Other Appr: DM

Improvement Description:		Heating:		Prefab Fireplace:		Funct % Cd:	
Story Ht:	Plumb Updr:	Phys Cond:		Add Sty Stack(PF):		Funct Desc:	
Attic:	Dece Remod:	Int Ext Cnd:		Beamt Gar # Cars:		Econ % Cd:	
Const:	Tot Rooms:	Storm Flood:		Misc Desc 1:		Econ Desc:	
Style:	Bedrooms:	Unfin Area:		Pct Cnplt:		Over Depr Tbl:	
Yr Blt:	Fam Rooms:	Rec Room:		Grade:		C&D Descrip:	
Est Year:	Full Baths:	Fin,Bemt Area:		CDU:		Condo Level:	
Yr Remod:	Half Baths:	WB/P Stacks:		Market Adj:		Condo Type:	
Rem Klt:	Extra Fk:	Openings:				Condo View:	
Rem Bath:	Foundation:	Add Sty Stack(WB):					
Elec Upgr:	Bemt:						

L#	Low	1st	2nd	3rd	Description	Area	RCNLD	Dwelling Computations			
A								Base Price	C&D Factor		
D								Basement	Total RCN		
D								Heating	RCN PSF		
D								Plumbing	CDU		
N								Artic	% Good		
S								Other Feat	RCNLD		
								Subtotal	RCNLD PSF		
								Additions	OBV & Misc Imp		
								Grade Fact	Pct Cnplt/Adjfact		
								SRLA	Tot Card Value		
Value Summary											
	Land	107,800				107,800	0			107,800	
	Bldg	0				0	0			0	
	Total	107,800				107,800	0			107,800	
	Rev Code: 1 - Cost Approach					Land/Bldg Fact	1.00 / 1.00				

Sorry, no sketch available for this record



Resurvey to 30.913 ac
4) 30.913 108 200
Assessed
37870
003-26-00

Same

Ownership General Information

Owner: BARTHEL RICHARD W
18924 COUNTRY ROAD 18
WARSAW OH 43844
CR 18 LUSE 111 AG LAND USE: Y
Liv Unit: 1 Class: A
Zoning: Nbd: 00313
Field Review Flag:
Tax Dist: BEDFORD TWP - RV LSD

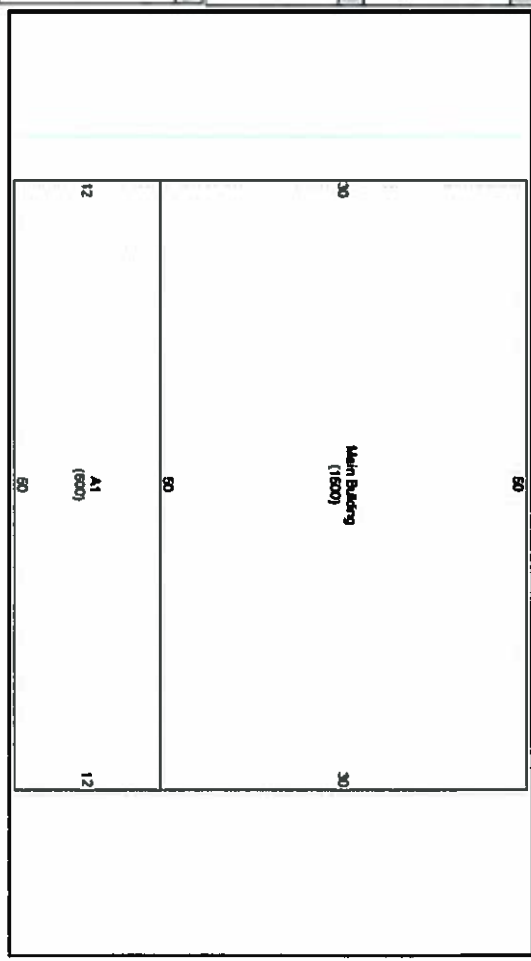
Notes
PT SW 5.004AC
PT SE 64.451AC
Legal Desc

92 CNB W/03-91-92-93/RESURVEY
ESTD-GATE LOCKED

Land Description

L#	Type	Cd	F/Act	Size	Base	Incr	Decr	Int'l 2	Adj	AdtRate	Value
1	A	1		1.000	13000	13000	13000			13000	13,000
2	A	4		68.455	3500	3500	3500			3500	239,590

Tot Parcel Size: 69.455 Deed: 69.455



Date	Number	Amount	Purpose	QC	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					03/23/92	2	90,000		1	0	0

Enter: Date: 10/11/95 Enter Rst: Estimated For MISC. Reasons Spoke With: Other Appr: 125

Improvement Description:

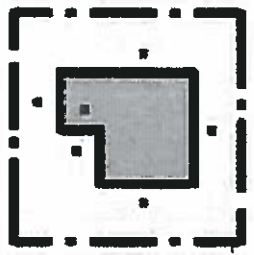
Story Ht: 1 Plumb Upbr: Heating: basic Prefab Fireplace: Add Sty Stack(PF): Funct % Gd: 0
Attic: none Dare Ramrod: Phys Cord: Int Ext Cnd: same Misc Desc 1: Econ % Gd: 0
Cnstr: frame Tot Rooms: 6 Storm Flood: Unfin Area: Rec Room: Over Depr Tbl: C&D Descrip: 0
Yr Bilt: 1982 Fam Rooms: 0 Full Baths: 2 Fin.Bsmt Area: WBSP Stacks: 0 Condo Level: Condo View: 0
Yr Ramrod: 0 Hair Baths: 2 Extra Fix: 0 Openings: Add Sty Stack(WB): Market Adj: 0
Ram Klt: no Foundation: Bsmt: 1
Elec Upgr: Bsmt: 1

	<u>L#</u>	<u>Low</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Description</u>	<u>Area</u>	<u>RCNLD</u>				
A	A	0					1,500	47,420				
D	B	2	31			Wddk Wood Decks	600	2,960				
D												
N												
S												
O	<u>Card L#</u>	<u>Code</u>	<u>Yr Bilt</u>	<u>W x L</u>	<u>Area</u>	<u>Grd</u>	<u>Units</u>	<u>Mod Cd</u>	<u>Cond</u>	<u>%Gd</u>	<u>RCNLD</u>	
B	1	1	AP2	Four Side Closed	1982	30 x 42	1,260	C	1	P	10	910
Y												

Dwelling Computations				
Base Price	70,060	C&D Factor		77,520
Basement	0	Total RCN		50.64
Heating	0	RCN PSF		AVERAGE
Plumbing	1,800	CDU		65
Attic	0	% Good		50,420
Other Feat	1,100	RCNLD		33.61
Subtotal	72,960	RCNLD PSF		910
Additions	4,560	OBY & Misc Imp	100 / 1	51,330
Grade Fact	0.78	Pct Cmp/Adjfact		
SFLA	1,500	Tot Card Value		
Value Summary				
Land	252,590	Prior	Cost	Market
Bldg	51,330			Current App
Total	303,920			
Rev Code: 1 - Cost Approach				
		Land/Bldg Fact	1.00 / 1.00	

104380

Ownership		General Information	
Owner: BARTHEL, RICHARD W 16924 COUNTY ROAD 18 WARSAW OH 43844		CR 18 LUSE: 199 Liv Unit: 0 Zoning: AG LAND USE: Y Field Review Flag: Class: A Tax Dist: WASHINGTON TWP-RV, LS Nbhd: 00319	
Notes		PT NE Legal Desc	
92 CMB W/40-48 & 50/RESURVEY			



Sorry, no sketch available
for this record

Land Description					
L#	Type	Cd	Flact	Size	Base
1	A	4		1.660	3000
2	A	4		27.325	3000
3	A	9		0.030	0
Tot Parcel Size: 29.015					Deed: 29.015

Building Permit			Sales History			Miscellaneous	
Date	Number	Amount Purpose	OIC	Sale Date Type	Price	LT #	Valid
				03/23/92	2	90,000	1
Enter: Date: 08/14/08			Enter Rst: Estimated For Misc. Reasons			Spoke With: Other	
Improvement Description:						Appr: DM	

Same

Story Ht:		Plumb Upor:		Heating:		Prefab Fireplace:		Funct % Gd:	
Attic:		Dore Remod:		Phys Cond:		Add Sty Stack(PF):		Funct Desc:	
Cnstr:		Tot Rooms:		Int Ext Cnd:		Bemt Gar # Cars:		Econ % Gd:	
Style:		Bedrooms:		Storm Flood:		Misc Desc 1:		Over Dear Tht:	
Yr Blt:		Fam Rooms:		Uprtn Area:		Misc Desc 2:		C&D Descrip:	
Eff Year:		Full Baths:		Rec Room:		Pct Cnplt:		Condo Level:	
Yr Remod:		Half Baths:		Fin,Bemt Area:		Grade:		Condo Type:	
Rem Kit:		Extra Fix:		WBSP Stacks:		CDU:		Condo View:	
Rem Bath:		Foundation:		Openings:		Market Adj:			
Bec Upgr:		Bemt:		Add Sty Stack(WB):					

L#		Low			1st		2nd		3rd		Description		Area		RCNLD	
A																
D																
D																
N																
S																
O	Card	L#	Code	Yr Blt	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD				
B	1	1	AP2	Four Side Closed	1986	30 x 32	960 C	1		U	5	380				
Y																
													Dwelling Computations			
													Base Price			
													C&D Factor			
													Total RCN			
													RCN PSF			
													CDU			
													FAIR			
													RCNLD			
													RCNLD PSF			
													OBY & Misc Imp			
													Pct Cnplt/Adjfact			
													Tot Card Value			
													Current Appr			
													Land			
													Bldg			
													Total			
													Rev Code: 1 - Cost Approach			
													Land/Bldg Fact			
													1.00 / 1.00			

