

TY 2018

Statement of Reason for Exemption From Real Property Conveyance Fee

.50

DTE 100EX
Rev. 1/14

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

FOR COUNTY AUDITOR'S USE ONLY

Instr. <u>QC</u>	Tax. district no. <u>1160</u>	Tax list <u>2017</u>	Date <u>1-17-18</u>	Co. no. <u>16</u>	Number <u>E22</u>
			Land	Bldg.	Total 0.00

DTE code number 111 Split/new plat _____ Remarks _____

Property located in Perry - RV _____ taxing district

Name on tax duplicate Southward Exchange Company LLC Tax duplicate year 2017

Acct. or permanent parcel no. 031-970-00 Map book _____ Page _____

Description S 1/2 sec 18

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

Type or print all information. See instructions on reverse.

1. Grantor's name The Southward Exchange Company, LLC, an Ohio Limited Liability Company Phone _____
2. Grantee's name Winding Fork Valley Ltd. Phone _____
- Grantee's address 36295 CR 70, Warsaw, Ohio 43844
3. Address of property 031-00000970-00 and 031-00000239-00
4. Tax billing address 36295 CR 70, Warsaw, Ohio 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 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

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

Ownership

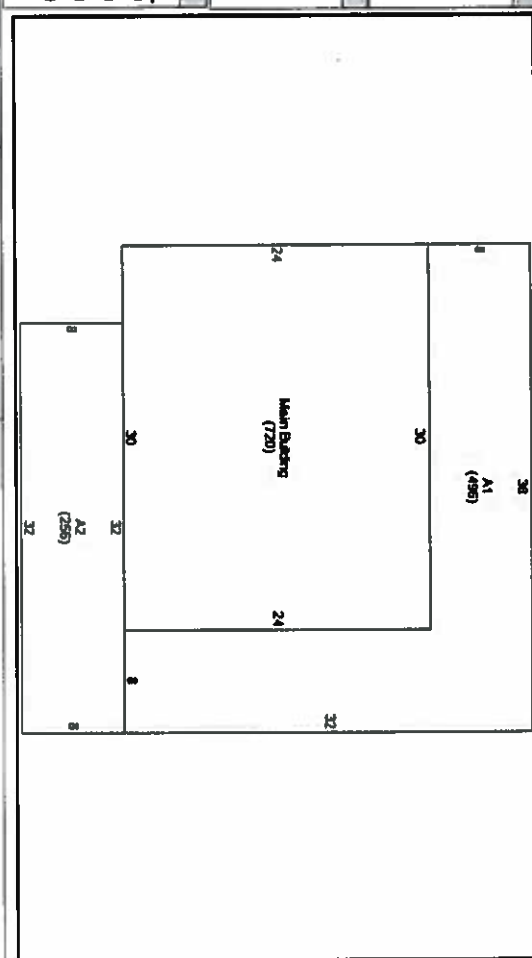
Owner: SOUTHWARD EXCHANGE COMPANY LLC
36295 COUNTY ROAD 70
WARSAW OH 43844

General Information
20222 CR 18
LUSE 111
Liv Unit: 1
Class: A
Nbhd: 00312
Zoning: COMBINATION
Field Review Flag: COMBINATION
Tax Dist: PERRY TWP - RV LSD

Notes
S 1/2 SEC 18
Legal Desc

RESURVEY
58M-FP=WHITE

Land Description	L#	Type	Cd	F/Act	Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
1 A 1	1	A	1		1,000	13500	13500	13500			13500	13,500
2 A 2	2	A	2		15,247	3500	3500	3500			3500	53,360
3 A 3	3	A	3		17,263	3500	3500	3500			3500	60,420
4 A 4	4	A	4		24,698	3500	3500	3500			3500	86,440
Tot Parcel Size: 59.392					Deed: 59.392		*Add'l Land					



Building Permit				Sales History				Miscellaneous	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid
					11/13/17	2	55,000		1
					09/17/14				

Enter Date: 06/10/08 Enter Rslt: Left Door Hanger Spoke With: Other Appr: JJ

Improvement Description:

Story Ht: 1 Plumb Updr: Heating: basic Prefab Fireplace: Funct % Gd: 0
Attic: none Dore Remod: 5 Phys Cond: Add Sty Stack (PF): Econ % Gd: 0
Cnstr: frame Tot Rooms: 5 Int Ext Cnd: same Misc Desc 1: Over Door Tbl: C&D Descr: 0
Style: other 1800 Storm Flood: Unfin Area: Misc Desc 2: Condo Level: Condo Type: Condo View: 0
Yr Blt: 1800 Full Baths: 1 Rec Room: Pet Cmbt: 100
Yr Remod: 0 Half Baths: 0 Fin.Bsmt Area: C&D Descr: 0
Rm Ktr: 2 Extra Fk: 0 WBRP Stacks: 0
Rm Bath: no Foundation: 0 Openings: 0 Market Adj: 0
Bec Upgr: Add Sty Stack (WB): 0

Winding Fork Valley Ltd. 1/17/18

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A 0						720	12,880
B 1	10				1stfr Frame Addn	496	4,890
D C 2	50	12			Efp Enclosed Frame Porch/Unf Basement	256	2,490

Dwelling Computations			
Base Price	42,930	C&D Factor	67,520
Basement	0	Total RCN	41.39
Heating	0	RCN PSF	41.39
Plumbing	0	CDU	VERY POOR
Attic	0	% Good	30
Other Feat	0	RCNLD	20,280
Subtotal	42,930	RCNLD PSF	16.68
Additions	24,590	OBV & Misc Imp	2,880
Grade Fact	0.78	Pct Cmpb/Adjfact	100 / 1
SFLA	1,216	Tot Card Value	23,160

Value Summary				Land/Bldg Fact			
Land	152,900	Prior	213,720	Cost	Market	Current Apr	213,720
Bldg	23,160		23,160		0		23,160
Total	176,060		236,880		0		236,880
Rev Code: 1 - Cost Approach				Land/Bldg Fact 1.00 / 1.00			

PARCEL ID 031-00000370-00 JUR: 000 TAX YEAR: 2018 DT MAP RTG: 0124 00 001 00
PIN#: COSHOCTON - Property Card Printed: 01/17/18 Card: 1 of 1 Appr#: Input Date: ____/____/____ D: _____

Land Continued...											
L#	Typ	Cd	Fact	Size	Base	Incre	Decre	Int1 2	Adj	AdjRate	Value
5	A	9		1.184	0	0	0			0	