

#12

TY2018

.50

DTE 100EX
Rev. 1/14

Statement of Reason for Exemption From Real Property Conveyance Fee

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

FOR COUNTY AUDITOR'S USE ONLY

Instr.	Tax. district no.	Tax list	Date	Co. no.	Number
QC	1090	2017	3/21/2018	14	E134
			Land	Bldg.	Total 0.00

DTE code number 520 Split/new plat _____ Remarks _____
Property located in Keene 12V _____ taxing district
Name on tax duplicate Hudson Robert G. Tax duplicate year 2017
Acct. or permanent parcel no. 017-589-00 Map book _____ Page _____
Description In Lot 5 Wood Add 60' x 217.79 Keene

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 G. & Sherry Hudson Phone _____
2. Grantee's name Hazel L. Boyer, Debra D. Wesney, and E. Lavonne Lillibridge Phone _____
Grantee's address 17124 Canary Lane, Port Charlotte, FL 33948
3. Address of property 26990 CR 1, Coshocton, OH 43812
4. Tax billing address 17124 Canary Lane, Port Charlotte, FL 33948
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.

Bretton H. Hurrell
Signature of grantee or representative

3/20/2018

Date

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

Ownership
Owner: BOYER HAZEL L &
26762 TOWNSHIP ROAD 407
WARSAW OH 43844

General Information
26990 CR 1
LUSE: 520
Liv Unit: 2
AG LAND USE: N
Class: R
Zoning: 00509
Nbhd: 00509
Field Review Flag:
Tax Dist: KEENE TWP - RV / LSD

Notes
IN LOT 5 WOOD ADD 80 X 217.79
KEENE

Land Description

L#	Typ	Cd	FtAct	Size	Base	Incr	Decre	Int'l 2	Adj	AdjRate	Value
1	F	1	60	60.0 x 218	90	45	90			90	6,640

Tot Parcel Size: 0.3003 Deed: 0

Building Permit				Sales History				Miscellaneous			
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	Gross Impr:
					04/20/07	2			4		0
					03/23/06	2			4		

Enter: Date: 07/16/08 Entr Rslt: Left Door Hanger Spoke With: Other Appr: CC

Improvement Description:

Story Ht: 2 Plumb Upbr: Heating: basic Prefab Fireplace: Add Sty Stack(PF):
Attic: none Dare Remod: Phys Cond: Add Sty Stack(PF):
Cnstr: vinyl/metal Tot Rooms: 9 Int Ext Cnd: same Bsmt Gar # Cars: 0
Style: old style two story Bedrooms: 4 Storm Flood: Misc Desc 1: Econ % Gd:
Yr Bld: 1900 Fam Rooms: 0 Unfin Area: Misc Desc 2: Econ Desc: Over Door Tbl:
Eff Year: Full Baths: 2 Rec Room: Pct Cmpl: C&D Descrip: 0
Yr Remod: Half Baths: 0 Fin Bsmt Area: Grade: Condo Level:
Rem Kit: Extra Fix: 4 WBFP Stacks: 0 D+ Condo Type:
Rem Bath: no Foundation: 0 Openings: 0 Market Adj: Condo View:
Bec Upgr: Bsmt: part Add Sty Stack(WB):

L#	Low	1st	2nd	3rd	Description	Area	RCNLD
A	0					1,059	57,310
D	B	1			Cfp Open Frame Porch	319	3,950

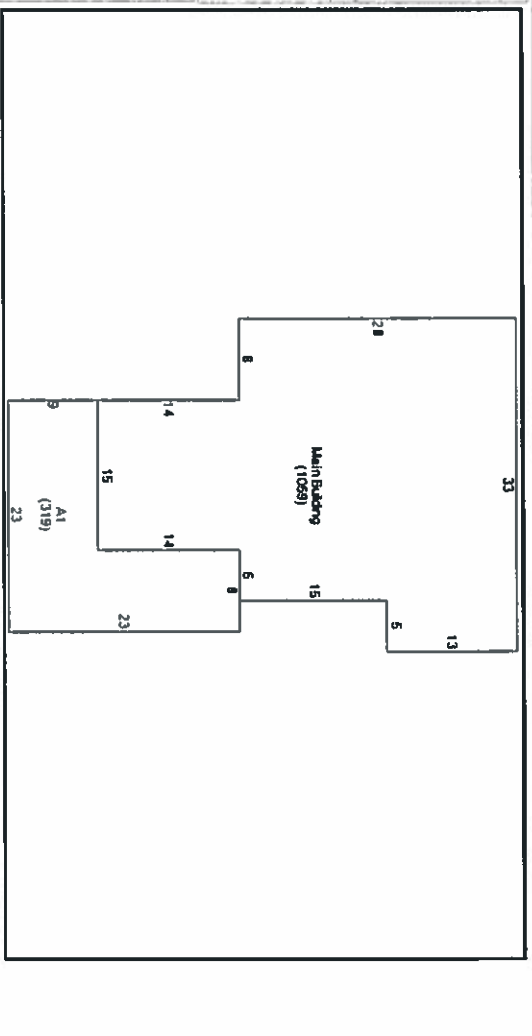
Dwelling Computations

Base Price	88,520	C&D Factor	94,250
Basement	-3,650	Total RCN	43.52
Heating	0	RCN PSF	GOOD
Plumbing	3,300	CDU	65
Attic	0	%Good	28.95
Other Feat	0	RCNLD	550
Subtotal	88,170	RCNLD PSF	100 / 1
Additions	6,080	OBY & Misc Imp	61,860
Grade Fact	0.85	Pct Cmpl/Adjfact	
SFLA	2,118	Tot Card Value	

Card L#	Code	Yr Bld	W x L	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
1	1	RG1	Frame/Cb Steel	1900	14 x 18	252 E	1	P	20	550

Value Summary

	Prior	Cost	Market	Current Appr
Land	6,640	6,640	0	6,640
Bldg	61,860	61,860	0	61,860
Total	68,500	68,500	0	68,500
Rev Code:	1 - Cost Approach	Land/Bldg Fact	1.00 / 1.00	



QC 3/11/2018
Robert G. Hudson's
1/4 int. equally to:
Hazel L. Boyer
Debra D. Wesley
E. Lavonne Lillibridge
JHRS

2320
2540
4820

AFFIDAVIT OF FACTS

STATE OF OHIO :SS
COUNTY OF COSHOCTON :SS

I, William Todd Drown, after being first duly sworn and cautioned hereby state as follows:

1. I am of legal age, of sound mind, and under no legal or physical disability.
2. I am an Ohio licensed attorney with Supreme Court registration number 0069810 and am in good standing.
3. That Hazel L. Boyer, Debra D. Wesney, E. Lavonne Lillibridge, and Robert G. Hudson are siblings who jointly own Coshocton County parcel numbers 017-00000604-00 and 017-00000589-00.
4. That Hazel L. Boyer, Debra D. Wesney, and E. Lavonne Lillibridge are transferring their entire interests in Coshocton County parcel number 017-00000604-00 to Robert G. Hudson.
5. That Robert G. Hudson is transferring his entire interest in Coshocton County parcel number 017-00000589-00 equally to Hazel L. Boyer, Debra D. Wesney, and E. Lavonne Lillibridge.
6. That no money or other valuable consideration has been or will be paid for the transfers described herein.

FURTHER AFFIANT SAYETH NAUGHT.


William Todd Drown

STATE OF OHIO :SS
COUNTY OF COSHOCTON :SS

Sworn to and subscribed in my presence this 20th day of March, 2018 by
William Todd Drown.



Brittany L. Howell
Notary Public, State of Ohio
My Commission Expires
October 16, 2019


Notary Public

This instrument prepared by: Attorney William Todd Drown
Folland & Drown, LPA, 555 Chestnut Street, Coshocton, Ohio 43812