

TY 2018 .50

DTE FORM 100 (EX) SP **STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE**
 (REV 12/98) Revised Code Sections 319.202 and 319.54(F)(3)
 TYPE OR PRINT ALL INFORMATION

FOR COUNTY AUDITOR'S USE ONLY				Date	Co. No.	Number
Instr.	Tax. Dist. No.	Tax List	Land	Bldg.	Tot.	
AF	1020	2017				E105

D.T.E. CODE NO. 511 ☐ Split/New Plat Remarks: _____

Property Located in Bedford - RV Taxing District _____

Name on Tax Duplicate Brown Paul M & Jennifer E Tax Duplicate Year 2017

Acct. or Permanent Parcel No. 002-00000045-00 Map Book _____ Page _____

Description: Nw Qtr Sec 16

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

1. Grantor's Name Jennifer E. Brown (deceased) Phone Number _____
2. Grantee's Name Paul M. Brown Phone Number _____
- Grantee's Address 36513 State Route 541, Warsaw, Ohio 43844
3. Address of Property 36513 State Route 541, Warsaw, Ohio 43844
4. Tax Billing Address 36513 State Route 541, 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; (attach release) (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 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 one hundred dollars;
 - (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)
 - XX (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 one thousand dollars;
 - (q) Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;
 - (r) To or from an organization exempt from federal income taxation under section 501 (c)(3) of the Internal Revenue Code, provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization; (MUST INCLUDE AFFIDAVIT OF FACTS)
 - (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; (attach relevant portions of 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 section 307.696 [307.69.6] of the Revised Code.
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 tax year? ☐ YES ☒ NO. If yes, complete DTE Form 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 DTE Form 102.
8. Application For 2 1/2% 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 January 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 is a true, correct, and complete statement.

SIGNATURE OF GRANTEE OR REPRESENTATIVE

DATE

Ownership General Information

Owner: BROWN PAUL M JR/RS & 36513 SR 541 AG LAND USE: N
36513 STATE ROUTE 541 LUSE: 511
WARSAN OH 43844 Liv Unit: 1 Class: R
Zoning: Nbrd: 00313
Field Review Flag: Tax Dist: BEDFORD TWP - RV LSD

Notes: NW QTR SEC 16 Legal Desc: 09 DOC 4702

NEW SURVEY

Land Description

L#	Typ	Cd	Fact	Size	Base	Incr	Decr	Int'l 2	Adj	AdjRate	Value
3	A	1		1,000	13000	13000	13000			13000	13,000
6	A	8		3,890	3000	3000	3000			3000	11,670
7	A	9		0.110	0	0	0			0	0

Tot Parcel Size: 5.00 Deed: 5

Building Permit Sales History

Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:
										Gross Impr:
					12/28/09	2	33,690	09-4702	2	0
					12/28/07	1	109,000		1	
					12/28/07	1	109,000		4	

Enter: Date: 01/10/08 Entr Rslt: Left Door Hanger Spoke With: Other Appr: GH

Improvement Description:

Story Ht: 1 Plumb Updr: Heating: at condition: Prefab Fireplace: Funct % Gd: 100
Attic: none Dare Remod: 7 Phys Cond: average con: Add Sty Stack(PF): Econ % Gd: 38.9
Cnstr: vnyl/metal Tot Rooms: 3 Int Ext Cnd: same Bsmt Gar # Cars: Misc Desc 1: Over Door Tbl: C&D Descrip: 31.12
Style: ranch Bedrooms: 1 Storm Flood: Misc Desc 2: Pct Cmpdt: Condo Level: 63,860
Yr Blt: 2000 Fam Rooms: 2 Unfin Area: Rec Room: Fin Bsmt Area: WBFP Stacks: Condo Type: 100 / 1
Yr Remod: 2 Half Baths: 1 Extra Fk: Foundation: Add Sty Stack(WB): Market Adj: Condo View: 63,860
Rem Klt: 2 WBFP Stacks: Add Sty Stack(WB): Market Adj: Condo View: 63,860
Rem Bath: no Foundation: Add Sty Stack(WB): Market Adj: Condo View: 63,860
Elec Upgr: Bsm: CRAWL

L# A 0 Low 1st 2nd 3rd Description Area Area RCNLD 2,052 63,860

O	B	N	S	Card L#	Code	Yr Blt	W x L	Area	Gd	Units	Mod Cd	Cond	%Gd	RCNLD

Value Summary	Prior	Cost	Market	Current Apr
Land	24,670	24,670	0	24,670
Bldg	67,850	63,860	0	63,860
Total	92,520	88,530	0	88,530

Rev Code: 1 - Cost Approach Land/Bldg Fact 1.00 / 1.00

30,980