

T42018

Statement of Reason for Exemption From Real Property Conveyance Fee

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

.50
DTE 100EX
Rev. 1/14

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>QC</u>	Tax. district no. <u>1210</u>	Tax list <u>2017</u>	Date <u>2-1-18</u>	Co. no. <u>16</u>	Number <u>E53</u>
			Land	Bldg.	Total

DTE code number 511 ☐ Split/new plat Remarks _____

Property located in Washington - Tri V _____ taxing district

Name on tax duplicate Beneficial Financial I Inc Succ Tax duplicate year 2017

Acct. or permanent parcel no. 041-2-08 Map book _____ Page _____

Description PT 3rd Qtr W PT 39 Tract # 10 S.787ac

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

Type or print all information. See instructions on reverse.

1. Grantor's name Beneficial Financial I Inc Phone _____
2. Grantee's name Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Phone _____
- Grantee's address 1600 South Douglass Road, STE 200-A Anaheim, CA 92806
3. Address of property 14715 County Road 14, Dresden, OH 43821
4. Tax billing address 1600 South Douglass Road, STE 200-A Anaheim, CA 92806
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 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.
 - ☐ 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

Date

Ownership
Owner: BENEFICIAL FINANCIAL INC SUCC BY
MERGER TO BENEFICIAL OHIO INC
961 WIEGL DR
ELMHURST IL 60126

General Information
14715 CR 14
LUSE: 511
Liv Unit: 1
Class: R
Zoning: Nbrhd: 00319
Field Review Flag:
Tax Dist: WASHINGTON TWP-TR-V

Notes
GENERAL INFORMATION
00 SPLIT #E-281 FM 041-2-01 COUNTRY TWE
00 MOD-HOME RE 2002

Legal Desc
PT 3RD QTR W PT 39
TRACT #10
01 DOC 1122

Land Description									
L#	Type	Cd	Fact	Size	Base	Incr	Decr	Inf1 2	Adj
13	A	1		1,000	13000	13000	13000		
14	A	8		4,587	3250	3250	3250		
15	A	9		0.200	0	0	0		
Total Parcel Size: 5.787 Deed: 5.787									

Building Permit					Sales History					Miscellaneous				
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:			
05/01/2001	9999999	66,000	MANFCT HOM	C	06/19/17	2	50,000		5		0			
					02/23/01	1	16,900	01-1122	0					
					02/23/01	1	16,900		0					
					05/16/00	1		00-3084	4					

Enter: Date: 07/31/08 Enter Rslt: Info At Door Spoke With: Owner Appr: DM

Improvement Description:

Story Ht: 1 Plumb Upbr: Heating: basic Prefab Fireplace: Funct % Gd: 100
Attic: none Dore Remod: Phys Cond: good condilio Add Sty Stack(PF): Econ % Gd: 37.92
Cnstr: vinylmetal Tot Rooms: 5 Int Ext Cnd: same Misc Desc 1: Econ Desc: Over Dear Tk: 59.180
Yr Blt: 2002 Farm Rooms: 2 Unfin Area: Rec Room: Fin Bsm Area: C&D Descrip: Condo Level: 32.23
Yr Remod: Full Baths: 2 Half Baths: 0 WBSP Stacks: Condo Type: 13.890
Rem Kit: Extra Fix: 2 Foundation: Openings: Market Adj: Condo View: 73.070
Rem Bath: no Bsm: Add Sty Stack(WB):

	<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	D	D	D	D	D	D		1,836	59,180				
A	0												
	<u>Card</u>	<u>L#</u>	<u>Code</u>		<u>Yr Bld</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>
O	1	1	RS1	Frame Utility Shed	2002	12 x 20	240	C	1		A	65	1,260
B	1	2	RG1	Frame Or Ch Deta	2006	26 x 40	1,040	C	1		G	90	12,630
Y	2												

Dwelling Computations				
Base Price	73,530	C&D Factor		69,620
Basement	-5,510	Total RCN		
Heating	0	RCN PSF		37.92
Plumbing	1,600	CDU	AVERAGE	
Attic	0	% Good		85
Other Feat	0	RCNLD		59.180
Subtotal	69,620	RCNLD PSF		32.23
Additions		OBY & Misc Imp		13,890
Grade Fact	0.70	Pct Compl/Adjfact		100 / 1
SRA	1,836	Tot Card Value		73,070
Value Summary				
Prior	Cost	Market	Current	Apr
Land	27,910	27,910	0	27,910
Bldg	73,070	73,070	0	73,070
Total	100,980	100,980	0	100,980
Rev Code: 1 - Cost Approach		Land/Bldg Fact	1.00 /	1.00

QC
2/1/18
Wilmington Savings
Fund Society,
FSB as TTEE of
Stanwich Mortgage
Loan Trust A