

# LAND AUCTION

114± Acres | 17 Tracts



**AUCTION DATE:** October 12, 2016 at 6 pm  
**PROPERTY LOCATION:** Township Rds. 218 and 221 Marengo, OH  
**INSPECTION DATES:** September 11<sup>th</sup> & 25<sup>th</sup>, 1-3 pm  
October 6<sup>th</sup>, 4-6 pm  
**SALE LOCATION:** Cardinal Center  
616 Ohio St. Rt. 61 Marengo OH



## 114 +/- ACRES OFFERED IN 17 TRACTS | MULTI PARCEL AUCTION FORMAT

- COUNTRY LOT
- WOODED & OPENBUILDING SITES
- EASY COMMUTE TO POLARIS, COLUMBUS & SURROUNDING AREAS



Auction Services

### Real Estate & Auction Services

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# TERMS & CONDITIONS

United Country Real Estate and Auction Services, LLC

740-965-1208 OR 614-206-1135

Sellers: No Vel, LLC

## TERMS AND CONDITIONS

Pursuant to the pre-auction sale bills and applicable law, **THESE TERMS AND CONDITIONS REPLACE AND SUPERSEDE ALL PRIOR TERMS AND CONDITIONS OF ANY NATURE, WHETHER WRITTEN, VERBAL, OR OTHERWISE. IT IS THE BIDDER'S RESPONSIBILITY TO BE FAMILIAR WITH THESE TERMS AND CONDITIONS.** By registering for this auction and placing a bid, bidder acknowledges that these terms and conditions have been disclosed to bidder, and bidder agrees to be bound by these terms and conditions. Property sells subject to owner's confirmation day of sale.

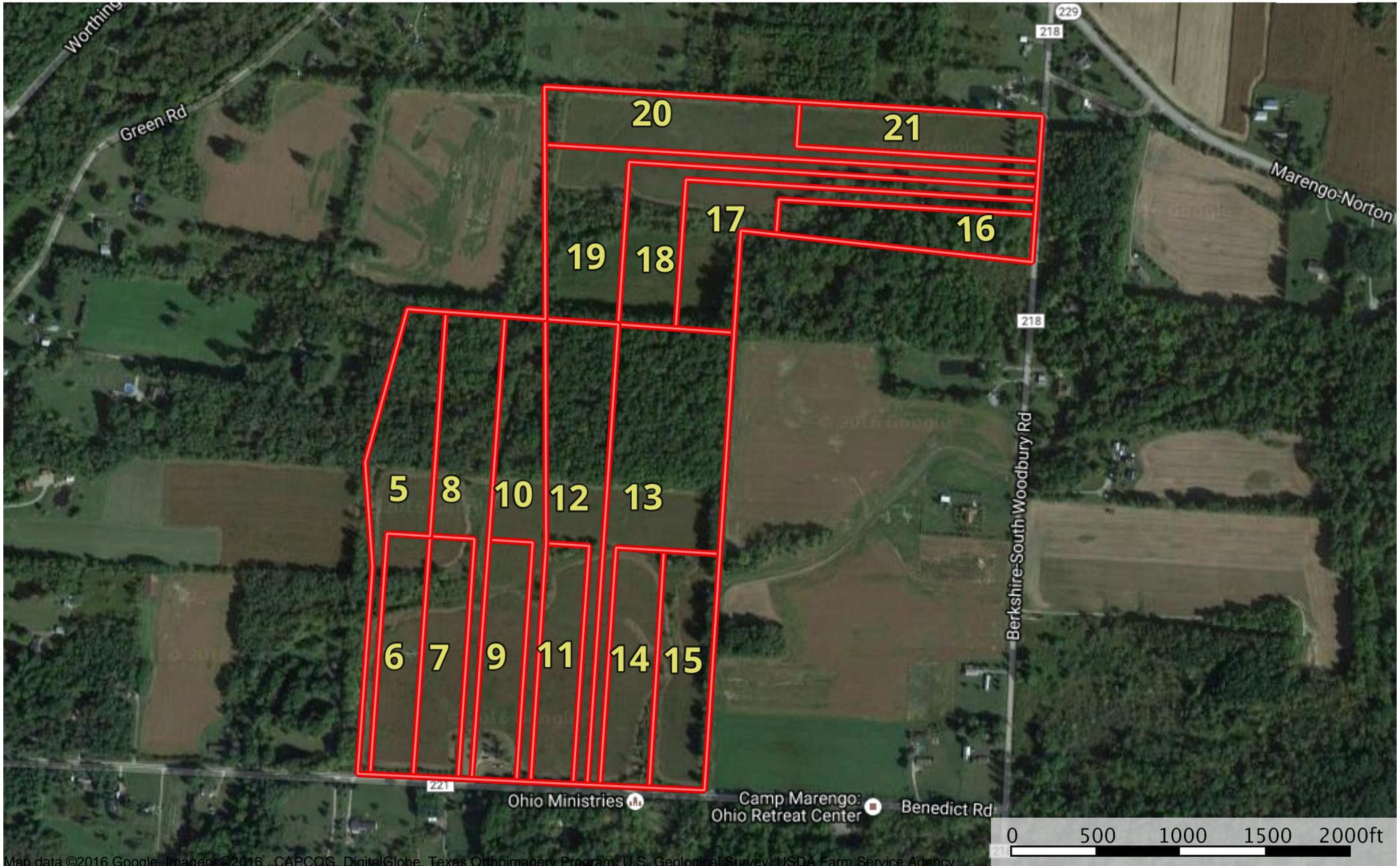
1. Buyer to pay a Ten percent (10%) NONREFUNDABLE down payment per tract purchased or for the whole upon execution of the purchase agreement, to be applied on the purchase price at closing, or retained by Seller if the closing does not occur. Balance of purchase price is due in cash at closing which shall occur on or before November 28, 2016. Real estate taxes shall be prorated to the day of closing based upon the most recent available tax rate and valuation. Seller will not pay CAUV recoupment on any tract over 10 acres. Seller will pay for conveyance fee, owner's policy of title insurance from a title agency of Seller's choosing, Seller's portion of title agency closing fee not to exceed \$150.00, and deed preparation only. Closing and title commitment to be by Kenneth J. Molnar Attorney at Law. Seller will pay no other closing costs. The owner's policy of title insurance shall contain all standard exceptions, as listed in the title commitment. NO MINERAL RIGHTS WILL TRANSFER WITH THIS PROPERTY. As owner's title insurance is being provided, seller reserves the right to determine which form of deed (warranty, quit-claim, fiduciary etc) shall be used.
2. All real property and improvements are selling in their present "AS IS" condition with no warranties expressed or implied by Seller or Seller's agent. No representations have been made by Seller or Seller's agent with regard to fitness of the real property or improvements for a particular use or any particular Buyer's development plans. It is Buyer's responsibility to have any inspection Buyer desires completed prior to auction. It is the Buyer's responsibility to pay for and obtain any and all due diligence inspections and inquiries as to feasibility of Buyer's intended development plans prior to bidding. United Country Real Estate and Auction Services, LLC, and all agents associated, represent only the Seller in this transaction. Successful Buyers shall sign an agency disclosure form acknowledging that United Country Real Estate and Auction Services, LLC and its associated agents are working on behalf of the Seller.
3. All prospective Buyers who desire to participate in the auction must register the day of sale prior to bidding, and must then provide such personal information as requested by the auctioneer. Realtor cooperation is welcome; however, you must register your clients 48 hours prior to sale with an agency disclosure show the property and attend the auction. No exceptions.
4. Seller has specifically reserved the right to have the auctioneer determine the minimum bid advancement that will be accepted from all bidders, including the amount necessary to "break" winning bids during the multi parcel portion of the auction. This is a multi-parcel auction with open bidding on any tract, combination of tracts, or the whole up until the seller or auctioneer determines it to be closed. The auctioneers will handle any disputes at the time of the auction and all decisions will be final. The auctioneer, the seller and/or the attorney for the seller reserve the right to demand satisfactory written evidence of the authority of an agent to enter a bid or to execute a purchase contract on behalf of another party. This auction may be subject to online, phone or proxy bidding.
5. Each successful bidder will be required to immediately execute the posted purchase contract, and deposit with the auctioneer the down payment described above. In case of conflict with these terms and conditions, the terms and conditions in the signed contract control the transaction.
6. Please view the posted title commitment for any questions on easements, rights of way, leases etc. Any reports, disclosures, letters or other documents from third parties are deemed reliable but not guaranteed by seller nor United County Real Estate and Auction Services LLC.
7. Any personal property left on the grounds of the real estate as of the date of closing becomes the property of the buyer of the real estate. Buyer will assume all responsibility and costs associated with these items as of the date of closing.
8. All information contained in this brochure and all related material came from sources deemed reliable but are not warranted by seller or auctioneers. Announcements made day of sale shall take precedence over printed material.

United Country Real Estate and Auction Services, LLC

BONDED – LICENSED BY THE OHIO DEPARTMENT OF AGRICULTURE

# Noland Land

Morrow County, Ohio, AC +/-



 Boundary

1277  
Noland

**3701-29-02 Scope, responsibility for compliance, and applicability of rules.**

- (A) The scope of the rules includes the performance of sewage treatment systems, gray water recycling systems, and persons, agencies, and organizations as these relate to the effective management of these systems throughout the state, including the siting, design, installation, alteration, operation, monitoring, service and maintenance, repair, and abandonment of a STS or GWRS.
- (B) Unless otherwise specified, the rules apply to both HSTS and SFOSTS, referred to jointly as STS, and where applicable, GWRS.
- (C) In accordance with section 3718.012 of the Revised Code, a sewage treatment system that was in operation prior to the effective date of these rules shall not be required to be replaced with a new sewage treatment system, and shall be deemed approved if the system does not cause a public health nuisance, or if the system is causing a public health nuisance as provided in section 3718.011 of the Revised Code, repairs are made to the system that eliminate the public health nuisance as determined by the applicable board of health. Repairs must be completed in accordance with the requirements of this chapter. A board of health may require components, be added or exposed to determine compliance with this chapter. Nothing in this section prohibits the required upgrade of an existing STS when additional flows are being added or when substantial changes to the structure occur. Additionally, nothing in this section exempts a STS from compliance with the requirements specified in paragraph (E) of rule 3701-29-06 of the Administrative Code.
- (D) Chapter 3701-29 of the Administrative Code shall apply to all STS or GWRS installed, altered, or operated after the effective date of this chapter. All STS repairs shall be completed in compliance with this chapter.
- (E) In cases where a board of health has provided written approval for a HSTS design prior to the effective date of this chapter, the board of health shall permit the installation of the system at the applicant's request under the following conditions:
- (1) There is written documentation that the HSTS design was approved by the board of health and the written approval has not expired.
  - (2) The HSTS shall not conflict with provisions of the NPDES program established in section 6111.03 of the Revised Code or rules adopted or permits issued pursuant to section 6111.03 of the Revised Code.
  - (3) Other than the siting and HSTS specifications previously approved by the board of health, the provisions of this chapter shall apply.
  - \* (4) The installation permit for the HSTS is issued by the board of health prior to the first day of January 2017.
- (F) For purposes of this chapter, and for the approval or denial of the installation, operation, or alteration of a sewage treatment system under this section, economic impact means all of the following, as applicable:
- (1) The cost to the property owner for the installation of the proposed sewage treatment system, including the cost of progressive or incremental installation of the system for STS repair or replacements;
  - (2) The cost of an alternative system, including but not limited to the cost of progressive or incremental installation of the system for STS repair or replacements, that when installed and maintained properly, will not create a public health nuisance compared to the proposed sewage treatment system, and is in compliance with this chapter and Chapter 3718. of the Revised Code;

- (3) [ The costs of repairing the sewage treatment system, including the cost of progressive or incremental repairs, as opposed to replacing the system with a new system; and ]
- (4) The annual and long term cost of operation and maintenance of the system.
- (G) In accordance with division (B)(1) of section 3718.02 of the Revised Code, when a board of health proposes to adopt more stringent rules, economic impact must be considered to justify any potential increase in cost of a STS. For the purpose of this rule, economic impact means demonstration by the board of health of one or more of the following:
- (1) The presentation of quantitative data showing an identifiable concern with existing or future STS such that the proposed rule is necessary to mitigate or prevent the occurrence of public health nuisance conditions;
  - (2) The presentation of quantitative data showing that the proposed rule is necessary to meet effluent quality standards for discharging STS that have received coverage under the household general NPDES permit; or
  - (3) That the proposed rule is necessary to achieve a demonstrable change in established water quality standards for the area served by the health district.
- (H) A board of health may regulate the siting, design, installation, operation, monitoring, maintenance and/or abandonment of SFOSTS in accordance with section 3718.021 of the Revised Code. When the rules specifically address SFOSTS, the provisions apply to those SFOSTS that are under the jurisdiction of a board of health having met the following requirements:
- (1) The board of health has determined that all applicable provisions of the rules related to SFOSTS can be fully implemented under its authority.
  - (2) The board of health has sent a letter of notification to the director of health and the director of the Ohio environmental protection agency at least sixty days prior to the date when the board of health will assume authority for SFOSTS. The letter of notification shall include the intended date for transfer of jurisdiction and shall indicate compliance with paragraph (H)(1) of this rule.
- (I) Certain design standards contained in Chapter 3701-29 of the Administrative Code for SFOSTS differ from those standards for on-site systems regulated under Chapter 3745-42 of the Administrative Code due to affirmative maintenance requirements for SFOSTS under this chapter. Differences in design standards between these two chapters of the Administrative Code should not be construed as a conflict of law.
- (J) Unless otherwise specified in this chapter, the persons responsible for compliance with the rules, including but not limited to the siting, design, installation, alteration, operation, monitoring, service and maintenance, repair and/or abandonment of a STS, shall be the owner and/or responsible management entity and/or any person performing a related service or activity, including but not limited to an installer, service provider, septage hauler, soil evaluator, or designer for the work they perform on the system. Enforcement action may be taken against the owner and/or any person who performs a related service or activity.
- (K) The department of health and the board of health are responsible for implementation of this chapter. The department of health shall provide written technical guidance and rule interpretation to the board of health upon request.

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

7.699 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1497.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 942.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 03 degrees 11 minutes 42 seconds West a distance of 472.52 feet to an iron pin found on the north line of Lot 15;

thence North 15 degrees 45 minutes 44 seconds East along the easterly boundary of J. & C. Menke (D.V. 378 P. 265) a distance of 714.59 feet to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East along the southerly boundary of Stoney Vale, LTD (D.V. 361 P. 130) a distance of 175.06 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1016.22 feet (passing over the south line of Lot 14 at 690.23 feet more or less) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1090.00 feet (passing over a 1/2 inch iron pin set at 1060.00 feet) to the place of beginning - containing 7.699 acres, more or less of which 3.938 acres are in Lot 14 and 3.761 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in November, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.006 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1297.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1090.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distnace of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1091.00 feet (passing over a 1/2 inch iron pin set at 1061.00 feet) to the place of beginning - containing 5.006 acres, more of less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.011 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1097.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1091.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1092.00 feet (passing over a 1/2 inch iron pin set at 1062.00 feet) to the place of beginning - containing 5.011 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

7.557 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1037.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1092.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1016.22 feet (passing over the north line of Lot 15 at 325.99 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East along the southerly boundary of Stoney Vale, LTD (D.V. 361 P. 130) a distance of 259.97 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 2104.33 feet (passing over the south line of Lot 14 at 683.00 feet more or less and passing over a 1/2 inch iron pin set at 2074.33 feet) to the place of beginning - containing 7.557 acres, more of less, of which 4.098 acres are in Lot 14 and 3.595 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov., 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.017 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 837.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1092.30 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1093.30 feet (passing over a 1/2 inch iron pin set at 1063.30 feet) to the place of beginning - containing 5.017 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

6.660 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 777.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1093.30 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1012.03 feet (passing over the north line of Lot 15 at 329.03 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East along the southerly boundary of Stoney Vale, LTD (D.V. 361 P. 130) a distance of 184.52 feet to a 1/2 inch iron pin set;

thence South 00 degrees 12 minutes 20 seconds East a distance of 1010.31 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1093.60 feet (passing over the south line of Lot 14 at 678.13 feet more or less and passing over a 1/2 inch iron pin set at 1063.60 feet) to the place of beginning - containing 6.660 acres, more of less of which 3.376 acres are in Lot 14 and 3.384 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.023 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 577.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1093.60 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1094.60 feet (passing over a 1/2 inch iron pin set at 1064.60 feet) to the place of beginning - containing 5.023 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

8.383 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 517.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1094.60 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence North 00 degrees 12 minutes 20 seconds West a distance of 1010.31 feet (passing over the north line of Lot 15 at 332.18 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East a distance of 335.42 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 2098.54 feet (passing over the south line of Lot 14 at 668.55 feet more or less and passing over a 1/2 inch iron pin set at 2068.54 feet) to the place of beginning - containing 8.383 acres, more of less, of which 4.790 acres are in Lot 14 and 3.593 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

12.862 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15;

thence from the place of beginning South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15, the westerly boundary of R. Higley (D.V. 390 P. 820), a distance of 340.78 feet to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 438.71 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1095.20 feet (passing over a 1/2 inch iron pin set at 1065.20 feet) to a pk nail in the centerline of Township Road 221;

thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 2098.54 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the north line of Lot 15 at 1429.99 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East a distance of 495.59 feet to a 1/2 inch iron pin set on the east line of Lot 14;

thence South 04 degrees 19 minutes 01 seconds West along the east line of Lot 14, the westerly boundary of J. Higley (D.V. 390 P. 816), a distance of 654.86 feet to the place of beginning - containing 12.862 acres, more or less, of which 7.507 acres are in Lot 14 and 5.355 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.584 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 232.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 225.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1095.20 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 219.00 feet to a 1/2 inch iron pin set;

thence South 03 degrees 45 minutes 46 seconds West a distance of 1096.22 feet (passing over a 1/2 inch iron pin set at 1066.22 feet) to the place of beginning - containing 5.584 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.689 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 340.78 feet to 1/2 inch iron pin set and being the true place of beginning;

thence from the true place of beginning South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15, the westerly boundaries of R. Higley (D.V. 390 P. 820) and Church of God in Ohio (D.V. 286 P. 606), a distance of 1097.26 feet (passing over a 1/2 inch iron pin set at 1067.26 feet) to a RR Spike found in the centerline of Township Road 221;

thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 232.24 feet to a pk nail set;

thence North 03 degrees 45 minutes 46 seconds East a distance of 1096.22 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 219.71 feet to the place of beginning - containing 5.689 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.001 ACRE DESCRIPTION

Being situated in Lot seven (7), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to an iron pin found; thence South 84 degrees 11 minutes 34 seconds East a distance of 181.25 feet to a 1/2 inch iron pin set and being the true place of beginning;

thence from the true place of beginning North 04 degrees 11 minutes 25 seconds East a distance of 158.30 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 1173.38 feet (passing over a 1/2 inch iron pin set at 1143.38 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 213.08 feet to a RR Spike found;

thence North 84 degrees 11 minutes 34 seconds West along the northerly boundary of J. Higley (D.V. 390 P. 816) a distance of 1173.65 feet (passing over a concrete post found at 21.00 feet) to the place of beginning - containing 5.001 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

(11)

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

6.273 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 213.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1173.38 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 04 degrees 11 minutes 25 seconds West a distance of 158.30 feet to a 1/2 inch iron pin set

thence North 84 degrees 11 minutes 34 seconds West along the northerly boundary of J. Higley (D.V. 390 P. 816) a distance of 181.25 feet to an iron pin found on the east line of Lot 14;

thence South 04 degrees 19 minutes 01 seconds West along the east line of Lot 14, the westerly boundary of said Higley, a distance of 459.56 feet to a 1/2 inch iron pin set;

thence North 86 degrees 10 minutes 58 seconds West a distance of 245.70 feet to a 1/2 inch iron pin set;

thence North 04 degrees 19 minutes 01 seconds East a distance of 666.47 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 1599.87 feet (passing over the east line of Lot 14 at 209.85 feet more or less and passing over a 1/2 inch iron pin set at 1569.87 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 6.273 acres, more or less, of which 2.506 acres are in Lot 7 and 3.767 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

6.387 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 273.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1599.87 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the west line of Lot 7 at 1390.02 feet more or less) to a 1/2 inch iron pin set;

thence South 04 degrees 19 minutes 01 seconds West a distance of 666.47 feet to a 1/2 inch iron pin set

thence North 86 degrees 10 minutes 58 seconds West a distance of 249.89 feet to a 1/2 inch iron pin set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 723.42 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 1852.70 feet (passing over the east line of Lot 14 at 498.70 feet more or less and passing over a 1/2 inch iron pin set at 1822.70 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 6.387 acres, more or less, of which 1.865 acres are in Lot 7 and 4.522 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

9.111 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 333.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1852.70 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the west line of Lot 7 at 1354.00 feet more or less) to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 723.42 feet to a 1/2 inch iron pin set

thence North 86 degrees 10 minutes 58 seconds West a distance of 335.42 feet to a 1/2 inch iron pin set;

thence North 00 degrees 22 minutes 19 seconds West along the easterly boundary of Stoney Vale LTD (D.V. 361 P. 130) a distance of 780.77 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 2248.86 feet (passing over the east line of Lot 14 at 895.00 feet more or less and passing over a 1/2 inch iron pin set at 2218.86 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 9.111 acres, more or less, of which 1.865 acres are in Lot 7 and 7.246 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

8.433 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 393.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 2248.86 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the west line of Lot 7 at 1353.86 feet more or less) to a 1/2 inch iron pin set;

thence North 00 degrees 22 minutes 19 seconds West along the easterly boundary of Stoney Vale LTD (D.V. 361 P. 130) a distance of 260.44 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East along the southerly boundaries of T. Hass (D.V. 380 P. 486), C. Thompson (D.V. 306 P. 28), and J. Metzger (D.V. 321 P. 439) a distance of 1169.58 feet (passing over an iron pin found on the east line of Lot 14 at 916.30 feet) to a 1/2 inch iron pin set;

thence South 04 degrees 11 minutes 25 seconds West a distance of 200.00 feet to a 1/2 inch iron pin set

thence South 86 degrees 52 minutes 04 seconds East a distance of 1100.00 feet (passing over a 1/2 inch iron pin set at 1070.00 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 8.433 acres, more or less, of which 3.388 acres are in Lot 7 and 5.045 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.050 ACRE DESCRIPTION

Being situated in Lot seven (7), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 453.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1100.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 04 degrees 11 minutes 25 seconds East a distance of 200.00 feet to a 1/2 inch iron pin set

thence South 86 degrees 52 minutes 04 seconds East along the southerly boundaries of J. Metzger (D.V. 321 P. 439), J. & M. Metzger (D.V. 279 P. 360) and R. Fox (D.V. 337 p. 126) a distance of 1100.00 feet (passing over a 1/2 inch iron pin set at 1070.00 feet) to a RR Spike found in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 200.00 feet to the place of beginning - containing 5.050 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".



- House Location 
- Septic System 
- Curtain Drain 

**Legend**



T1871

**KENNETH J. MOLNAR**  
ATTORNEY AT LAW  
21 MIDDLE STREET  
P.O. BOX 248  
GALENA, OHIO 43021

October 10, 2016

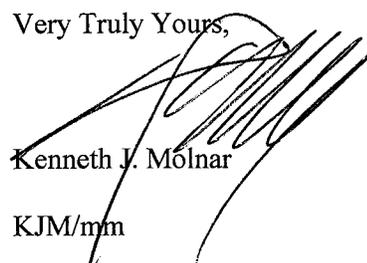
Chip Carpenter  
United Country Real Estate  
Auction Services  
Two Miranova Place, Suite 900  
Columbus, Ohio 43215  
[chip@ucrealestateandauction.com](mailto:chip@ucrealestateandauction.com)

**RE: Title Commitment NoVel, LLC Transactions**

Dear Chip:

Enclosed find title commitment on the NoVel transaction.

Very Truly Yours,

  
Kenneth J. Molnar

KJM/mm

Enclosure(s)

 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	<b>Commitment for Title Insurance</b> <small>BY Kenneth J. Molnar, Agent Ohio Bar Title Insurance Company</small>
	<b>Ohio Bar Title Insurance Company</b>
<b>Schedule A</b>	

File No.: 16-162

1. Effective Date: **09/13/2016**

2. Policy (or Policies) to be issued:

AMOUNT

a.  ALTA Owner's Policy of Title Insurance (6-17-06)

**\$TBD**

ALTA Homeowner's Policy of Title Insurance (rev. 2-3-10)

\$

Other

\$

Proposed Insured: **TBD**

b.  ALTA Loan Policy of Title Insurance (6-17-06):

\$

ALTA Expanded Coverage Residential Loan Policy (2-3-10)

\$

Other

\$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple** (Identify estate covered, i.e. Fee, Leasehold, etc.)

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in: **Novell LLC, an Ohio Limited Liability Company (DB 395, Page 340).**

5. The land referred to in this Commitment is described as follows: **Situated in the State of Ohio, County of Morrow and Township of Peru bounded and described as follows:**

**SEE ATTACHED LEGAL DESCRIPTION  
Tracts 5 through 21**

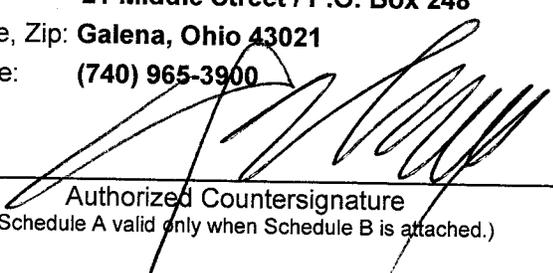
Issuing Agent: **Kenneth J. Molnar**

Agent ID No.: **4039702**

Address: **21 Middle Street / P.O. Box 248**

City, State, Zip: **Galena, Ohio 43021**

Telephone: **(740) 965-3900**

By:   
 \_\_\_\_\_  
 Authorized Countersignature  
 (This Schedule A valid only when Schedule B is attached.)

**INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD**

 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	<b>Commitment for Title Insurance</b>
	<small>BY Kenneth J. Molnar, Agent Ohio Bar Title Insurance Company</small> <b>Ohio Bar Title Insurance Company</b>
<b>Schedule BI</b>	

**REQUIREMENTS**

**File No.: 16-162**

The following requirements must be satisfied:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
  
2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

**A. General Warranty Deed from the record title owner to the proposed owner insured conveying Fee Simple title of the premises described on Schedule A herein.**

**B. Corporate Resolution from the record title owner indicating the authority to execute conveyance.**



**Ohio Bar Title Insurance Company**

*A First American Company*

## Commitment for Title Insurance

BY Kenneth J. Molnar, Agent Ohio Bar Title Insurance Company

**Ohio Bar Title Insurance Company**

# Schedule BII

16-162

### EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. **Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.**
9. **No liability is assumed for any special assessment, other than as would be reflected by the County Treasurer's tax duplicate.**
10. **This Commitment does not insure the amount of land contained in the premises.**
11. **If there is a Homeowner's Association affecting the property where dues may be imposed, the Company assumes no responsibility for ascertaining the status of these charges.**
12. **Property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.**
13. **Easement for Highway purposes from Merrill R. Cowgill to State of Ohio dated November 4, 1948 and filed for record January 7, 1949 at 10:36 a.m. in Deed Volume 107, Page 65 of the Morrow County Records.**

14. Right-of-Way from Merrill R. Cowgill and Mary E. Cowgill, husband and wife to Mc Wood Corporation dated June 30, 1964 and filed for record July 29, 1964 at 3:25 p.m. in Deed Volume 161, Page 394 of the Morrow County Records.

15. Easement from Merrill R. Cowgill to Mc Wood Corporation dated October 17, 1966 and filed for record October 29, 1966 at 10:46 a.m. in Deed Volume 175, Page 16 of the Morrow County Records.

16. Agreement (oil and gas) for a primary term of five years from Merrill R. Cowgill and Mary E. Cowgill his wife to Lake Shore Pipe Line Co., dated December 7, 1962 and filed for record January 23, 1963 at 10:16 a.m. in Lease Volume 17, Page 330 Morrow County Records.

17. Right-of-Way easement from William R. Velinoff and Kay A Velinoff husband and wife to Morco Water Co., Inc. dated January 18, 1995 and filed for record February 1, 1995 at 9:28 a.m. in Deed Volume 325, Page 865 of the Morrow County Records.

**Tax Information:**

**TRACT 5:** Parcel Number M34-039-00-005-00 (7.699 Acres) Valuations: Land \$3,100.00, Buildings \$0.00, Total \$3,100.00, Taxes for the second half of 2015 in the amount of \$59.70 are paid.

**TRACT 6:** Parcel Number M34-039-00-006-00 (5.006 Acres) Valuations: Land \$4,890.00, Buildings \$0.00, Total \$4,890.00, Taxes for the second half of 2015 in the amount of \$94.17 are paid.

**TRACT 7:** Parcel Number M34-039-00-007-00 (5.011 Acres) Valuations: Land \$4,630.00, Buildings \$0.00, Total \$4,630.00, Taxes for the second half of 2015 in the amount of \$89.17 are paid.

**TRACT 8:** Parcel Number M34-039-00-008-00 (7.557 Acres) Valuations: Land \$3,430.00, Buildings \$0.00, Total \$3,430.00, Taxes for the second half of 2015 in the amount of \$66.06 are paid.

**TRACT 9:** Parcel Number M34-039-00-009-00 (5.017 Acres) Valuations: Land \$4,520.00, Buildings \$0.00, Total \$4,520.00, Taxes for the second half of 2015 in the amount of \$87.05 are paid.

**TRACT 10:** Parcel Number M34-039-00-010-00 (6.660 Acres) Valuations: Land \$4,260.00, Buildings \$0.00, Total \$4,260.00, Taxes for the second half of 2015 in the amount of \$82.04 are paid.

**TRACT 11:** Parcel Number M34-039-00-011-00 (5.023 Acres) Valuations: Land \$4,820.00, Buildings \$0.00, Total \$4,820.00, Taxes for the second half of 2015 in the amount of \$92.83 are paid.

**TRACT 12:** Parcel Number M34-039-00-012-00 (8.383 Acres) Valuations: Land \$6,290.00, Buildings \$0.00, Total \$6,290.00, Taxes for the second half of 2015 in the amount of \$121.15 are paid.

**TRACT 13:** Parcel Number M34-039-00-013-00 (12.862 Acres) Valuations: Land \$6,640.00, Buildings \$0.00, Total \$6,640.00, Taxes for the second half of 2015 in the amount of \$127.88 are paid.

**TRACT 14:** Parcel Number M34-039-00-014-00 (5.584 Acres) Valuations: Land \$5,160.00, Buildings \$0.00, Total \$5,160.00, Taxes for the second half of 2015 in the amount of \$99.37 are paid.

**TRACT 15:** Parcel Number M34-039-00-015-00 (5.689 Acres) Valuations: Land \$4,890.00, Buildings \$0.00, Total \$4,890.00, Taxes for the second half of 2015 in the amount of \$94.17 are paid.

**TRACT 16:** Parcel Number M34-039-00-016-00 (5.001 Acres) Valuations: Land \$2,030.00, Buildings \$0.00, Total \$2,030.00, Taxes for the second half of 2015 in the amount of \$39.10 are paid.

**TRACT 17:** Parcel Number M34-039-00-017-00 (6.273 Acres) Valuations: Land \$5,360.00, Buildings \$0.00, Total \$5,360.00, Taxes for the second half of 2015 in the amount of \$103.24 are paid.

**TRACT 18:** Parcel Number M34-039-00-018-00 (6.387 Acres) Valuations: Land \$5,740.00, Buildings \$0.00, Total \$5,740.00, Taxes for the second half of 2015 in the amount of \$110.55 are paid.

**TRACT 19:** Parcel Number M34-039-00-019-00 (9.111 Acres) Valuations: Land \$7,690.00, Buildings \$0.00, Total \$7,690.00, Taxes for the second half of 2015 in the amount of \$148.11 are paid.

**TRACT 20: Parcel Number M34-039-00-020-00 (8.433 Acres) Valuations: Land \$7,290.00, Buildings \$0.00, Total \$7,290.00, Taxes for the second half of 2015 in the amount of \$140.40 are paid.**

**TRACT 21: Parcel Number M34-039-00-021-00 (5.050 Acres) Valuations: Land \$4,240.00, Buildings \$0.00, Total \$4,240.00, Taxes for the second half of 2015 in the amount of \$81.66 are paid.**

**Taxes for all parcels for the year 2016, an amount undetermined are unpaid in a lien. Premises may be subject to agriculture lands recoupment.**

5

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

7.699 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1497.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 942.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 03 degrees 11 minutes 42 seconds West a distance of 472.52 feet to an iron pin found on the north line of Lot 15;

thence North 15 degrees 45 minutes 44 seconds East along the easterly boundary of J. & C. Menke (D.V. 378 P. 265) a distance of 714.59 feet to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East along the southerly boundary of Stoney Vale, LTD (D.V. 361 P. 130) a distance of 175.06 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1016.22 feet (passing over the south line of Lot 14 at 690.23 feet more or less) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1090.00 feet (passing over a 1/2 inch iron pin set at 1060.00 feet) to the place of beginning - containing 7.699 acres, more or less of which 3.938 acres are in Lot 14 and 3.761 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in November, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.006 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1297.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1090.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1091.00 feet (passing over a 1/2 inch iron pin set at 1061.00 feet) to the place of beginning - containing 5.006 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

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VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.011 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1097.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1091.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1092.00 feet (passing over a 1/2 inch iron pin set at 1062.00 feet) to the place of beginning - containing 5.011 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
 28 CLINTON ROAD  
 MOUNT VERNON, OHIO 43050

7.557 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 1037.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1092.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1016.22 feet (passing over the north line of Lot 15 at 325.99 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East along the southerly boundary of Stoney-Vale, LTD (D.V. 361 P. 130) a distance of 259.97 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 2104.33 feet (passing over the south line of Lot 14 at 683.00 feet more or less and passing over a 1/2 inch iron pin set at 2074.33 feet) to the place of beginning - containing 7.557 acres, more or less, of which 4.098 acres are in Lot 14 and 3.595 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov., 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.017 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 837.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1092.30 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1093.30 feet (passing over a 1/2 inch iron pin set at 1063.30 feet) to the place of beginning - containing 5.017 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

6.660 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 777.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1093.30 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1012.03 feet (passing over the north line of Lot 15 at 329.03 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East along the southerly boundary of Stoney Vale, LTD (D.V. 361 P. 130) a distance of 184.52 feet to a 1/2 inch iron pin set;

thence South 00 degrees 12 minutes 20 seconds East a distance of 1010.31 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1093.60 feet (passing over the south line of Lot 14 at 678.13 feet more or less and passing over a 1/2 inch iron pin set at 1063.60 feet) to the place of beginning - containing 6.660 acres, more or less of which 3.376 acres are in Lot 14 and 3.384 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

W

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.023 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 577.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 200.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1093.60 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 200.02 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1094.60 feet (passing over a 1/2 inch iron pin set at 1064.60 feet) to the place of beginning - containing 5.023 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

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VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

8.383 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 517.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1094.60 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 200.02 feet to a 1/2 inch iron pin set;

thence North 00 degrees 12 minutes 20 seconds West a distance of 1010.31 feet (passing over the north line of Lot 15 at 332.18 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East a distance of 335.42 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 2098.54 feet (passing over the south line of Lot 14 at 668.55 feet more or less and passing over a 1/2 inch iron pin set at 2068.54 feet) to the place of beginning - containing 8.383 acres, more or less, of which 4.790 acres are in Lot 14 and 3.593 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

12.862 ACRE DESCRIPTION

Being situated in Lots fourteen (14) and fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15;

thence from the place of beginning South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15, the westerly boundary of R. Higley (D.V. 390 P. 820), a distance of 340.78 feet to a 1/2 inch iron pin set;

thence North 87 degrees 06 minutes 24 seconds West a distance of 438.71 feet to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 1095.20 feet (passing over a 1/2 inch iron pin set at 1065.20 feet) to a pk nail in the centerline of Township Road 221;

thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 60.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 2098.54 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the north line of Lot 15 at 1429.99 feet more or less) to a 1/2 inch iron pin set;

thence South 86 degrees 10 minutes 58 seconds East a distance of 495.59 feet to a 1/2 inch iron pin set on the east line of Lot 14;

thence South 04 degrees 19 minutes 01 seconds West along the east line of Lot 14, the westerly boundary of J. Higley (D.V. 390 P. 816), a distance of 654.86 feet to the place of beginning - containing 12.862 acres, more or less, of which 7.507 acres are in Lot 14 and 5.355 acres are in Lot 15.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.584 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 1438.04 feet to a RR Spike found in the centerline of Township Road 221; thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 232.24 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 225.00 feet to a pk nail set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 1095.20 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 219.00 feet to a 1/2 inch iron pin set;

thence South 03 degrees 45 minutes 46 seconds West a distance of 1096.22 feet (passing over a 1/2 inch iron pin set at 1066.22 feet) to the place of beginning - containing 5.584 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

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VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.689 ACRE DESCRIPTION

Being situated in Lot fifteen (15), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the northeast corner of Lot 15, being the common corner of Lots 6, 7, 14, and 15; thence South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15 a distance of 340.78 feet to 1/2 inch iron pin set and being the true place of beginning;

thence from the true place of beginning South 03 degrees 06 minutes 29 seconds West along the east line of Lot 15, the westerly boundaries of R. Higley (D.V. 390 P. 820) and Church of God in Ohio (D.V. 286 P. 606), a distance of 1097.26 feet (passing over a 1/2 inch iron pin set at 1067.26 feet) to a RR Spike found in the centerline of Township Road 221;

thence North 86 degrees 49 minutes 13 seconds West along the centerline of Township Road 221 a distance of 232.24 feet to a pk nail set;

thence North 03 degrees 45 minutes 46 seconds East a distance of 1096.22 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 87 degrees 06 minutes 24 seconds East a distance of 219.71 feet to the place of beginning - containing 5.689 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

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VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.001 ACRE DESCRIPTION

Being situated in Lot seven (7), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to an iron pin found; thence South 84 degrees 11 minutes 34 seconds East a distance of 181.25 feet to a 1/2 inch iron pin set and being the true place of beginning;

thence from the true place of beginning North 04 degrees 11 minutes 25 seconds East a distance of 158.30 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 1173.38 feet (passing over a 1/2 inch iron pin set at 1143.38 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 213.08 feet to a RR Spike found;

thence North 84 degrees 11 minutes 34 seconds West along the northerly boundary of J. Higley (D.V. 390-P. 816) a distance of 1173.65 feet (passing over a concrete post found at 21.00 feet) to the place of beginning - containing 5.001 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

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VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

6.273 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 213.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1173.38 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence South 04 degrees 11 minutes 25 seconds West a distance of 158.30 feet to a 1/2 inch iron pin set

thence North 84 degrees 11 minutes 34 seconds West along the northerly boundary of J. Higley (D.V. 390 P. 816) a distance of 181.25 feet to an iron pin found on the east line of Lot 14;

thence South 04 degrees 19 minutes 01 seconds West along the east line of Lot 14, the westerly boundary of said Higley, a distance of 459.56 feet to a 1/2 inch iron pin set;

thence North 86 degrees 10 minutes 58 seconds West a distance of 245.70 feet to a 1/2 inch iron pin set;

thence North 04 degrees 19 minutes 01 seconds East a distance of 666.47 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 1599.87 feet (passing over the east line of Lot 14 at 209.85 feet more or less and passing over a 1/2 inch iron pin set at 1569.87 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 6.273 acres, more or less, of which 2.506 acres are in Lot 7 and 3.767 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VOL 395 PG 357

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

6.387 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 273.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1599.87 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the west line of Lot 7 at 1390.02 feet more or less) to a 1/2 inch iron pin set;

thence South 04 degrees 19 minutes 01 seconds West a distance of 666.47 feet to a 1/2 inch iron pin set

thence North 86 degrees 10 minutes 58 seconds West a distance of 249.89 feet to a 1/2 inch iron pin set;

thence North 04 degrees 04 minutes 38 seconds East a distance of 723.42 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 1852.70 feet (passing over the east line of Lot 14 at 498.70 feet more or less and passing over a 1/2 inch iron pin set at 1822.70 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 6.387 acres, more or less, of which 1.865 acres are in Lot 7 and 4.522 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VOL 395 PG 358

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

9.111 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 333.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1852.70 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the west line of Lot 7 at 1354.00 feet more or less) to a 1/2 inch iron pin set;

thence South 04 degrees 04 minutes 38 seconds West a distance of 723.42 feet to a 1/2 inch iron pin set

thence North 86 degrees 10 minutes 58 seconds West a distance of 335.42 feet to a 1/2 inch iron pin set;

thence North 00 degrees 22 minutes 19 seconds West along the easterly boundary of Stoney Vale LTD (D.V. 361 P. 130) a distance of 780.77 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East a distance of 2248.86 feet (passing over the east line of Lot 14 at 895.00 feet more or less and passing over a 1/2 inch iron pin set at 2218.86 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 9.111 acres, more or less, of which 1.865 acres are in Lot 7 and 7.246 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

8.433 ACRE DESCRIPTION

Being situated in Lots seven (7) and fourteen (14), Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 393.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 2248.86 feet (passing over a 1/2 inch iron pin set at 30.00 feet and passing over the west line of Lot 7 at 1353.86 feet more or less) to a 1/2 inch iron pin set;

thence North 00 degrees 22 minutes 19 seconds West along the easterly boundary of Stoney Vale LTD (D.V. 361 P. 130) a distance of 260.44 feet to a 1/2 inch iron pin set;

thence South 86 degrees 52 minutes 04 seconds East along the southerly boundaries of T. Hass (D.V. 380 P. 486), C. Thompson (D.V. 306 P. 28), and J. Metzger (D.V. 321 P. 439) a distance of 1169.58 feet (passing over an iron pin found on the east line of Lot 14 at 916.30 feet) to a 1/2 inch iron pin set;

thence South 04 degrees 11 minutes 25 seconds West a distance of 200.00 feet to a 1/2 inch iron pin set

thence South 86 degrees 52 minutes 04 seconds East a distance of 1100.00 feet (passing over a 1/2 inch iron pin set at 1070.00 feet) to a pk nail set in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 60.00 feet to the place of beginning - containing 8.433 acres, more or less, of which 3.388 acres are in Lot 7 and 5.045 acres are in Lot 14.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

VOL 395 PG 360

VANCE SURVEYING  
28 CLINTON ROAD  
MOUNT VERNON, OHIO 43050

5.050 ACRE DESCRIPTION

Being situated in Lot seven (7); Range seventeen (17) West, Township six (6) North, Quarter Township one (1), United States Military Lands, Peru Township, Morrow County, State of Ohio and being part of that land of record in Deed Volume 289 Page 384 in the Morrow County Recorder's Office and being more particularly described as follows;

Beginning for reference at an iron pin found at the southwest corner of Lot 7, being the common corner of Lots 6, 7, 14, and 15; thence North 04 degrees 19 minutes 01 seconds East along the west line of Lot 7 a distance of 1114.42 feet to 1/2 inch iron pin set; thence South 84 degrees 11 minutes 34 seconds East a distance of 1354.90 feet to a RR Spike found in the centerline of Township Road 218; thence North 04 degrees 11 minutes 25 seconds East along the centerline of Township Road 218 a distance of 453.08 feet to a pk nail set and being the true place of beginning;

thence from the true place of beginning North 86 degrees 52 minutes 04 seconds West a distance of 1100.00 feet (passing over a 1/2 inch iron pin set at 30.00 feet) to a 1/2 inch iron pin set;

thence North 04 degrees 11 minutes 25 seconds East a distance of 200.00 feet to a 1/2 inch iron pin set

thence South 86 degrees 52 minutes 04 seconds East along the southerly boundaries of J. Metzger (D.V. 321 P. 439), J. & M. Metzger (D.V. 279 P. 360) and R. Fox (D.V. 337 p. 126) a distance of 1100.00 feet (passing over a 1/2 inch iron pin set at 1070.00 feet) to a RR Spike found in the centerline of Township Road 218;

thence South 04 degrees 11 minutes 25 seconds West along the centerline of Township Road 218 a distance of 200.00 feet to the place of beginning - containing 5.050 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described parcel was prepared by me, Samuel W. Vance, Registered Surveyor No. 6553, in Nov, 2004. Bearing basis assumed. All pins set are 1/2 inch by 30 inch iron pins with plastic caps stamped "Vance 6553".

## CONTRACT TO PURCHASE REAL ESTATE AT PUBLIC AUCTION

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

DATE: \_\_\_\_\_

1. **PROPERTY DESCRIPTION:** The undersigned buyer (Buyer) agrees to purchase from the undersigned owner (Seller) agrees to sell (Contract) through **United County Real Estate and Auction Services, LLC** (Broker), the following described real estate in \_\_\_\_\_, \_\_\_\_\_ County, Ohio, and known as: \_\_\_\_\_ (Real Estate).
2. **PRICE AND TERMS:** Buyer agrees to pay the amount of the high bid \$ \_\_\_\_\_ plus the buyer premium of \$ \_\_\_\_\_ for a **Total Purchase Price of \$ \_\_\_\_\_** for the Real Estate as follows: A **non-refundable** (except in the case of a non-marketable title) down payment (Down Payment) of \$ \_\_\_\_\_ must be deposited at the time of the Auction, and will be applied toward the Purchase Price. The Down Payment shall be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. This Down Payment is not an Earnest Money deposit as contemplated by R.C. 4535.24. In the event this Contract does not close for any reason other than as agreed, Buyer agrees that the Down Payment shall be disbursed by Broker to Seller five (5) days after scheduled Closing Date unless Broker is previously notified in writing by Buyer that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.
3. **BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before \_\_\_\_\_ (Closing Date). The Closing Date shall be automatically extended up to 30 days if Auctioneer deems necessary. Buyer will close through \_\_\_\_\_. If Buyer does not close on or before scheduled Closing Date, Seller may, at Seller's option, extend the Closing Date in consideration for a sum of \$ \_\_\_\_\_ per day after original Closing Date.
4. **CLOSING COSTS:** The  Buyer,  Seller shall be responsible for all transfer taxes, recording fees, title search, owner's title insurance premium and deed preparation. Seller is responsible for real estate tax prorata, mortgage releases and will convey a good and marketable title.  
The  Buyer  Seller  split 50/50, is responsible for survey cost, if a survey is required for a transfer. **\*Buyer is responsible for all other costs associated with closing.**
5. **TERMS:** The Real Estate sells:  to the highest bidder regardless of price, **OR**  subject to the Seller's confirmation.
6. **FIXTURES AND EQUIPMENT:** The consideration shall include any fixtures, including but not limited to built-in appliances; heating, central air conditioning, and humidifying equipment and their control apparatuses; stationary tubs; pumps; water softening equipment; roof antennae; attached wall-to-wall carpeting and attached floor coverings; curtain rods, window coverings and all existing window treatments; attached mirrors; all light fixtures; bathroom, lavatory and kitchen fixtures; storm and screen doors and windows, awnings, blinds and window air conditioners, whether now in or on the Premises or in storage; garage door openers and controls; attached fireplace equipment; security systems and controls; smoke alarms, satellite TV reception system and components; all exterior plants and trees, all landscaping lights and controls; and the following: \_\_\_\_\_
7. **OBTAINING FINANCING:** This Contract to Purchase is **not contingent** upon the Buyer obtaining financing. There are no Buyer contingencies.
8. **BINDING OBLIGATION:** Buyer is buying the property **As-Is, Where-Is and without Recourse**. If Buyer fails to close for any reason whatsoever, except a nonmarketable title, Buyer voluntarily agrees to forfeit entire Down Payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the Real Estate. Time is of the essence and this is an irrevocable offer to purchase, with no contingencies. In the event Buyer fails to perform according to the terms of this Contract, the Down Payment shall be forfeited without affecting

\_\_\_\_\_  
Buyer Initial      Seller Initial

any of Seller's further remedies. Either party may demand specific performance of this Contract.

9. **SELLER'S CERTIFICATION:** Seller certifies to Buyer that, to the best of Seller's knowledge: (a) there are no undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except \_\_\_\_\_; (c) there are no City, County or State orders that have been served upon Seller requiring work to be done or improvements to be made which have not been performed, except \_\_\_\_\_ Inspections regarding habitability and use of the Real Estate shall be the responsibility of the Buyer. All Inspections must be completed prior to Auction. BUYER IS RELYING SOLELY UPON HIS EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE BROKER/AUCTIONEERS/REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.
10. **INDEMNITY:** Seller and Buyer recognize that the AUCTIONEERS/BROKERS are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.
11. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by \_\_\_\_\_ deed with release of dower right, if any, SUBJECT TO THE MATTERS SHOWN ON THE COMMITMENTS FOR TITLE INSURANCE PROVIDED TO BIDDERS PRIOR TO THE SALE AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing Date, except for matters referred to in the preceding sentence and restrictions and easements of record and except the following assessments (certified or otherwise): \_\_\_\_\_  
If title to all or part of the real estate is unmarketable, as determined by Ohio law with reference to the Ohio State Bar Association's Standards of Title Examination or is subject to liens, encumbrances, easements, conditions, restrictions or encroachments other than those excepted above, Buyer must notify the Seller or Seller's Broker in writing of the objection to the title no less than ten (10) calendar days prior to the Closing Date. Upon receipt of Buyer's written notice of an objection permitted herein, the Seller shall, within (30) calendar days, remedy or remove any such defect, lien, encumbrance, easement, condition, restriction or encroachment, or obtain title insurance without exception therefor. The date of closing shall be extended to the extent necessary to accommodate Seller's efforts to remedy or remove items subject to the objection. Failure of the Seller to cure the Buyer's objection shall result in the termination of this Contract. Seller is not obligated to incur any expense in curing Buyer's objection, in the event that the cure of the objection will subject the Seller to additional expense, Seller shall have the option to either cure the objection at Seller's expense or to terminate the Contract by delivering a written Notice of Termination to the Buyer or Buyer's Broker. Buyer's failure to object as permitted herein constitutes a waiver of Buyer's right to object.
12. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on delivery of possession to Buyer, the Real Estate shall be in the same condition as it is on the date of this Contract, except for ordinary wear and tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing Date, the Real Estate shall not be repaired or restored by and at the Seller's expense, to a condition as good as it was prior to the damage or destruction, then Buyer, at his option, may terminate this Contract by written notice to Seller and the Down Payment Shall be returned to Buyer. While this Contract is pending, Seller shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Buyer. In addition, the Buyer also has an insurable interest in the Real Estate from date of this Contract. Buyer is hereby notified that insurance should be placed upon the Real Estate immediately to protect Buyer's interest.
13. **DISCLOSURE:**  Buyer  Seller  Neither Buyer nor Seller - is a licensed Real Estate Broker or Salesperson.
14. **POSSESSION:** Possession shall be given  at closing,  \_\_\_\_\_ days after closing at \_\_\_\_\_  AM  PM subject to Tenant's Rights, with deed. Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities. No work may be done at the Real Estate by the Buyer until possession is given.
15. **AGENCY DISCLOSURE STATEMENT:** Real Estate is being sold through United Country Real Estate and Auction Services,

\_\_\_\_\_  
Buyer Initial      Seller Initial

LLC. Buyer and Seller acknowledge having reviewed and signed the Agency Disclosure Statement.

16. **TAXES:** The real estate taxes for the Real Estate for the current year may change as a result of the transfer of the Real Estate or as a result of a change in the tax rate and valuation. Buyer and Seller understand that real estate valuations may be subject to retroactive change by governmental authority. Seller shall pay or credit at closing: (a) all delinquent taxes, including penalty and interest; (b) all assessments which are a lien on the Real Estate as of the date of the Contract; (c) all agricultural use tax recoupments for years prior to the year of closing; (d) all other unpaid real estate taxes and community development charges imposed pursuant to Chapter 349 of the Ohio Revised Code which are a lien for years prior to closing; and (e) a portion of such taxes and community development charges for the year of closing shall be prorated through the date of closing based on a 365 day year. If taxes are undetermined for the year of closing, the proration shall be based on the most recent available tax rate and valuation, giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not certified.

17. **NOTICES TO THE PARTIES:**

A. Professional Advice and Assistance: The parties acknowledge and agree that the purchase of real property encompasses many professional disciplines. The parties are hereby advised, and the parties acknowledge that they should seek professional expert assistance and advice in matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc.

B. Ohio Fair Housing Law: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations; refuse to negotiate for the sale or rental of housing accommodations; or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

C. By bidding, the Buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure Form and their right to rescind the Contract under R.C. 5302.30.

D. Ohio's Sex Offender Registration and Notification Law: If a sex offender resides in the area, Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. The Buyer acknowledges that any information disclosed may no longer be accurate. The Buyer assumes responsibility to obtain accurate information from the sheriff's office. The Buyer shall rely on the Buyer's own inquiry with the local sheriff's office and shall not rely on the Seller.

18. **MISCELLANEOUS:**

A. This Real Estate is being sold at Public Auction, without recourse. Personal on-site inspection/s of the Real Estate or properties is strongly recommended.

B. The Real Estate will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues.

C. Information contained online was obtained by sources deemed reliable. However, neither United County Real Estate and Auction Services, LLC nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Buyer should carefully verify all items and make their own decision as to the accuracy thereof before relying on same.

D. The Seller and Broker reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.

E. This Contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. Any amendment to this Contract shall be made in writing signed by the Buyer and Seller. All notices given in connection with this Contract shall be made in writing signed by the party giving such notice.

F. Time is of the essence regarding all provisions of this Contract. Whether or not so stated elsewhere in this Contract, no

\_\_\_\_\_  
Buyer Initial      Seller Initial

deadline or time period under this Contract can be modified or waived except by written agreement signed by both parties. Repetition of this provision in any given paragraph of this contract is intended for emphasis only, and shall not reduce the effect of this paragraph as to any other provision of this Contract.

19. **OTHER TERMS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20. **DEED TO:** (Print) \_\_\_\_\_

21. **EXPIRATION AND APPROVAL:** Provided this offer is subject to Seller's confirmation pursuant to Paragraph 5 above, this offer is void if not accepted by Seller in writing on or before \_\_\_\_\_  AM  PM EST on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

The Buyer has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

**Print**

**Sign**

**Date**

BUYER: \_\_\_\_\_  
BUYER: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_  
PHONE NUMBERS: \_\_\_\_\_  
WITNESS: \_\_\_\_\_

22. **ACTION BY SELLER:** For Real Estate selling to the highest bidder regardless of price, the undersigned Seller has read and fully understands the foregoing offer and hereby accepts said offer and agrees to convey the Real Estate according to the above terms and conditions.

For Real Estate selling subject to the Seller's confirmation , the undersigned Seller has read and fully understand the forgoing and hereby:  accepts said offer and agrees to convey the Real Estate according to the above terms and conditions,  rejects said offer, or  counteroffers according to the modifications initialed by Seller or as attached hereto. Counteroffer shall become null and void if not accepted in writing on or before \_\_\_\_\_  AM  PM EST on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Print**

**Sign**

**Date**

SELLER: \_\_\_\_\_  
SELLER: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_  
PHONE NUMBERS: \_\_\_\_\_  
WITNESS: \_\_\_\_\_

23. **RECEIPT BY United Country Real Estate and Auction Services, LLC:** DATE \_\_\_\_\_ I hereby acknowledge receipt of \$ \_\_\_\_\_  cash  cashier's check  personal check # \_\_\_\_\_ made payable to \_\_\_\_\_ as down payment in accordance with terms herein provided.

**United Country Real Estate and Auction Services**

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
Buyer Initial      Seller Initial

