

Natural Beauty & Spectacular Views
Recreational / Hunting Land with Ponds
Great Year-Round Home with
all the Amenities

113[±] Acres

OFFERED IN 2 TRACTS



PROPERTY INFORMATION PACKET

SOUTHEASTERN OHIO | JACKSON COUNTY REAL ESTATE AUCTION



TUESDAY, OCTOBER 2 · 6PM

Held at Canter's Cave 4-H Camp - Jackson, Ohio



THE WENDT GROUP
Land & Agricultural Asset Auctions

614.626.SOLD
www.thewendtgroup.com



Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.



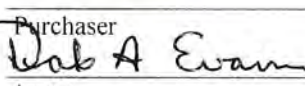
Seller

Date

8-7-18

Seller

Date



Purchaser

Date

Agent

Date

7-10-18

Purchaser

Date

Agent

Date

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

The Wendt Group, Inc.



We are pleased you have selected *The Wendt Group, Inc.* to help you with your real estate needs. Whether you are selling, buying or leasing real estate, *The Wendt Group, Inc.* can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Working With The Wendt Group, Inc.

The Wendt Group, Inc., does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but *The Wendt Group, Inc.* and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. *The Wendt Group, Inc.* will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, the agent and *The Wendt Group, Inc.* will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties *The Wendt Group, Inc.* has listed. In that instance, *The Wendt Group, Inc.* will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When *The Wendt Group, Inc.* lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. *The Wendt Group, Inc.* does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because *The Wendt Group, Inc.* shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead, that company will be looking out for the buyer and *The Wendt Group, Inc.* will be representing your interests. When acting as a buyer's agent, *The Wendt Group, Inc.* also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

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, 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. (Effective: 9/28/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

X Kevin STEWARD
Name (Please Print)
X [Signature] 8-7-18
Signature Date

Name (Please Print)

Signature Date



RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials KB Date 8-7-18
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 2059 St Rt 35 Ray, Ohio

Owners Name(s): Kevin R. Steward

Date: 7-10-18

Owner is is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

Public Water Service Private Water Service Holding Tank Cistern Unknown Other

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

Private Well Spring Shared Well Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

Public Sewer Private Sewer Septic Tank Leach Field Aeration Tank Filtration Bed Unknown Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No

B) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

Owner's Initials Date 8-7-18 Purchaser's Initials Date

Property Address

2059 St Rt 35

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No

If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

C) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations, or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No

If "Yes", please describe and indicate any repairs completed: _____

D) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

E) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical				8) Water softener			
2) Plumbing (pipes)		<input checked="" type="checkbox"/>		a. Is water softener leased?			
3) Central heating		<input checked="" type="checkbox"/>		9) Security System			
4) Central Air conditioning		<input checked="" type="checkbox"/>		a. Is security system leased?		<input checked="" type="checkbox"/>	
5) Sump pump				10) Central vacuum			
6) Fireplace/chimney				11) Built in appliances			
7) Lawn sprinkler				12) Other mechanical systems			

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): none

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint		<input checked="" type="checkbox"/>	
2) Asbestos			
3) Urea-Formaldehyde Foam Insulation			
4) Radon Gas		<input checked="" type="checkbox"/>	
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances			

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials DF Date 8-7-18
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address

2059 St Rto 35

UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unknown

Is the property located in a designated flood plain?

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

J) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property)? Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ Months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No

1) Boundary Agreement

4) Shared Driveway

2) Boundary Dispute

5) Party Walls

3) Recent Boundary Change

6) Encroachments From or on Adjacent Property

If the answer to any of the above questions is "Yes", please describe: _____

Owner's Initials KS Date 8-7-18

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Property Address 2059 St Rte 35

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

none

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: [Signature] DATE: 8-7-18

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

General Provisions Applicable to All Permits (Sections 5515.01 and 5515.02 of O.R.C.)

- [1] This permit is not a substitute for satisfying the rights or obligations of any other party who may have an interest in the underlying fee interest.
- [2] The granting of this permit does not convey to the permittee or to the property served any rights, title, or interest in state highway rights of way or in the design or operation of the state highway; or in any way abridge the right of the Director of the Department of Transportation in his jurisdiction over state highways. If, in the process of any future work or for the benefit of the traveling public, it becomes necessary, in the opinion of the Director of Transportation to order the removal, reconstruction, relocation, or repair of any of the fixtures, or work performed under this permit, said removal, reconstruction, relocation, or repair shall be wholly at the expense of the owners thereof or the permittee and be made as directed by the Director of Transportation. Such changes in the state highway design or operation, necessary for improved safety and operation or for the benefit of the traveling public shall not require a permit modification since the permit confers no private rights to the permittee over the control of the state highway.
- [3] The District Deputy Director acts for and on behalf of the Director in issuing and carrying out the provisions of all permits. The District Deputy Director has full authority to ensure that all provisions of the permit are met and to reject any materials, design, and workmanship that do not meet applicable Department standards. The District Deputy Director, at his/her discretion, may require a performance bond or certified check as a prerequisite to the issuance of a permit.
- [4] Failure on the part of the permittee to comply fully with the provisions and conditions of the permit will be cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Departmental action. By accepting the permit, the permittee agrees to comply with all conditions, terms, and restrictions printed or written on or attached to the permit. If the permittee performs any work contrary to the conditions of the permit or to the instructions of the District Deputy Director and, after due notice, fails to correct the problem, the Department of Transportation may, with or without notice, correct such work and the permittee shall reimburse the Department for the costs.
- [5] The permittee shall indemnify and hold harmless the State of Ohio, Department of Transportation, its officers, representatives and assigns, from any and all loss, liability, damages, litigation costs, and claims for injury or death to any person, property, or business caused by or resulting from any act, omission, event, consequence, or occurrence, negligent or otherwise or the permittee, his employees, or assigns as a result of the issuance of this permit.
- [6] All work authorized under the permit shall be performed to the Department's satisfaction, and the entire expense shall be borne by the permittee. No work shall be performed until the permittee has contacted the Department's appointed representative named on the permit and received instructions. The Department's representative may inspect all work covered by the permit, or the Department reserves the right, during the time any or all of the work is being performed, to appoint an inspector over the work who shall represent the interest of the State on the work and any compensation arranged for shall be paid wholly by the permit holder. Work not in compliance shall be halted and the District Deputy Director shall be notified of the cause. The permittee shall be notified of the Department's action and its causes, and given an opportunity to correct the problem.
- [7] Failure to complete all work within the time specified on the permit shall void the permit, thereby making the permit illegal and subject to appropriate Departmental action. The permittee may request an extension in writing from the District Office, explaining why the extension is necessary and when the work is expected to be completed.
- [8] All work infringing on the pavement or shoulders shall comply with applicable standards and requirements regarding traffic control devices. Failure to comply will be cause for revocation or suspension of the permit. Any closure of lanes or shoulders shall be described in terms of location, duration, time of day, etc. Such work shall not begin until all traffic control devices are in place.
- [9] If any grading, sidewalk, or other work allowed by a permit interferes with the drainage of the highway in any way, such catch basins and outlets as necessary shall be constructed to take proper care of said drainage.
- [10] Upon completion of the work, the permittee shall leave the highway clean of all rubbish, excess materials, temporary structures and equipment, and all parts of the highway shall be left in a condition acceptable to the Department. Upon satisfactory completion of the work authorized by the permit, the Department's appointed representative shall complete the Permit Inspection Certificate, Form No. MR 678 certifying that the permittee has complied with the terms of the permit.
- [11] Except as herein authorized, no excavation shall be made or obstacle placed within the limits of the highway so as to interfere with the travel over the road.
- [12] All pole lines are to be built in accordance with Rule 4901:3-1-08 of Ohio Administrative Code promulgated and enforced by the Public Utilities Commission of Ohio.
- [13] The permittee shall comply with the Air Pollution requirement of Rule 3745-17-08 of the Ohio Administrative Code promulgated and enforced by the Ohio Environmental Protection Agency.
- [14] The permittee certifies that he or she is fully authorized to sign this permit. This permit shall apply to and be binding upon the permittee and his/her successors in interest. No change in ownership of the underlying property or of the facility owned by permittee shall in any way alter the permittee's obligations under this permit.
- [15] The permittee(s) for herself/himself/themselves/itself, her/his/their/its personal representative, and her/his/their/its successors in interest and assigns, as a part of the consideration hereof, do/does hereby covenant and agree that:
- (1) No person on the grounds of race, color, national origin, sex, age, or disability shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of the above described property.
 - (2) In the construction of any improvements on, over, or under the above described property and the furnishing of services thereon, no person on the grounds of race, color, national origin, sex, age, or disability shall be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination.
 - (3) The above described property shall be used in a manner that at all times is in compliance with all other requirements imposed by or pursuant to Title 49, code of Federal Regulation, U.S. DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the U.S. DOT - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
 - (4) In the event that this instrument grants a lease, licence, or permit and any of the above nondiscrimination covenants is breached, the State of Ohio, Department of Transportation, shall have the unfettered right to terminate the lease, licence or permit and to re-enter and reposses the above-described property and hold the same as if said lease, licence or permit had never been made or issued.
 - (5) In the event that this instrument grants a fee or easement interest and any of the above nondiscrimination covenants is breached, the State of Ohio, Department of Transportation, shall have the unfettered right to re-enter the above described property, and said property will thereupon revert to and vest in and become the absolute property of the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation.
 - (6) In the event that this instrument grants a lease, fee or easement interest, all of the foregoing nondiscrimination covenants shall be and are covenants running with the land.

Data For Parcel E080030010800

Base Data

Parcel: E080030010800
Owner: STEWARD KEVIN R
Address: 2059 ST RT 35



[+] Map this property.

Mailing Address

Mailing Name: STEWARD KEVIN
Address: 19524 LONDON RD
City State Zip: CIRCLEVILLE OH 43113

Geographic

City: UNINCORPORATED
Township: JACKSON TOWNSHIP
School District: JACKSON SD

Legal

Neighborhood: 00008991
Legal Description: SW PT & SE PT
 12.33AC STATE PARK EXEMPT

Legal Acres: 76.2
Land Use: (101) A - CASH GRAIN OR GENERAL FARM

Property Class: AGRICULTURAL

Map Number: 0003-00-108-00

Range Township Section: 19-08-017

Valuation

	Appraised	Assessed (35%)
Land Value:	\$86,540.00	\$30,290.00
Building Value:	\$40,790.00	\$14,280.00
Total Value:	\$127,330.00	\$44,570.00
CAUV Value:	\$39,990.00	
Taxable Value:	\$28,280.00	

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

MR 509

State of Ohio
Department of Transportation
Permit

Office Use Only
County: Jackson Route: 035
Logpoint: 02.044 to
AccCat:

Permit No. 9009818

[1] Subject to all terms, conditions, and restrictions printed, written below and on the reverse side hereof, or attached,

Name: Kevin Steward Attn: kevins.dce@gmail.com
Address: 2059 US 35 Phone: 6142062856
Ray OH 45672

is hereby granted a permit under Section 5515.01 and 5515.02 of Ohio Revised Code, and permission to perform work necessary in the manner described and at the location indicated in the following or as attached to this permit.

Permitting existing residential/farm drive on South side of US 35 in Jackson County. Drive must conform to attached ODOT Standards and Provisions.

- * Neither the State of Ohio nor the Federal Highway Administration will participate in the cost of this installation.
- * Mail box support shall not be larger than 4" x 4" timber, 2 1/2" standard wall steel pipe or may be of a section with equal breakaway characteristics. No other type of support is permitted in the state highway R/W.
- * Drive must slope away from the edge of pavement so that water/debris will NOT enter roadway.

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*
*

[2] This permit shall be in the possession of employees on site at all times who are in charge of the work and shall be shown, upon request, to any employee of the Department of Transportation.

[3] No work authorized by this permit shall begin until the permittee has contacted and received instructions from:
Authorized ODOT Employee: Permits Coordinator- Brandon Garrison Phone: 7407748875

NOTE: Any work performed by the permittee may be stopped if the above requirements are not met.

[4] To the extent applicable, this permit shall be void if the work described herein does not comply with the conditions, terms, and requirements applicable to this permit, and if the work is not completed by 8/31/2018

[5] All work requiring persons or vehicles within ODOT right of way shall comply with all applicable requirements of the Ohio Manual of Uniform Traffic Control Devices and Item 614 (Maintaining Traffic) of the Construction and Material Specifications, latest editions. Failure to comply with these requirements will be cause for immediate revocation or suspension of the permit until the proper traffic control devices have been provided.

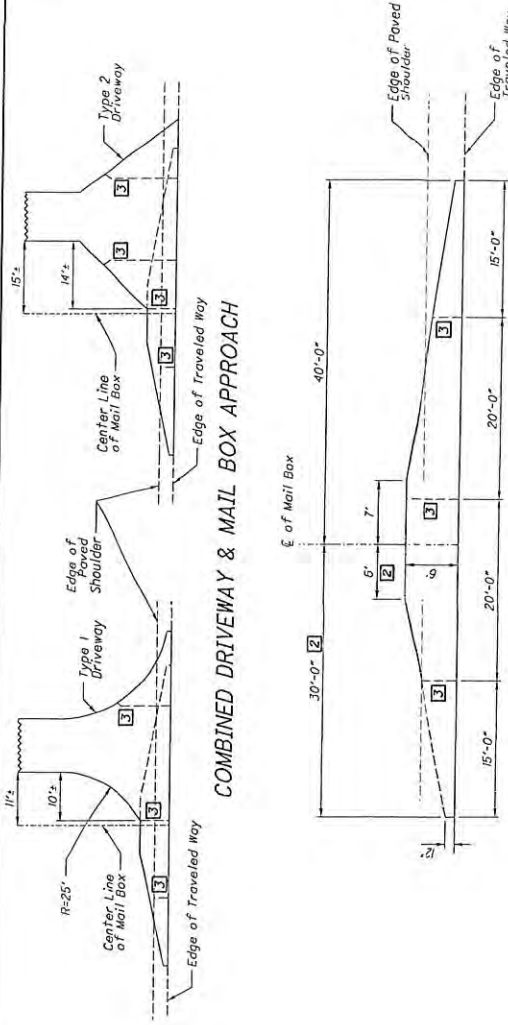
[6] The permittee accepts the conditions, terms, and requirements printed, written on, or attached to this permit and understands that failure to comply fully with those conditions, terms, and requirements or any change in the use of this permit inconsistent with its terms and conditions will be considered a violation and cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Department action, up to and including removal of the installation, if applicable, at the permittee's expense.

[7] Performance Bond Required? Yes No

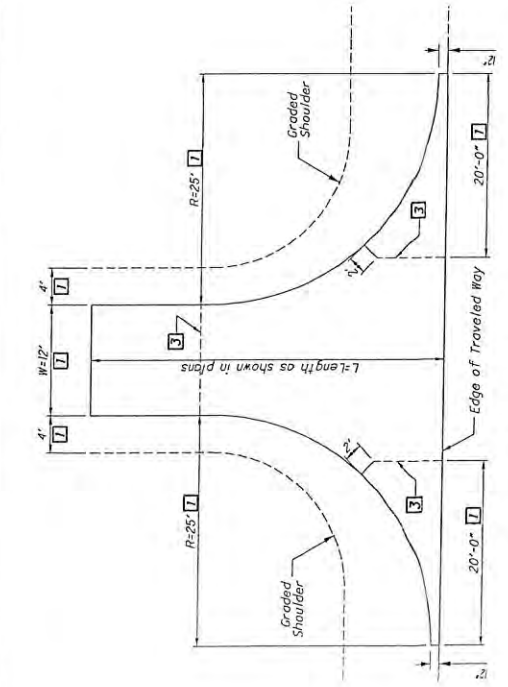
Surety Company: Reviewer: Dave Toje Date: 8/16/18
Effective Date:
Expiration Date: Director: Jenny Wray Date: 8/16/18
Amount \$:

General Provisions Applicable to All Permits (Sections 5515.01 and 5515.02 of O.R.C.)

- [1] This permit is not a substitute for satisfying the rights or obligations of any other party who may have an interest in the underlying fee interest.
- [2] The granting of this permit does not convey to the permittee or to the property served any rights, title, or interest in state highway rights of way or in the design or operation of the state highway; or in any way abridge the right of the Director of the Department of Transportation in his jurisdiction over state highways. If, in the process of any future work or for the benefit of the traveling public, it becomes necessary, in the opinion of the Director of Transportation to order the removal, reconstruction, relocation, or repair of any of the fixtures, or work performed under this permit, said removal, reconstruction, relocation, or repair shall be wholly at the expense of the owners thereof or the permittee and be made as directed by the Director of Transportation. Such changes in the state highway design or operation, necessary for improved safety and operation or for the benefit of the traveling public shall not require a permit modification since the permit confers no private rights to the permittee over the control of the state highway.
- [3] The District Deputy Director acts for and on behalf of the Director in issuing and carrying out the provisions of all permits. The District Deputy Director has full authority to ensure that all provisions of the permit are met and to reject any materials, design, and workmanship that do not meet applicable Department standards. The District Deputy Director, at his/her discretion, may require a performance bond or certified check as a prerequisite to the issuance of a permit.
- [4] Failure on the part of the permittee to comply fully with the provisions and conditions of the permit will be cause for suspension, revocation, or annulment of the permit thereby rendering the permit illegal and subject to appropriate Departmental action. By accepting the permit, the permittee agrees to comply with all conditions, terms, and restrictions printed or written on or attached to the permit. If the permittee performs any work contrary to the conditions of the permit or to the instructions of the District Deputy Director and, after due notice, fails to correct the problem, the Department of Transportation may, with or without notice, correct such work and the permittee shall reimburse the Department for the costs.
- [5] The permittee shall indemnify and hold harmless the State of Ohio, Department of Transportation, its officers, representatives and assigns, from any and all loss, liability, damages, litigation costs, and claims for injury or death to any person, property, or business caused by or resulting from any act, omission, event, consequence, or occurrence, negligent or otherwise or the permittee, his employees, or assigns as a result of the issuance of this permit.
- [6] All work authorized under the permit shall be performed to the Department's satisfaction, and the entire expense shall be borne by the permittee. No work shall be performed until the permittee has contacted the Department's appointed representative named on the permit and received instructions. The Department's representative may inspect all work covered by the permit, or the Department reserves the right, during the time any or all of the work is being performed, to appoint an inspector over the work who shall represent the interest of the State on the work and any compensation arranged for shall be paid wholly by the permit holder. Work not in compliance shall be halted and the District Deputy Director shall be notified of the cause. The permittee shall be notified of the Department's action and its causes, and given an opportunity to correct the problem.
- [7] Failure to complete all work within the time specified on the permit shall void the permit, thereby making the permit illegal and subject to appropriate Departmental action. The permittee may request an extension in writing from the District Office, explaining why the extension is necessary and when the work is expected to be completed.
- [8] All work infringing on the pavement or shoulders shall comply with applicable standards and requirements regarding traffic control devices. Failure to comply will be cause for revocation or suspension of the permit. Any closure of lanes or shoulders shall be described in terms of location, duration, time of day, etc. Such work shall not begin until all traffic control devices are in place.
- [9] If any grading, sidewalk, or other work allowed by a permit interferes with the drainage of the highway in any way, such catch basins and outlets as necessary shall be constructed to take proper care of said drainage.
- [10] Upon completion of the work, the permittee shall leave the highway clean of all rubbish, excess materials, temporary structures and equipment, and all parts of the highway shall be left in a condition acceptable to the Department. Upon satisfactory completion of the work authorized by the permit, the Department's appointed representative shall complete the Permit Inspection Certificate, Form No. MR 678 certifying that the permittee has complied with the terms of the permit.
- [11] Except as herein authorized, no excavation shall be made or obstacle placed within the limits of the highway so as to interfere with the travel over the road.
- [12] All pole lines are to be built in accordance with Rule 4901:3-1-08 of Ohio Administrative Code promulgated and enforced by the Public Utilities Commission of Ohio.
- [13] The permittee shall comply with the Air Pollution requirement of Rule 3745-17-08 of the Ohio Administrative Code promulgated and enforced by the Ohio Environmental Protection Agency.
- [14] The permittee certifies that he or she is fully authorized to sign this permit. This permit shall apply to and be binding upon the permittee and his/her successors in interest. No change in ownership of the underlying property or of the facility owned by permittee shall in any way alter the permittee's obligations under this permit.
- [15] The permittee(s) for herself/himself/themselves/itself, her/his/their/its personal representative, and her/his/their/its successors in interest and assigns, as a part of the consideration hereof, do/does hereby covenant and agree that:
- (1) No person on the grounds of race, color, national origin, sex, age, or disability shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of the above described property.
 - (2) In the construction of any improvements on, over, or under the above described property and the furnishing of services thereon, no person on the grounds of race, color, national origin, sex, age, or disability shall be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination.
 - (3) The above described property shall be used in a manner that at all times is in compliance with all other requirements imposed by or pursuant to Title 49, code of Federal Regulation, U.S. DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the U.S. DOT - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
 - (4) In the event that this instrument grants a lease, licence, or permit and any of the above nondiscrimination covenants is breached, the State of Ohio, Department of Transportation, shall have the unfettered right to terminate the lease, licence or permit and to re-enter and repossess the above-described property and hold the same as if said lease, licence or permit had never been made or issued.
 - (5) In the event that this instrument grants a fee or easement interest and any of the above nondiscrimination covenants is breached, the State of Ohio, Department of Transportation, shall have the unfettered right to re-enter the above described property, and said property will thereupon revert to and vest in and become the absolute property of the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation.
 - (6) In the event that this instrument grants a lease, fee or easement interest, all of the foregoing nondiscrimination covenants shall be and are covenants running with the land.

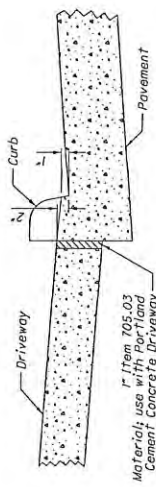


COMBINED DRIVEWAY & MAIL BOX APPROACH



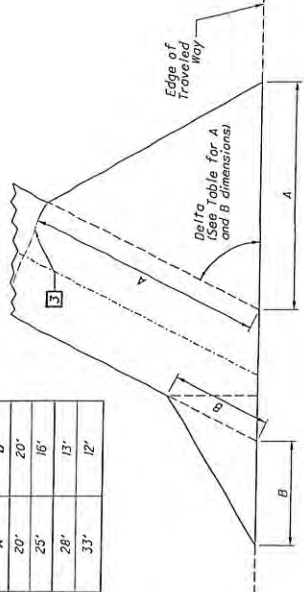
TYPE 1 DRIVEWAY

TYPICAL MAIL BOX APPROACH



DROP CURB DETAILS AT DRIVEWAYS

Delta	A	B
60° to 90°	20'	20'
75° to 85°	25'	16'
65° to 75°	28'	13'
55° to 65°	33'	12'



TYPE 2 SKEWED DRIVEWAY

Transition from Standard Curb Section to Drop Curb Section to be made in 18' distance from Driveway

NOTES

- GENERAL: The design details shown here shall govern the construction of driveways unless otherwise shown in the project plans.
- The pavement type and thickness shall be specified in the project plans.
- Driveway and mail box approaches shall be combined when feasible.
- JOINTS: Impressed joints for portland cement concrete driveways shall be 1/4" minimum width and spaced at intervals not to exceed 17' in length. Joints shall be sealed with Item 705.04 or ASTM D 1850.
- In addition to the joints shown here, impressed joints shall not be placed in portland cement concrete driveways at intervals not to exceed 17' in length.

LEGEND

- 1 Unless otherwise shown in the plans.
- 2 Add 3" for each additional Mail Box
- 3 Impressed Joint without Tie Bars for Portland Cement Surface

CITIZENS LAND TITLE AGENCY

**233 South Scioto Street
Circleville, Ohio 43113
740-477-2566 (P)
740-477-1110 (F)
docs@cltohio.com**

SEARCH REPORT

To: Kevin R. Steward

**Re: Kevin R. Steward
2059 State Route 35
Ray, Ohio 45640**

Dear Sirs:

Following are the contents of the search of public records in regards to the above-mentioned borrower and property in Jackson County, Ohio, effective through 5/7/2018 @ 8:00 a.m. and from 11/3/1954.

The land referred to is described as follows:

See attached Exhibit A

PPN: E080030010700, E080030010800, E080030010900 and E080030011000
Property Address: 2059 State Route 35, Ray, Ohio 45640

Title is Vested in: Kevin R. Steward

Title acquired by: OR Vol. 57 page 1041, and DB 302 page 17 Jackson County Records.

TAX INFORMATION:

Taxes for the first half of 2017 are paid. Taxes for the second half of the year 2017 are paid. Taxes for the year 2018 and subsequent installments are a lien but are undetermined and not yet due and payable

Tax Parcel ID Number: E080030010700 (32.96 acres)
Assessed Valuations: Land \$ 13120 Bldg: \$ 0 Total: \$ 13120
CAUV Valuations: Land \$ 23370
Half Taxes: \$ 146.81

Tax Parcel ID Number: E080030010900 (3.01 acres)
Assessed valuations: Land \$ 790 Bldg: \$ 0 Total: \$ 790
CAUV Valuations: Land \$ 690
Half Taxes: \$4.31

Tax Parcel ID Number: E080030010800 (76.2 acres)
Assessed Valuations: Land \$ 30290 Bldg: 4 14280 Total: \$ 44570
CAUV Valuations: Land \$ 39990
Half Taxes: \$ 507.57

Tax Parcel ID Number; E080030011000 (1 acres)
Assessed Valuations: Land \$ 5250 Bldg: \$34280 Total: \$ 39530
CAUV Valuations: Land \$ 0
Half Taxes: \$ exempt

MORTGAGES:

Mortgage from Kevin R. Steward and Mary E. Steward, husband and wife, to Oak Hill Banks, in the amount of [REDACTED] dated 3/24/2006 and filed 4/3/2006 @ 12:42 PM in OR Vol. 41 page 2436, Jackson County Records. Agreement of Record filed 11/21/2007 in OR Vol 57 page 1044 Jackson County Records.

JUDGMENTS:

None

PENDING SUITS:

None

EASEMENTS AND RESTRICTIONS:

1. Judgment Entry on Settlement of record in DB 286 page 726, Jackson County Records.
2. Easement of record to Jackson County Water Company, Inc of record in OR Vol 325 page 526 Jackson County Records.
3. Easement of record to Jackson County Power, LLC in OR Vol 335 page 178 and DB 334 page 871 Jackson County records.
3. Easement of ingress and egress required for general farming conducted upon premises either abutting or adjoining said lane of record in DB 302 page 318 and Misc. Vol. 1 page 204 Jackson County Records.

4. Easement of record to Ohio Bell Telephone of record in DB 161 page 102, and DB 161 page 223, Jackson County, Ohio
5. Easement to State of Ohio, of record in DB 163 page 14, DB 163 page 16, DB 163 page 17, and DB 163 page 23 Jackson County, Ohio.
6. Easement to Columbus and Southern Ohio Electric of record in DB 126 page 744, DB 150 page 154, DB 150 page 155, DB 158 page 496, DB 159 page 41, and DB 159 page 50, Jackson County, Ohio.
7. Unrecorded Permit no. 9009817 with the State of Ohio.

Dated this 7th day of May, 2018 .


Citizens Land Title Agency File # C20180858
By Marsha Griebel Graham, Agent

The information contained herein is an accurate report of public records for Jackson County, Ohio effective through 5/7/2018 @ 8:00 a.m.. This report is limited to the period between the dates shown above. No title insurance is expressed or implied with the issuance of this report. This report does not purport to cover matters not of record in said County, including Covenants, restrictions, reservations, limitations, conditions, agreements, easements, rights-of-way, leases and oil and gas rights of record, or rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Waste Disposal Act, Federal Superfund Amendments, and under Racketeering Influence and Corrupt Organization acts and Receivership Liens, unless the lien is filed in the public records of the County in which the Property is located. No examination was made of Federal District Courts unless indicated otherwise.

END OF SEARCH REPORT

EXHIBIT "A"

Situated in the Township of Jackson, County of Jackson and State of Ohio, to wit:

Being a part of the west one half of the southeast quarter, part of the southwest quarter of Section 17, and part of the north one half of the northwest quarter of Section 20, Township 8, Range 19, Jackson Township, Jackson County, Ohio, and being more particularly bounded and described as follows:

Beginning at the northeast corner of the west one half of the southeast quarter of said Section 17, thence N. 84 deg. 20' W., along the one half section line of Section 17, 1485.3 feet to a stake, said stake also being S. 84 deg. 20' E., 664.7 feet from the north east corner of a 5.30 acre tract heretofore conveyed to J.H. Kight; thence S. 4 deg. 32' E. 306.1 feet; thence S. 57 deg. 29' W., 218.3 feet; thence S. 13 deg. 55' E., 70.4 feet; thence S. 53 deg. 48 E., 154.3 feet; thence S. 68 deg. 38' E. 146.6 feet to an 18" dead chestnut tree; thence S. 40 deg. 55' E., 110.4 feet to a 14" hickory tree; thence S. 42 deg. 41' W., 95.2 feet to a 14" hickory tree; thence N. 88 deg., 16' W., 103.9 feet to a stake; thence down a ravine S. 79 deg. 34' W., 145.6 feet; thence N. 83 deg. 05' W., 127.5 feet to a post and wire fence; thence along said post and wire fence, S. 24 deg. 18' E., 214.2 feet to a 26" dead chestnut tree; thence continuing along said post and wire fence, S. 44 deg. 29' W., 170.4 feet to a 30" twin sycamore tree; thence S 33 deg. 12' W., 264.1 feet to a post; thence S. 82 deg. 15' W., 556.4 feet to the center line of U.S. Tourt No. 35 as now located (1954); thence in a southeasterly direction with a 5 deg. 00' curve to the left 317.2 feet to a point in said center line about 10 feet northeast of a concrete culvert under said highway at Station 326 plus 58 of the survey records of the Ohio state Department of Highways; thence leaving said highway and going s. 51 deg. 16' W., 742 feet along the northwest side of the existing drainage ditch to a 24" twin sycamore tree on the east bank of Salt Creek; thence in a southeasterly direction with the meanderings of the center line of salt Creek; crossing the section line between Sections 17 and 20 to the east line of the north one half of the northwest quarter of said Section 20; thence north along said east line to the northeast corner of the north one half of the northwest quarter of Section 20; thence east on the section line between Section 17 and 20 to the southeast corner of the west one half of the southeast quarter of Section 17, thence north along the east line of said west one half of the southeast quarter of Section 17 to the place of beginning, containing 114.17 acres, 78.20 acres of which are in the west one half of the 78.20 acres of which are in the west one half of the southeast quarter of section 17; 32.96 acres of which are in the southwest quarter of Section 17 and 3.01 acres in the north one half of the northwest quarter of Section 20.

The grantor does further give the grant unto the grantee, her heirs and assigns, a right of way over an existing farm land upon a 42.98 acre tract in Section 17, this day conveyed to the grantor Thomas J. Mullins by the grantee herein and the grantor Harry Mullins. Said right of way and lance commencing on the North line of U.S. Route 35 near a barn on said tract and extending generally northeast across said tract to a point in the West line

of a part of Section 17, this day conveyed by the grantors to the grantee herein, said point being 306.1 feet South (S4 deg. 32" E) of the half section line of section 17. Said right of way shall be for the common use and benefit of the grantor Thomas J. Mullins and the grantee Luther Mullins, their heirs and assigns, but solely for the purpose of affording a means of ingress and egress required for general farming conducted upon premises either abutting or adjoining said lane.

SUBJECT TO all easements, right of way, leases, restrictions, covenants and conditions of record.

EXCEPTING AND RESERVING FROM the above described tract, the premises more particularly described in Exhibit A attached and annexed hereto and incorporated herein as if fully set forth hereat.

Situated in the South half of Section 17, Township 8, Range 19, Jackson Township, Jackson County, Ohio and more particularly described as follows:

Commencing in the centerline of State Route No. 35 at Station No. 116+03.38, thence with extension of a centerline tie for Cain Road, Township Rd. No. 313, North 56 deg. 36 minutes 30 seconds East, 178.06 feet to the North R.O.W. line of State Rt. 35, and the plated Cain Road centerline, based on State of Ohio Roadside rest Area, Part No. 50, and the real point of beginning:

THENCE North 56 deg. 36 minutes 30 seconds East for a distance of 169.94 feet to an iron pin set in the centerline of Cain Road R.O.W.

THENCE North 58 deg. 25 minutes 10 seconds West for a distance of 204.00 feet leaving the centerline along a new line of division thru the lands of James Wason, to an IP set,

THENCE South 87 deg. 47 minutes 30 seconds West for a distance of 276.88 feet to an old State of Ohio (ODOT) IP with cap found,

THENCE South 58 deg. 25 minutes 10 seconds East for a distance of 362.22 feet with the North line of state Rt. No. 35, to the point of beginning.

From a survey by G.H. Smith and Associates from a survey in August, 1991.
1/2" Rebars set, with yellow caps stamped GHS S-5888.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.0008 acres more or less.

Data For Parcel E080030010700

Base Data

Parcel: E080030010700
Owner: STEWARD KEVIN R
Address: 0 ST RT 35



[+] Map this property.

Mailing Address

Mailing Name: STEWARD KEVIN
Address: 6790 BOOKS MILLER RD
City State Zip: CIRCLEVILLE OH 43113-9554

Geographic

City: UNINCORPORATED
Township: JACKSON TOWNSHIP
School District: JACKSON SD

Legal

Neighborhood: 00008991	Legal Acres: 32.96
Legal Description: PT SW PT 10.56AC STATE PARK EXEMPT	Land Use: (100) A - AGRICULTURAL VACANT LAND
Map Number: 0003-00-107-00	Property Class: AGRICULTURAL
	Range Township Section: 19-08-017

Valuation

	Appraised	Assessed (35%)
Land Value:	\$37,490.00	\$13,120.00
Building Value:	\$0.00	\$0.00
Total Value:	\$37,490.00	\$13,120.00
CAUV Value:	\$23,370.00	
Taxable Value:	\$8,180.00	

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

Data For Parcel E080030010700

Tax Data

Parcel: E080030010700
 Owner: STEWARD KEVIN R
 Address: 0 ST RT 35



[+] Map this property.

Change Tax Year: 2017 ▼

Property Tax

	Tax Year 2017 Payable 2018	
	First Half	Second Half
Gross Charge:	\$186.18	\$186.18
Reduction Factor:	(\$23.37)	(\$23.37)
10% Rollback:	(\$16.00)	(\$16.00)
2.5% Homesite Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$146.81	\$146.81
Prior Charges:		\$0.00
Full Year Total:		\$293.62
Payments:		(\$293.62)
Half Year Due:		\$0.00
Full Year Due:		\$0.00

Special Assessments

No data found for this parcel.

Payments

Date	Amount
8/25/2017	(\$293.62)

GIS parcel shapefile last updated 4/12/2018 5:19:44 AM.

The CAMA data presented on this website is current as of 4/6/2018 10:04:42 PM.

Data For Parcel E080030010900

Base Data

Parcel: E080030010900
Owner: STEWARD KEVIN R
Address: 0 ST RT 35



[+] Map this property.

Mailing Address

Mailing Name: STEWART KEVIN
Address: 6790 BROOKS MILLER RD
City State Zip: CIRCLEVILLE OH 43113-9554

Geographic

City: UNINCORPORATED
Township: JACKSON TOWNSHIP
School District: JACKSON SD

Legal

Neighborhood: 00008991

Legal Description: PT N 1/2 NW

Map Number: 0003-00-109-00

Legal Acres: 3.01

Land Use: (100) A - AGRICULTURAL VACANT LAND

Property Class: AGRICULTURAL

Range Township Section: 19-08-020

Valuation

	Appraised	Assessed (35%)
Land Value:	\$2,260.00	\$790.00
Building Value:	\$0.00	\$0.00
Total Value:	\$2,260.00	\$790.00
CAUV Value:		\$690.00
Taxable Value:		\$240.00

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

Data For Parcel E080030010900

Tax Data

Parcel: E080030010900
 Owner: STEWARD KEVIN R
 Address: 0 ST RT 35



[+] Map this property.

Change Tax Year: 2017 ▼

Property Tax

	Tax Year 2017 Payable 2018	
	First Half	Second Half
Gross Charge:	\$5.46	\$5.46
Reduction Factor:	(\$0.68)	(\$0.68)
10% Rollback:	(\$0.47)	(\$0.47)
2.5% Homesite Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$4.31	\$4.31
Prior Charges:		\$0.00
Full Year Total:		\$8.62
Payments:		(\$8.62)
Half Year Due:		\$0.00
Full Year Due:		\$0.00

Special Assessments

No data found for this parcel.

Payments

Date	Amount
1/26/2018	(\$6.80)
8/25/2017	(\$1.82)

GIS parcel shapefile last updated 4/12/2018 5:19:44 AM.

The CAMA data presented on this website is current as of 4/6/2018 10:04:42 PM.

Data For Parcel E080030010800

Base Data

Parcel: E080030010800
Owner: STEWARD KEVIN R
Address: 2059 ST RT 35



[+] Map this property.

Mailing Address

Mailing Name: STEWARD KEVIN
Address: 19524 LONDON RD
City State Zip: CIRCLEVILLE OH 43113

Geographic

City: UNINCORPORATED
Township: JACKSON TOWNSHIP
School District: JACKSON SD

Legal

Neighborhood: 00008991
Legal Description: SW PT & SE PT
 12.33AC STATE PARK EXEMPT

Legal Acres: 76.2
Land Use: (101) A - CASH GRAIN OR GENERAL FARM
Property Class: AGRICULTURAL
Range Township Section: 19-08-017

Map Number: 0003-00-108-00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$86,540.00	\$30,290.00
Building Value:	\$40,790.00	\$14,280.00
Total Value:	\$127,330.00	\$44,570.00
CAUV Value:	\$39,990.00	
Taxable Value:	\$28,280.00	

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

Data For Parcel E080030010800

Tax Data

Parcel: E080030010800
Owner: STEWARD KEVIN R
Address: 2059 ST RT 35



[+] Map this property.

Change Tax Year: 2017 ▼

Property Tax

	Tax Year 2017 Payable 2018	
	First Half	Second Half
Gross Charge:	\$643.66	\$643.66
Reduction Factor:	(\$80.79)	(\$80.79)
10% Rollback:	(\$55.30)	(\$55.30)
2.5% Homesite Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$507.57	\$507.57
Prior Charges:		\$0.00
Full Year Total:		\$4,047.98
Payments:		(\$3,750.20)
Half Year Due:		\$0.00
Full Year Due:		\$297.78

Special Assessments

No data found for this parcel.

Payments

Date	Amount
1/26/2018	(\$1.85)
10/20/2017	(\$3,032.84)
8/25/2017	(\$715.51)
1/23/2017	(\$421.70)
7/22/2016	(\$212.18)
2/3/2016	(\$212.18)
7/17/2015	(\$211.90)
2/17/2015	(\$211.90)
7/21/2014	(\$131.04)
2/27/2014	(\$131.04)
7/19/2013	(\$133.06)

Data For Parcel E080030011000

Base Data

Parcel: E080030011000
Owner: STEWARD KEVIN R
Address: 0 U S 35



[+] Map this property.

Mailing Address

Mailing Name: STEWARD KEVIN
Address: 6790 BROOKSMILLER RD
City State Zip: CIRCLEVILLE OH 43113-9554

Geographic

City: UNINCORPORATED
Township: JACKSON TOWNSHIP
School District: JACKSON SD

Legal

Neighborhood: 00008000
Legal Acres: 1
Legal Description: SW PT & SE PT
 STATE PARK
Land Use: (660) E - EXEMPT
 PROPERTY OWNED PARK
 DIST.PUB
Property Class: EXEMPT
Range Township Section: 19-08-017
Map Number: 0003-00-110-00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$15,000.00	\$5,250.00
Building Value:	\$97,940.00	\$34,280.00
Total Value:	\$112,940.00	\$39,530.00
CAUV Value:	\$0.00	
Taxable Value:	\$39,530.00	

Tax Credits

Notes

Notes:

*GIS parcel shapefile last updated 4/12/2018 5:19:44 AM.
 The CAMA data presented on this website is current as of 4/6/2018 10:04:42 PM.*

Data For Parcel E080030011000

Tax Data

Parcel: E080030011000
 Owner: STEWARD KEVIN R
 Address: 0 U S 35



[+] Map this property.

Change Tax Year: 2017 ▼

Property Tax

	Tax Year 2017 Payable 2018	
	First Half	Second Half
Gross Charge:	\$0.00	\$0.00
Reduction Factor:	\$0.00	\$0.00
10% Rollback:	\$0.00	\$0.00
2.5% Homesite Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$0.00
Prior Charges:		\$0.00
Full Year Total:		\$0.00
Payments:		\$0.00
Half Year Due:		\$0.00
Full Year Due:		\$0.00

Special Assessments

No data found for this parcel.

Payments

No data found for this parcel.

GIS parcel shapefile last updated 4/12/2018 5:19:44 AM.

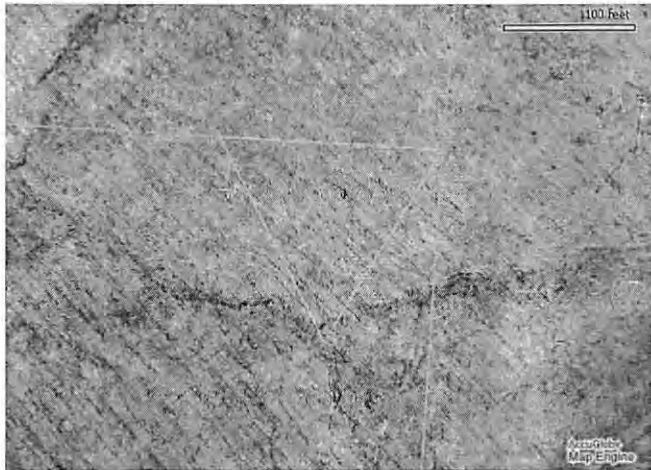
The CAMA data presented on this website is current as of 4/6/2018 10:04:42 PM.

Jackson County, Ohio - Property Record Card

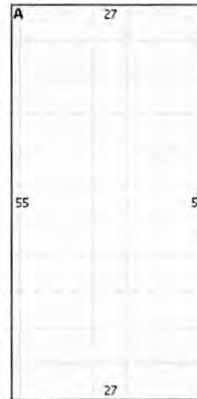
Parcel: E080030011000 Card: 1

Owner STEWARD KEVIN R
Address 0 U S 35
Land Use (660) E - EXEMPT PROPERTY OWNED PARK DIST.PUB
Class EXEMPT
Legal Description SW PT & SE PT STATE PARK

MAP



SKETCH



Scale: 5ft

A MULTI USE RR/LOCKI
1485 sqft

COMMERCIAL

Improvement Name REST AREA
Description
Year Built 1989
Number of Units
Identical Units 1
Building Number 1
Card 1

COMMERCIAL FEATURES

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
6	0	0	1	N/A	\$15,000.0

VALUATION

	Appraised	Assessed
Land Value	\$15,000.00	\$5,250.00
Building Value	\$97,940.00	\$34,280.00
Total Value	\$112,940.00	\$39,530.00
CAUV Value		\$0.00
Taxable Value		\$39,530.00

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	AP6 - FOUR	1989	18x24	\$960.00
1	AP6 - FOUR	1989	20x28	\$1,140.00
1	RS2 - METAL	2007	9x12	\$1,000.00
1	RS1 - FRAME	2000	8x12	\$390.00
1	CI1 - ASPHALT	1989	0x0	\$30,880.00

SALES

Date	Buyer	Seller	Price	Validity
11/21/200	STEWARD KEVIN R	STEWARD KEVIN R & MARY E	\$0.00	0 VALID
1/12/1996	STEWARD KEVIN R &	MASON JAMES	\$0.00	8 UNVALIDATED

Search Results 5 Results | [Back](#)

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Parcel	Owner	Property Address	Land Use	Acres
F100020002700	STEWARD KATHRYN & HERMAN	434 ELM ST	510	0.1377
E080030010700	STEWARD KEVIN R	0 ST RT 35	100	32.96
E080030010800	STEWARD KEVIN R	2059 ST RT 35	101	76.2
E080030010900	STEWARD KEVIN R	0 ST RT 35	100	3.01
E080030011000	STEWARD KEVIN R	0 U S 35	660	1

GIS parcel shapefile last updated 4/12/2018 5:19:44 AM.

The CAMA data presented on this website is current as of 4/6/2018 10:04:42 PM.

EXHIBIT "A"

Situated in the Township of Jackson, County of Jackson and State of Ohio, to wit:

Being a part of the west one half of the southeast quarter, part of the southwest quarter of Section 17, and part of the north one half of the northwest quarter of Section 20, Township 8, Range 19, Jackson Township, Jackson County, Ohio, and being more particularly bounded and described as follows:

Beginning at the northeast corner of the west one half of the southeast quarter of said Section 17, thence N. 84 deg. 20' W., along the one half section line of Section 17, 1485.3 feet to a stake, said stake also being S. 84 deg. 20' E., 664.7 feet from the north east corner of a 5.30 acre tract heretofore conveyed to J.H. Kight; thence S. 4 deg. 32' E. 306.1 feet; thence S. 57 deg. 29' W., 218.3 feet; thence S. 13 deg. 55' E., 70.4 feet; thence S. 53 deg. 48 E., 154.3 feet; thence S. 68 deg. 38' E. 146.6 feet to an 18" dead chestnut tree; thence S. 40 deg. 55' E., 110.4 feet to a 14" hickory tree; thence S. 42 deg. 41' W., 95.2 feet to a 14" hickory tree; thence N. 88 deg., 16' W., 103.9 feet to a stake; thence down a ravine S. 79 deg. 34' W., 145.6 feet; thence N. 83 deg. 05' W., 127.5 feet to a post and wire fence; thence along said post and wire fence, S. 24 deg. 18' E., 214.2 feet to a 26" dead chestnut tree; thence continuing along said post and wire fence, S. 44 deg. 29' W., 170.4 feet to a 30" twin sycamore tree; thence S 33 deg. 12' W., 264.1 feet to a post; thence S. 82 deg. 15' W., 556.4 feet to the center line of U.S. Tourt No. 35 as now located (1954); thence in a southeasterly direction with a 5 deg. 00' curve to the left 317.2 feet to a point in said center line about 10 feet northeast of a concrete culvert under said highway at Station 326 plus 58 of the survey records of the Ohio state Department of Highways; thence leaving said highway and going S. 51 deg. 16' W., 742 feet along the northwest side of the existing drainage ditch to a 24" twin sycamore tree on the east bank of Salt Creek; thence in a southeasterly direction with the meanderings of the center line of salt Creek; crossing the section line between Sections 17 and 20 to the east line of the north one half of the northwest quarter of said Section 20; thence north along said east line to the northeast corner of the north one half of the northwest quarter of Section 20; thence east on the section line between Section 17 and 20 to the southeast corner of the west one half of the southeast quarter of Section 17, thence north along the east line of said west one half of the southeast quarter of Section 17 to the place of beginning, containing 114.17 acres, 78.20 acres of which are in the west one half of the 78.20 acres of which are in the west one half of the southeast quarter of section 17; 32.96 acres of which are in the southwest quarter of Section 17 and 3.01 acres in the north one half of the northwest quarter of Section 20.

The grantor does further give the grant unto the grantee, her heirs and assigns, a right of way over an existing farm land upon a 42.98 acre tract in Section 17, this day conveyed to the grantor Thomas J. Mullins by the grantee herein and the grantor Harry Mullins. Said right of way and lance commencing on the North line of U.S. Route 35 near a barn on said tract and extending generally northeast across said tract to a point in the West line

of a part of Section 17, this day conveyed by the grantors to the grantee herein, said point being 306.1 feet South (S4 deg. 32" E) of the half section line of section 17. Said right of way shall be for the common use and benefit of the grantor Thomas J. Mullins and the grantee Luther Mullins, their heirs and assigns, but solely for the purpose of affording a means of ingress and egress required for general farming conducted upon premises either abutting or adjoining said lane.

SUBJECT TO all easements, right of way, leases, restrictions, covenants and conditions of record.

EXCEPTING AND RESERVING FROM the above described tract, the premises more particularly described in Exhibit A attached and annexed hereto and incorporated herein as if fully set forth hereat.

Situated in the South half of Section 17, Township 8, Range 19, Jackson Township, Jackson County, Ohio and more particularly described as follows:

Commencing in the centerline of State Route No. 35 at Station No. 116+03.38, thence with extension of a centerline tie for Cain Road, Township Rd. No. 313, North 56 deg. 36 minutes 30 seconds East, 178.06 feet to the North R.O.W. line of State Rt. 35, and the plated Cain Road centerline, based on State of Ohio Roadside rest Area, Part No. 50, and the real point of beginning:

THENCE North 56 deg. 36 minutes 30 seconds East for a distance of 169.94 feet to an iron pin set in the centerline of Cain Road R.O.W.

THENCE North 58 deg. 25 minutes 10 seconds West for a distance of 204.00 feet leaving the centerline along a new line of division thru the lands of James Wason, to an IP set,

THENCE South 87 deg. 47 minutes 30 seconds West for a distance of 276.88 feet to an old State of Ohio (ODOT) IP with cap found,

THENCE South 58 deg. 25 minutes 10 seconds East for a distance of 362.22 feet with the North line of state Rt. No. 35, to the point of beginning.

From a survey by G.H. Smith and Associates from a survey in August, 1991.
1/2" Rebars set, with yellow caps stamped GHS S-5888.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.0008 acres more or less.