



SABINA, OHIO
Clinton County
Wayne & Richland Townships

213[±]
acres

OFFERED IN
5 TRACTS



Extraordinary Rural Estate



Prime Tillable Land

Ohio Real Estate Auction

THURSDAY, AUGUST 29 • 6:00 PM

held at the Sabina Elementary School



**INFORMATION
BOOKLET**

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.





3
25.7 acres

2
51.6 acres

1
51.6 acres

4
"Swing"
34.3 acres

5
49.8 acres

450 ft.

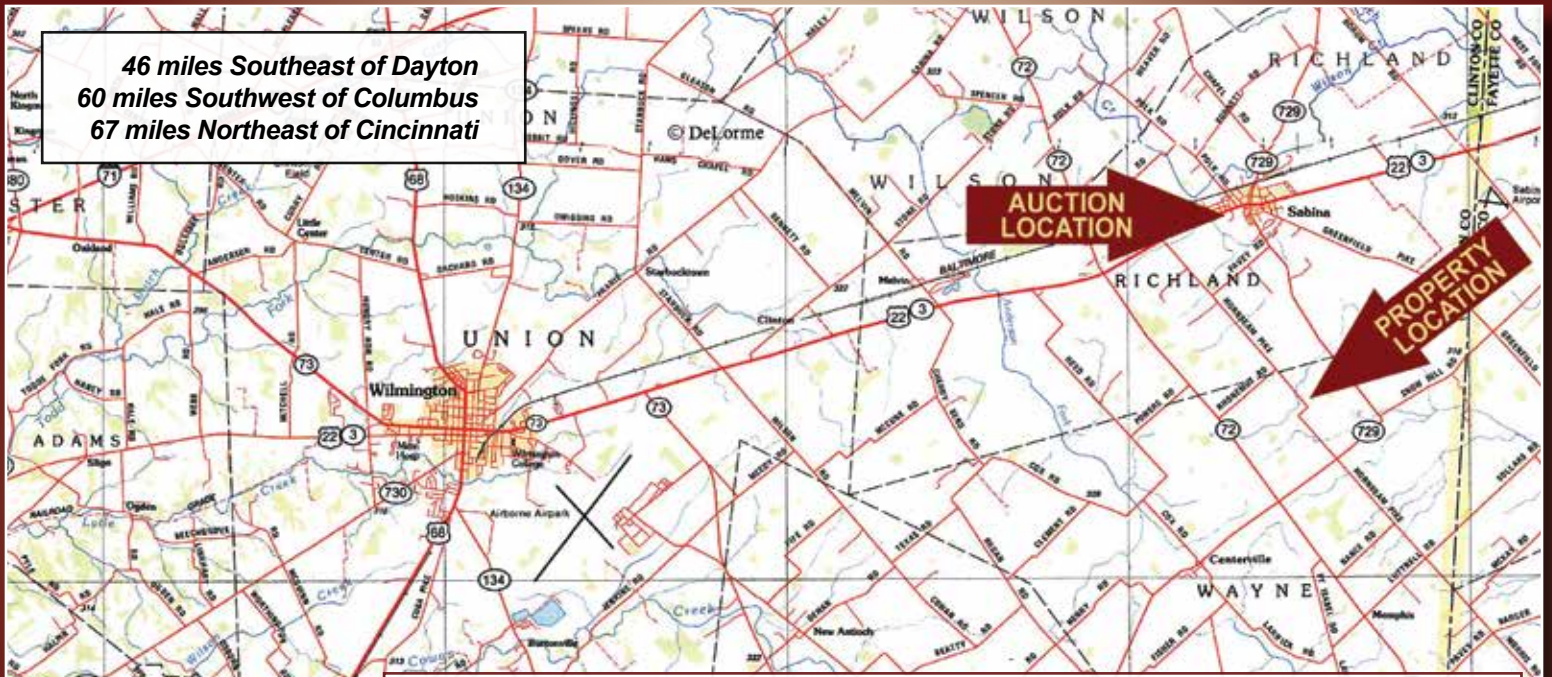
HWY 729
1,305 ft.

775 ft.

HORNBEAM RD
1,100 ft.



46 miles Southeast of Dayton
60 miles Southwest of Columbus
67 miles Northeast of Cincinnati



AUCTION LOCATION AND DIRECTIONS:

Sabina Elementary School
246 W. Washington St. (US 22/SR 3)
Sabina, OH 45169.

FROM SR 729 IN DOWNTOWN SABINA, travel west on W. Washington Street (US 22/SR 3) for .3 mile to school.

PROPERTY LOCATION AND DIRECTIONS:

3129 Hornbeam Road, Sabina, OH 45169

FROM SABINA, OH, travel on US 22 / SR 3 west for 1 mile to Hornbeam Rd. Turn left (southeast) and travel 2.8 miles to the property. Watch for auction signs.

FROM WILMINGTON, OH, travel on US 22 / SR 3 east for 7 miles to Hornbeam Rd. Turn right (southeast) and travel 2.8 miles to the property. Watch for auction signs.



INSPECTION DATES:

Thursday, August 1, 5-7 pm
Sunday, August 11, 2-4 pm
Tuesday, August 20, 5-7 pm

The impressive interior, totally remodeled in 2005, boasts 5,580 sq. ft. of living space with 3 large bedrooms, 2 full and 2 half baths, and touch plate, low-voltage lighting throughout. The home is situated on a picturesque setting surrounded by mature trees and irrigated landscaping and lawn. The Klimate Master pool with a Polaris automatic cleaning system is 20' x 50' and ranges in depth from 3' to 10'. There are two sets of steps and a one-meter diving board. A fantastic outdoor entertainment area with a hot tub and approximately 5,000 sq. ft. of patterned concrete and beautiful landscaping surrounds the pool.

The Gourmet kitchen is every cook's and entertainer's dream featuring a built-in Sub Zero, a Viking 6-burner 60" natural gas stove with copper back splash, grill and griddle, double oven, commercial exhaust hood, 2 dish washers, granite counter tops, cherry cabinets with slide-away doors, wine rack, mixer lift, recessed lighting above and below the cabinets, additional lighted, glass-front cabinets, and numerous custom features. There is a 90" x 72" island that seats up to 14.

The main level continues with the spacious dining area with ceramic tile flooring; the family room with a beautiful fireplace and cherry crown molding; the den/library with cherry hardwood floors would lend itself as an office or a cozy area to curl up with a good book; a side entry room off of the pool area with a half-bath and floor-to-ceiling cherry cabinets; laundry area with a double-sink and cherry cabinets; and a walk-in pantry. There is a 2nd half bath and a television control center also included on the main level.

The second level features 2 spacious bedrooms, a full bath, as well as a 35' x 22' master bedroom suite with cherry crown molding, his and hers double-door walk-in closets, and master bath. The master bath boasts a 45" wide shower, Jetta tub, double sinks, and sky light. In addition, there are two magnificent finished bonus rooms measuring 32' x 28' and





24' x 15' that would lend themselves to a number of uses including additional bedrooms, mother-in-law suite, etc. The larger room has a cathedral ceiling, dormer windows, and a second finished stairway leading to the garage.

The attached, finished garage has four 9.5' wide by 8' tall overhead doors with openers, a heated floor, kennels with dog doors to the outside, and double doors to access the pool area.

The Generac fully-automatic, natural gas, 25 KW generator will provide power to the entire home, pool, and outbuildings in case of an outage.

Tract 5 also features an 85' x 42' barn/airplane hangar with a concrete floor and a 42' x 12'10" Hi Fold door. In addition there are three 13' x 13' box stalls. A second 24' x 22' barn is insulated with a concrete floor and overhead and walk-in doors. The third 60' x 24' barn has five 12' x 12' box stalls, a breezeway, and multiple slider doors. The property also includes 6 separate paddock areas totaling 20± acres with "Keep Safe" horse fencing and frostless water fountains. Two of the paddocks contain 24' x 12' Morton run-in sheds.









Tract 1



Tract 1



Tract 1



Tract 2



Tract 2



Tract 3



Tract 3



Tract 4



Tract 4



Tract 4

 **SCHRADER**
Real Estate and Auction Company, Inc.

950 N. Liberty Drive Columbia City, IN

800.451.2709 | SchraderAuction.com

Auction Managers:

Nick Cummings, CAI 740-572-0756

Dale Evans 260-894-0458

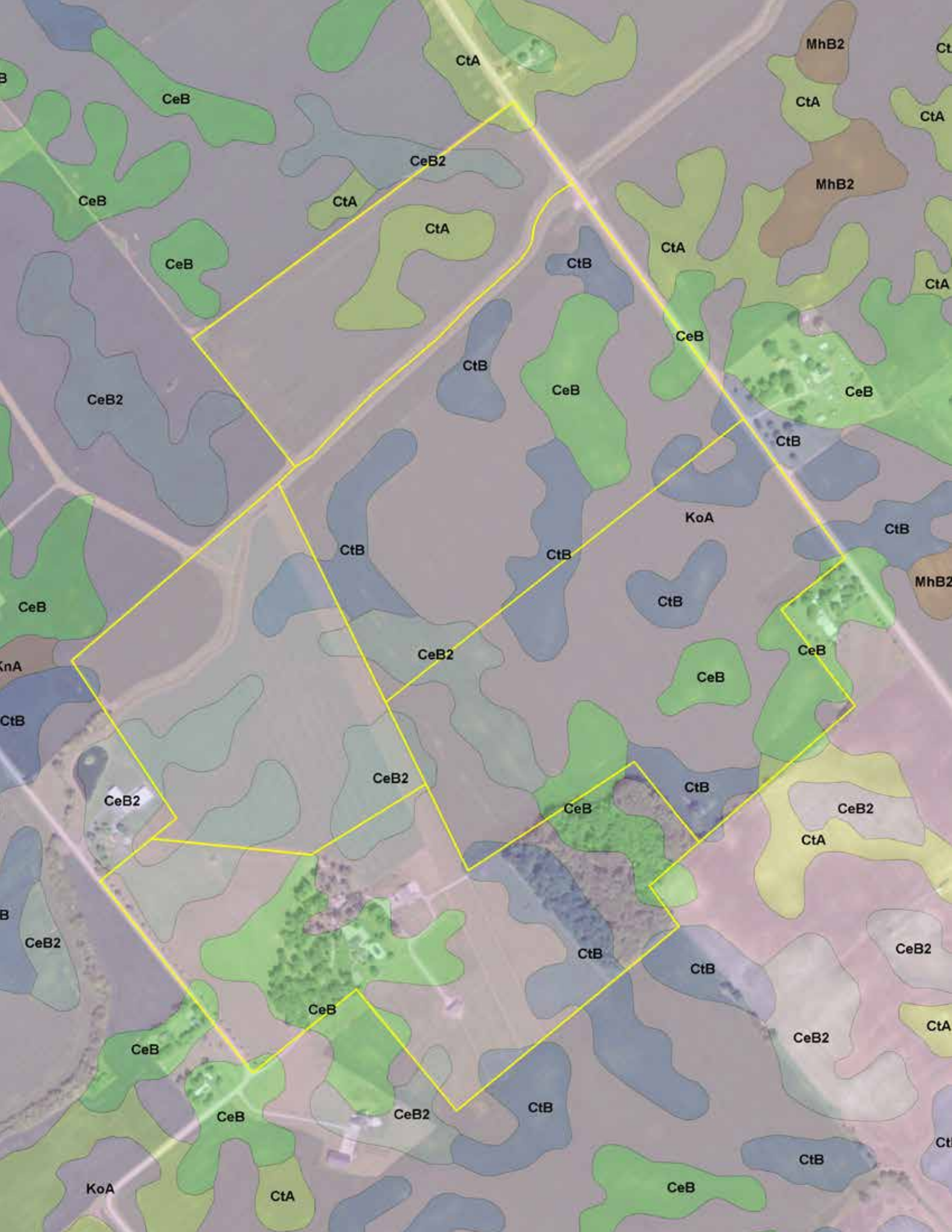
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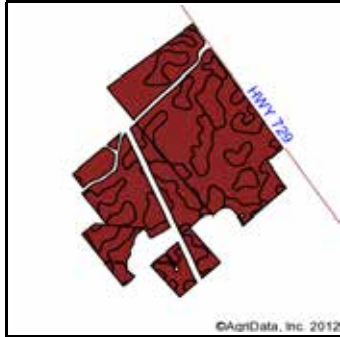


SURETY SOILS MAP





Soils Map



State: **Ohio**
 County: **Clinton**
 Map Center: **39° 27' 19.77, 83° 37' 11.46**
 Township: **Wayne**
 Acres: **179.1**
 Date: **5/6/2013**

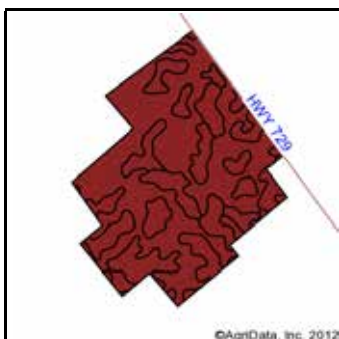
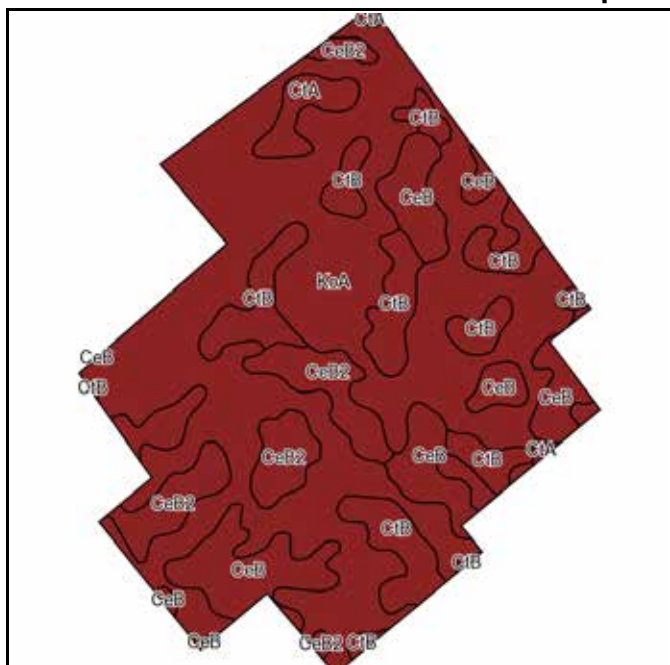


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Kentucky bluegrass	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Soybeans	Tall fescue	Winter wheat
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	108.6	60.7%		Ilw	173	4.1	4.4	5	47	6.2	65
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes	25.9	14.5%		Ile	130	3.6	5.4	4	42	5.6	70
CeB2	Celina-Losantville silt loams, 2 to 6 percent slopes, eroded	20.3	11.3%		Ile	125	3.5	5.3	4.2	42	5.4	64
CeB	Celina-Losantville silt loams, 2 to 6 percent slopes	19.6	11.0%		Ile	135	3.6	5.4	4.5	46	5.6	67
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	4.7	2.6%		Ilw	135	3.6	5.4	4	45	5.6	70
Weighted Average						156.3	3.9	4.8	4.7	45.6	5.9	66

Soils Map



State: **Ohio**
 County: **Clinton**
 Map Center: **39° 27' 19.77, 83° 37' 11.46**
 Township: **Wayne**
 Acres: **213.4**
 Date: **5/6/2013**








Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



Maps provided by:

 ©AgriData, Inc 2012
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Kentucky bluegrass	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Soybeans	Tall fescue	Winter wheat
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	128.8	60.3%		Ilw	173	4.1	4.4	5	47	6.2	65
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes	29.9	14.0%		Ile	130	3.6	5.4	4	42	5.6	70
CeB	Celina-Losantville silt loams, 2 to 6 percent slopes	28.5	13.4%		Ile	135	3.6	5.4	4.5	46	5.6	67
CeB2	Celina-Losantville silt loams, 2 to 6 percent slopes, eroded	21.3	10.0%		Ile	125	3.5	5.3	4.2	42	5.4	64
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	4.9	2.3%		Ilw	135	3.6	5.4	4	45	5.6	70
Weighted Average						156.2	3.9	4.8	4.7	45.6	5.9	66



FSA INFORMATION



Ohio
Clinton

U.S. Department of Agriculture
Farm Service Agency

Prepared: 6/17/13 9:14 AM
Crop Year: 2013

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: CATHY C BEAM
Farm Identifier:
Recon Number:

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
114.3	108.38	108.38	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	108.38	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	55.7	125	135	0.0	0.0
SOYBEANS	52.7	37	44	0.0	0.0
Total Base Acres:	108.4				

Tract Number: 9461 Description: N5/1B/GIS FAV/WR History: N
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
114.3	108.38	108.38	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	108.38	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	55.7	125	135	0.0	0.0
SOYBEANS	52.7	37	44	0.0	0.0
Total Base Acres:	108.4				

Owners: CATHY C BEAM
Other Producers: None




Clinton County FSA Office
 111 S. Nelson Ave., Suite 6
 Wilmington, OH 45177
 Phone: 937-382-2315
 Fax: 937-383-4910

Farm: 4077
Tract: 9461




Printed on June 05, 2008



Legend

-  CLU Boundary
- HEL** Highly Erodible Determination
- NHEL** Not Highly Erodible Determination
- CRP** Conservation Reserve Program

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions



1 inch equals 495.000 feet

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and labels, or contact NRCS.

Ohio
Clinton

U.S. Department of Agriculture
Farm Service Agency

Prepared: 6/17/13 9:13 AM
Crop Year: 2013

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: S CRAIG BEAM
Farm Identifier: Hornbeam Rd
Recon Number: 2010 39027 10

Farms Associated with Operator:
5521

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
101.26	77.47	77.47	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History	ACRE Contract		
0.0	0.0	77.47	0.0	0.0	N	None		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	4.2	47	47	0.0	0.0
CORN	27.2	125	125	0.0	0.0
SOYBEANS	14.6	36	36	0.0	0.0
Total Base Acres:	46.0				

Tract Number: 10715 Description: N6/1A/GIS
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

FAV/WR History
N


Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
101.26	77.47	77.47	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	77.47	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	4.2	47	47	0.0	0.0
CORN	27.2	125	125	0.0	0.0
SOYBEANS	14.6	36	36	0.0	0.0
Total Base Acres:	46.0				




Owners: S CRAIG BEAM
Other Producers: None



Legend

-  CLU Boundary
- HEL** Highly Erodible Determination
- NHEL** Not Highly Erodible Determination
- CRP** Conservation Reserve Program

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions



1 inch equals 660 feet

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and labels, or contact NRCS.



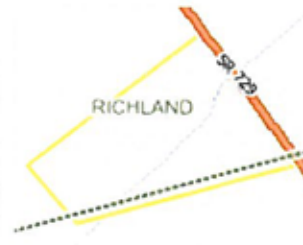
AUDITOR PROPERTY DATA CARDS



Data For Parcel 240030903000000

Tax Data

Parcel:	240030903000000
Map Number:	2400201207
Owner:	BEAM CATHY C
Address:	SR 729



Property Tax

Tax Year 2012 Payable 2013		
	First Half	Second Half
Gross Property Tax:	\$619.64	\$619.64
Reduction:	(\$158.84)	(\$158.84)
10% Rollback:	(\$46.08)	(\$46.08)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$13.96	\$13.95
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Due:	\$428.68	\$428.67
First Half Carry-over:		\$0.00
Collected:	(\$428.68)	(\$428.67)
Refunded:	\$0.00	\$0.00
Balance:	\$0.00	\$0.00

Special Assessments

Assessment:	1 of 2	
	11-232	
	111 LEES CREEK GP DIT ROTARY	
	First Half	Second Half
Due:	\$2.93	\$2.92
Collected:	(\$2.93)	(\$2.92)
Balance:	\$0.00	\$0.00

Payment History

Data For Parcel 350020405000000

Tax Data

Parcel:	350020405000000
Map Number:	3500210970
Owner:	BEAM CATHY C
Address:	HORNBEAM RD



Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
Gross Property Tax:	\$1,248.52	\$1,248.52
Reduction:	(\$307.94)	(\$307.94)
10% Rollback:	(\$94.06)	(\$94.06)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$30.75	\$30.75
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Due:	\$877.27	\$877.27
First Half Carry-over:		\$0.00
Collected:	(\$877.27)	(\$877.27)
Refunded:	\$0.00	\$0.00
Balance:	\$0.00	\$0.00

Special Assessments

Assessment:	1 of 2	
	11-232	
	111 LEES CREEK GP DIT ROTARY	
	First Half	Second Half
Due:	\$6.45	\$6.45
Collected:	(\$6.45)	(\$6.45)
Balance:	\$0.00	\$0.00

Payment History

Data For Parcel 350020406000000

Tax Data

Parcel:	350020406000000
Map Number:	3500169499
Owner:	BEAM STEVEN CRAIG & CATHY C
Address:	3129 HORNBEAM RD



Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
Gross Property Tax:	\$3,055.08	\$3,055.08
Reduction:	(\$753.53)	(\$753.53)
10% Rollback:	(\$230.16)	(\$230.16)
2.5% Rollback:	(\$45.02)	(\$45.02)
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$3.99	\$3.98
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	
Interest:	\$0.00	
Due:	\$2,030.36	\$2,030.35
First Half Carry-over:		\$0.00
Collected:	(\$2,030.36)	(\$2,030.35)
Refunded:	\$0.00	\$0.00
Balance:	\$0.00	\$0.00

Special Assessments

Assessment:	1 of 2	
	11-232	
	111 LEES CREEK GP DIT ROTARY	
	First Half	Second Half
Due:	\$0.84	\$0.83
Collected:	(\$0.84)	(\$0.83)
Balance:	\$0.00	\$0.00

Payment History

Data For Parcel 350020407000000

Tax Data

Parcel:	350020407000000
Map Number:	3500210988
Owner:	BEAM STEVEN CRAIG & CATHY C
Address:	HORNBEAM RD



Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
Gross Property Tax:	\$10.36	\$10.36
Reduction:	(\$2.56)	(\$2.56)
10% Rollback:	(\$0.78)	(\$0.78)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Due:	\$7.02	\$7.02
First Half Carry-over:		\$0.00
Collected:	(\$7.02)	(\$7.02)
Refunded:	\$0.00	\$0.00
Balance:	\$0.00	\$0.00

Special Assessments

No data found for this parcel.

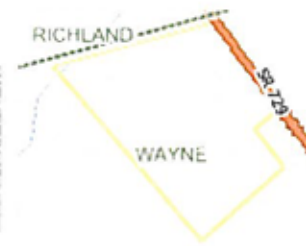
Payment History

Payment Date	Amount Paid
7/8/2013	\$7.02
2/14/2013	\$7.02
7/9/2012	\$7.02
2/9/2012	\$7.02
7/19/2011	\$6.17
2/1/2011	\$6.17

Data For Parcel 350020501000000

Tax Data

Parcel:	350020501000000
Map Number:	3500211638
Owner:	BEAM CATHY C
Address:	SR 729



Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
Gross Property Tax:	\$1,222.48	\$1,222.48
Reduction:	(\$301.52)	(\$301.52)
10% Rollback:	(\$92.10)	(\$92.10)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$28.63	\$28.62
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Due:	\$857.49	\$857.48
First Half Carry-over:		\$0.00
Collected:	(\$857.49)	(\$857.48)
Refunded:	\$0.00	\$0.00
Balance:	\$0.00	\$0.00

Special Assessments

Assessment:	1 of 2	
	11-232	
	111 LEES CREEK GP DIT ROTARY	
	First Half	Second Half
Due:	\$6.01	\$6.00
Collected:	(\$6.01)	(\$6.00)
Balance:	\$0.00	\$0.00

Payment History



TITLE OPINION



TITLE OPINION

TO: Steven Craig Beam aka S. Craig Beam
Cathy C. Beam
3129 Hornbeam Road
Sabina, OH 45169

Property Address: Tract I – 0.335 acres, Wayne Township, Clinton County, Ohio
Tract II – 85.312 acres, Wayne Township, Clinton County, Ohio

LEGAL DESCRIPTION

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

CERTIFICATE

This is to certify that a careful examination has been made of the records of Clinton County, Ohio, as disclosed by the public indices thereto, pertaining to the above described premises for a period of at least forty-two (42) years prior to the date hereof.

From such examination, it is the opinion of the undersigned that fee simple title of record is vested absolutely in **CATHY C. BEAM** who acquired title thereto as follows: Tract I – by Limited Warranty Deed from Metropolitan Life Insurance Company of New York dated November 9, 1992, and filed December 1, 1992, in Volume 113, Page 832, Official Records, Clinton County, Ohio; and Tract II – by Limited Warranty Deed from Metropolitan Life Insurance Company of New York dated November 9, 1992, and filed December 1, 1992, in Volume 113, Page 834, Official Records, Clinton County, Ohio, and that such title is good and merchantable, subject only to the following:

1. Mortgage to National Bank & Trust from Cathy C. Beam, a married woman, dated February 26, 2008, and filed March 10, 2008, in Volume 724, Page 363, Official Records, Clinton County, Ohio, in the original principal amount. Said mortgage is secured by additional collateral.
2. Easement in favor of The Dayton Power & Light Company found of record in Volume 278, Page 611, Deed Records, Clinton County, Ohio.
3. Easement in favor of A T & T found of record in Volume 24, Page 5, Official Records, Clinton County, Ohio.
4. Oil and Gas Lease to Ohio Oil and Gas Company found of record in Volume 177, Page 345, Official Records, Clinton County, Ohio, the primary term of which expired March 2, 1996.
5. Road use right-of-way as shown on the plat found of record in Volume 23, Page 134, Clinton County Engineers Record of Land Division.
6. Real estate taxes are a continuing lien upon the premises. Taxes are in the name of Cathy C. Beam as follows: Tract I – Parcel #350020407000000 in the amount of \$7.02 per half; there are no special assessments; taxes for the first half of calendar

year 2012 are paid; taxes for the second half of 2012 are due and payable on July 22, 2013; taxes for calendar year 2013 and thereafter are a lien, but are not yet due and payable; and Tract II – Parcel #350020405000000 in the amount of \$846.52 per half plus an assessment in the amount of \$30.75 added to each half; taxes for the first half of calendar year 2012 are paid; taxes for the second half of 2012 are due and payable on July 22, 2013; taxes for calendar year 2013 and thereafter are a lien, but are not yet due and payable.

NOTE: This property is being taxed under an Agricultural Use Valuation Program. Attention is called to the fact that there could be a possible recoupment of taxes if this property is no longer eligible for said benefits.

It is further certified that there are no other liens, encumbrances or defects of record which would render said title unsafe or unmerchantable.

No search has been made in the United States Bankruptcy Court or Circuit Court of Appeals or any subdivision thereof. There is no bankruptcy court in the county in which the real estate is located. Further, this Certificate does not purport to cover matters not of record in said County, including, but not limited to, rights of persons in possession, questions which a correct survey or inspection would disclose, correct legal property description, rights to file mechanics' 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 Hazardous 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, nor a bankruptcy of a past or present owner of the property not disclosed by the records of said County.

Dated this 25th day of June, 2013, at 8:00 a.m.

PEELLE LAW OFFICES CO., L.P.A.

By: 

Robert C. Peelle
Examining Attorney

EXHIBIT A – LEGAL DESCRIPTION

Tract I: Situate in the Township of Wayne, County of Clinton and State of Ohio, being a part of Military Survey No. 6298 and bounded and described as follows:

Beginning at a nail (found) in Hornbeam Road (No. 229) at the Southerly corner of a 10.731 Acre Tract as recorded in Volume 15, Plat No. 175 of the Clinton County Engineers Record of Land Division:

Running thence, from said point of beginning, with a line of said 10.731 Acre Tract N 45° 11' 00" E 595.90 feet to a point; thence by new division lines on the following courses: (1) S 44° 25' 00" E 30.00 feet to a ½" iron pin (set); (2) S 46° 14' 27" W 596.47 feet to a ½" iron pin (set); (3) N 42° 45' 00" W 19.00 feet to the point of beginning, containing Three Hundred Thirty-five Thousandths (0.335) of an Acre. Subject to all legal highways and easements of record.

Exemption: the 0.335 acre tract hereinabove is to be conveyed to an adjacent owner only.

This description is the result of a new survey made under the direction of Richard D. Roll, Registered Surveyor No. 4957, by CLINCO, Engineers and Surveyors, Wilmington, Ohio, in August, 1992, as recorded in Volume 23, Plat No. 134 of the Clinton County Engineers Record of Land Division. The bearings in this description were derived from the survey of the aforesaid 10.731 Acre Tract.

Tract II: Situate in the Township of Wayne, County of Clinton and State of Ohio, being a part of Military Survey No. 6298 and bounded and described as follows:

Beginning at a nail (set) in the center of Hornbeam Road (No. 229) at the Westerly corner of a 10.731 Acre Tract as recorded in Volume 15, Plat No. 175 of the Clinton County Engineers Record of Land Division:

Running thence, from said point of beginning, with the center of Hornbeam Road N 42° 45' 00" W 1118.44 feet to a nail (set); thence with the lines of the herein Grantor's lands on the following courses: (1) N 46° 30' 32" E (passing a ½" iron pin [set] at 20.14 feet) a distance of 496.80 feet to a point; (2) N 40° 46' 04" W (passing a ½" iron [set] at 19.76 feet) a distance of 302.28 feet to a ½" iron pin (set); (3) N 44° 35' 55" E (passing a ½" iron pin [set] at 1335.81 feet) a distance of 1343.46 feet to a point; (4) with a line of a 1,286.735 Acre Tract as recorded in Volume 16, Plat No. 232, of said Record of Land Division S 43° 46' 52" E 2466.59 feet to a 5/8" iron pin (found); (5) S 43° 31' 13" E 229.33 feet to a ½" iron pin (set); (6) S 46° 20' 32" W 1280.80 feet to a ½" iron pin (set); thence by a new division line N 44° 25' 00" W (passing a ½" iron pin [set] at 676.37 feet) a distance of 706.37 feet to a point; thence with the lines of the aforesaid 10.731 Acre Tract on the following courses: (1) N 45° 11' 00" E 296.23 feet to a 5/8" iron pin (found); (2) N 43° 26' 10" W 509.98 feet to a 5/8" iron pin (found); (3) S 47° 15' 00" W (passing a 5/8" iron pin [found] at 860.45 feet) a distance of 885.45 feet to the point of beginning, containing Ninety and Nine Hundred Thirteen Thousandths (90.913) Acres. Subject to all legal highways and easements of record.

This description is the result of a new survey made under the direction of Richard D. Roll, Registered Surveyor No. 49, by CLINCO, Engineers and Surveyors, Wilmington, Ohio, in August,

1992, as recorded in Volume 23, Plat No. 134 of the Clinton County Engineers Record of Land Division. The bearings in this description were derived from the survey of the aforesaid 10.731 Acre Tract.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

Situate in the Township of Wayne, County of Clinton and State of Ohio, being a part of Military Survey No. 6298 and bounded and described as follows: Beginning at a ½" iron pin (found) at the Easterly corner of the 3.774 Acre Tract as recorded in Volume 23, Plat No. 234 of the Clinton County Engineers Record of Land Division:

Running thence, from said point of beginning, with a line of said 3.774 Acre Tract N 42° 45' 00" W 548.15 feet to a ½" iron pin (found); thence with a line of a 90.913 Acre Tract as recorded in Volume 23, Plat No. 134 of the aforesaid Record of Land Division N 46° 30' 32" E 30.00 feet to a ½" iron pin (set); thence by new division lines on the following courses: (1) S 42° 45' 00" E 577.68 feet to a ½" iron pin (set); (2) N 88° 34' 32" W 41.83 feet to the point of beginning, containing Three Hundred Eighty Eight Thousandths (0.388) of an Acre. Subject to all easements of record.

This description is the result of a new survey made under the direction of Steven D. Webb, Registered Surveyor No. 7250, by CLINCO SURVEYORS, Wilmington, Ohio, in July, 1994, as recorded in Volume 25, Plat No. 115 of the Clinton County Engineers Record of Land Division. The bearings in this description were derived from the survey of the aforesaid 3.774 Acre Tract.

FURTHER SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

Situate in the Township of Wayne, County of Clinton and State of Ohio, being a part of Military Survey No. 6298 and bounded and described as follows: Beginning at a nail (found) in the center of Hornbeam Road (No. 229) at the Westerly corner of a 90.913 Acre Tract as recorded in Volume 23, Plat No. 134 of the Clinton County Engineers Record of Land Division:

Running thence, from said point of beginning, with a line of said 90.913 Acre Tract N 46° 30' 32" E (passing a ½" iron pin [found] at 20.14 feet) a distance of 300.00 feet to a ½" iron pin (set); thence by new division lines on the following courses: (1) S 42° 45' 00" E 548.15 feet to a ½" iron pin (set); (2) S 46° 32' 55" W (passing a ½" iron pin [set] at 275.00 feet) a distance of 300.00 feet to a nail (set); thence with a line of the aforesaid 90.913 Acre Tract in the center of Hornbeam Road N 42° 45' 00" W 547.94 feet to the point of beginning, containing Three and Seven Hundred Seventy Four Thousandths (3.774) Acres. Subject to all legal highways and easements of record.

This description is the result of a new survey made under the direction of Richard D. Roll, Registered Surveyor No. 4957, by CLINCO, Engineers and Surveyors, Wilmington, Ohio, in December, 1992, as recorded in Volume 23, Plat No. 134 of the Clinton County Engineers Record of Land Division. The bearings in this description were derived from the survey of the aforesaid 90.913 Acre Tract.

FURTHER SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in Wayne Township, Clinton County, Ohio, and being part of Military Survey No. 6298 and being part of the original 90.913 acre tract as conveyed to Cathy C. Beam, (Official Record Volume 113, Page 834), and recorded in Volume 23, Plat No. 134, of the Clinton County Engineers Record of Land Division and bounded and described as follows:

Beginning at a ½" iron pin (found) in a southeasterly line of the 80.00 acre tract (Tract 1:), as conveyed to Robert H. & Elaine Barton, (Deed Book Volume 214, Page 316), at the northerly corner of the 0.388 acre tract as conveyed to Kevin L. and Amy J. Bean, (Official Record Volume 158, Page 641), and recorded in Volume 25, Plat No. 115, of the aforesaid Record of Land Division; Said pin bears, N. 46 deg. 30' 32" E. 330.00 feet from a nail (found) in the center of Hornbeam Road (No. 229) at the westerly corner of the 3.774 acre tract as conveyed to Kevin L. & Amy J. Bean, (Official Record Volume 118, Page 867), and recorded in Volume 23, Plat No. 234, of the said Record of Land Division.

Running thence, from said point of beginning, with a southeasterly line of said 80.00 acre tract and a line of the aforesaid original 90.913 acre tract, N. 46 deg. 30' 32" E. 100.00 feet to a ½" iron pin (set); Thence, by new division lines, on the following courses: (1) S. 42 deg. 45' 00" E. 676.12 feet to a ½" iron pin (set); (2) N. 88 deg. 34' 32" W. 139.42 feet to a ½" iron pin (found) at the easterly corner of the aforesaid 0.388 acre tract; thence, with the northeasterly line of said 0.388 acre tract, N. 42 deg. 45' 00" W. 577.68 feet to the point of beginning, containing One and Four Hundred Thirty Nine Thousandths (1.439) acres. Subject to all easements of record.

Exemption: The above described 1.439 acre tract is to be conveyed to an adjacent owner only and no new building site created.

This description is the result of a new survey made under the direction of Steven D. Webb, Registered Surveyor No. 7250, by A.S.A.P. SURVEYS, Sabina, Ohio, in May, 1999, and recorded in Volume 30, Plat No. 60, of the Clinton County Engineers Record of Land Division. The bearings in this description were based upon the 0.388 acre tract. (Official Record Volume 158, Page 641), and recorded in Volume 25, Plat No. 225, of the Clinton County Engineers Record of Land Division, (N. 42 deg. 45' 00" W. on the northeasterly line). All pins (set) are ½" x 30" iron pins with plastic caps stamped A.S.A.P. SUR. L.S. 7250.

TITLE OPINION

TO: Steven Craig Beam aka S. Craig Beam
Cathy C. Beam
3129 Hornbeam Road
Sabina, OH 45169

Property Address: 3129 Hornbeam Road, Sabina, OH 45169

LEGAL DESCRIPTION

SEE EXHIBIT A, ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE

CERTIFICATE

This is to certify that a careful examination has been made of the records of Clinton County, Ohio, as disclosed by the public indices thereto, pertaining to the above described premises for a period of at least forty-two (42) years prior to the date hereof.

From such examination, it is the opinion of the undersigned that fee simple title of record is vested absolutely in **STEVEN CRAIG BEAM AND CATHY C. BEAM** who acquired title thereto by Warranty Deed from Beam Farms Limited, a partnership, dated August 20, 1979, and filed August 20, 1979, in Volume 265, Page 283, Deed Records, Clinton County, Ohio, and that such title is good and merchantable, subject only to the following:

1. Mortgage to PNC Bank, National Association, from Steven Craig Beam and Cathy C. Beam, husband and wife, dated January 27, 2000, and filed September 20, 2000, in Volume 348, Page 473, Official Records, Clinton County, Ohio, in the original principal amount. There is a Modification Agreement found of record in Volume 683, Page 379, Official Records, Clinton County, Ohio, which extends the maturity date of the Note.
2. Road use right-of-way as shown on the plat found of record in Volume 15, Page 175 of the Clinton County Engineers Record of Land Division.
3. Real estate taxes are a continuing lien upon the premises. Taxes are in the name of Steven Craig Beam and Cathy C. Beam, Parcel #350020406000000, in the amount of \$2,026.37 per half plus an assessment in the amount of \$3.98 added to the first half and an assessment in the amount of \$3.98 added to the second half; taxes for the first half of calendar year 2012 are paid; taxes for the second half of 2012 are due and payable on July 22, 2013; taxes for calendar year 2013 and thereafter are a lien, but are not yet due and payable.

It is further certified that there are no other liens, encumbrances or defects of record which would render said title unsafe or unmerchantable.

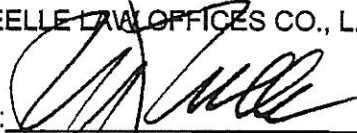
No search has been made in the United States Bankruptcy Court or Circuit Court of Appeals or any subdivision thereof. There is no bankruptcy court in the county in which the real estate is located. Further, this Certificate does not purport to cover matters not of record in said County, including, but not limited to, rights of persons in possession, questions which a correct

survey or inspection would disclose, correct legal property description, rights to file mechanics' 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 Hazardous 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, nor a bankruptcy of a past or present owner of the property not disclosed by the records of said County.

Dated this 25th day of June, 2013, at 8:00 a.m.

PEELLE LAW OFFICES CO., L.P.A.

By: _____



Robert C. Peelle
Examining Attorney

EXHIBIT A – LEGAL DESCRIPTION

Situate in the Township of Wayne, County of Clinton and State of Ohio, being a part of Military Survey No. 6298 and bounded and described as follows:

Beginning at a pipe in Hornbeam Pike (No. 229) at the Easterly corner of a 2.169 Acre Tract as recorded in Volume 14, Page 270 of the Clinton County Engineers Record of Land Division:

Running thence, from said point of beginning, with the center of Hornbeam Pike N 42° 45' 00" W 542.12 feet to an iron pin; thence by new division lines on the following courses: (1) N 47° 15' 00" E (passing an iron pin at 25.00 feet) a distance of 885.45 feet to an iron pin; (2) S 43° 26' 10" E 509.98 feet to an iron pin; thence with the Southeasterly line of the herein Grantor's 80 Acre Tract S 45° 11' 00" W 892.13 feet to the point of beginning, containing Ten and Seven Hundred Thirty-one Thousandths (10.731) Acres. Subject to all legal highways and easements of record. Survey Record 15-175

TITLE OPINION

TO: Steven Craig Beam aka S. Craig Beam
Cathy C. Beam
3129 Hornbeam Road
Sabina, OH 45169

Property Address: 116.711 acres, Wayne and Richland Townships, Clinton County, Ohio

LEGAL DESCRIPTION

SEE EXHIBIT A, ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE

CERTIFICATE

This is to certify that a careful examination has been made of the records of Clinton County, Ohio, as disclosed by the public indices thereto, pertaining to the above described premises for a period of at least forty-two (42) years prior to the date hereof.

From such examination, it is the opinion of the undersigned that fee simple title of record is vested absolutely in **CATHY C. BEAM** who acquired title thereto by Limited Warranty Deed from The Prudential Insurance Company of America dated January 7, 1999, and filed January 21, 1999, in Volume 290, Page 626, Official Records, Clinton County, Ohio, and that such title is good and merchantable, subject only to the following:

1. Mortgage to National Bank & Trust from Cathy C. Beam, a married woman, dated February 26, 2008, and filed March 10, 2008, in Volume 724, Page 363, Official Records, Clinton County, Ohio, in the original principal amount. Said mortgage is secured by additional collateral.
2. Easement in favor of A T & T found of record in Volume 27, Page 410, Deed Records, Clinton County, Ohio.
3. Highway easement in favor of Clinton County, Ohio, found of record in Volume 114, Page 186, Deed Records, Clinton County, Ohio.
4. Easement in favor of The Dayton Power & Light Company found of record in Volume 123, Page 345, Deed Records, Clinton County, Ohio.
5. Highway easement in favor of the State of Ohio found of record in Volume 197, Page 401, Deed Records, Clinton County, Ohio.
6. Easement in favor of Columbia Gas Transmission Corp. found of record in Volume 29, Page 307, Official Records, Clinton County, Ohio. Said easement has been assigned to The Dayton Power & Light Company, et al. in Volume 352, Page 790, Official Records, Clinton County, Ohio.
7. Utility easement in favor of the Village of Sabina found of record in Volume 122, Page 10, Official Records, Clinton County, Ohio.

8. Real estate taxes are a continuing lien upon the premises. Taxes are in the name of Cathy C. Beam as follows: Parcel #350020501000000 in the amount of \$828.86 per half plus an assessment in the amount of \$28.63 added to the first half and an assessment in the amount of \$28.62 added to the second half; and Parcel #240030903000000 in the amount of \$414.72 per half plus an assessment in the amount of \$19.96 added to the first half and an assessment in the amount of \$13.95 added to the second half; taxes for the first half of calendar year 2012 are paid; taxes for the second half of 2012 are due and payable on July 22, 2013; taxes for calendar year 2013 and thereafter are a lien, but are not yet due and payable.

NOTE: This property is being taxed under an Agricultural Use Valuation Program. Attention is called to the fact that there could be a possible recoupment of taxes if this property is no longer eligible for said benefits.

It is further certified that there are no other liens, encumbrances or defects of record which would render said title unsafe or unmerchantable.

No search has been made in the United States Bankruptcy Court or Circuit Court of Appeals or any subdivision thereof. There is no bankruptcy court in the county in which the real estate is located. Further, this Certificate does not purport to cover matters not of record in said County, including, but not limited to, rights of persons in possession, questions which a correct survey or inspection would disclose, correct legal property description, rights to file mechanics' 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 Hazardous 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, nor a bankruptcy of a past or present owner of the property not disclosed by the records of said County.

Dated this 25th day of June, 2013, at 8:00 a.m.

PEELLE LAW OFFICES CO., L.P.A.

By: 

Robert C. Peelle
Examining Attorney

EXHIBIT A – LEGAL DESCRIPTION

Situate in the Townships of Richland and Wayne, County of Clinton and State of Ohio, being a part of Military Survey No. 1061 and being part of the (Tract No. 1) 1,286.735 Acre Tract as conveyed to The Prudential Insurance Company of America (Deed Book Volume 273, Page 576) and recorded in Volume 16, Plat No. 232 of the Clinton County Engineers Record of Land Division and bounded and described as follows:

Beginning at a nail (found) in the center of State Route 729 at the northerly corner of the 4.445 Acre Tract as conveyed to Danny M. and Carolyn F. Runk (Deed Book Volume 255, Page 422) and recorded in Volume 14, Plat No. 239 of the aforesaid Record of Land Division:

Running thence, from said point of beginning, with the line of said 4.445 Acre Tract on the following courses: (1) S 51° 30' 16" W 363.80 feet to a ½" iron pin (found) bent; (2) S 38° 45' 13" E 548.33 feet to a ½" iron pin (set) in a northwesterly line of the 137.52 Acre Tract as conveyed to Mary Roberts (Deed Book Volume 256, Page 190); thence with said northwesterly line S 47° 05' 40" W 1229.15 feet to a 5/8" iron pin (found) in the northeasterly line of the 90.913 Acre Tract as conveyed to Cathy C. Beam (Official Record Volume 113, Page 834) and recorded in Volume 23, Plat No. 134 of the aforesaid Record of Land Division; thence with said northeasterly line and continuing with a line of the (Tract 1) 80.00 Acre Tract as conveyed to Robert H. and Elaine Barton N 42° 07' 47" W 3184.37 feet to a 5/8" iron pin (found) at a southerly corner of the 180.16 Acre Tract as conveyed to Karen S. Satterthwaite and James P. Wilson (Official Record Volume 184, Page 333); thence with the southeasterly line of said 180.16 Acre Tract N 51° 04' 59" E 1787.64 feet to a 5/8" iron pin (found) in the center of State Route 729; thence with the center of State Route 729 on the following courses: (1) S 38° 32' 34" E 1547.86 feet to a nail (set) at the westerly corner of the 6.064 Acre Tract as conveyed to Raymond E. Baker and Margaret A. Baker (Deed Book Volume 284, Page 261) and recorded in Volume 14, Plat No. 42 of the aforesaid Record of Land Division; (2) S 38° 29' 06" E 1000.42 feet to the point of beginning, containing One Hundred Sixteen and Seven Hundred Eleven Thousandths (116.711) Acres. Subject to all legal highways and easements of record.

In the above described 116.711 Acre Tract there being 37.536 Acres, more or less, within Richland Township, and 79.175 Acres, more or less, within Wayne Township.

This description is the result of a new survey made under the direction of Steven D. Webb, Registered Surveyor No. 7250, by A.S.A.P SURVEYS, Sabina, Ohio, in November, 1998, and recorded in Volume 273, Page 576, of the Clinton County Engineers Record of Land Division. The bearings in this description were based upon the 1,286.735 Acre Tract (Deed Book Volume 273, Page 576) and recorded in Volume 16, Plat No. 232 of the Clinton county Engineers Record of Land Division (N 42° 07' 47" W on a southwesterly line). All pins (set) are ½" x 30" iron pins with plastic caps stamped A.S.A.P. SUR. L.S. 7250.



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