

Defiance County, OH

**459 ±
acres**

offered in 12 Tracts

plus 6 Grain Bins



7 Farms within 16± miles of Defiance!

424± Acres tillable per FSA

Productive Soils

Immaculate shop with Heat/AC

Perfect for home-based business

Tract 1

Northwest

Ohio

land AUCTION

Ben & Shirley Kell Retirement

Tract 3

**INFORMATION
BOOKLET**

www.scraderauction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Ben & Shirley Keil

Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **AERIAL MAPS**
- **SOIL MAPS**
- **FLOOD MAPS**
- **FSA INFORMATION & MAPS**
- **COUNTY INFORMATION
(TAX RECORDS & PROPERTY RECORDS)**
- **DISCLOSURE FORMS**
- **TITLE REPORTS**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

DEFIANCE COUNTY, OHIO

459± ACRES

TUESDAY, MARCH 15, 2016 AT 6:00 PM

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Phone # 800-451-2709 / Fax # 260-244-4431, no later than Tuesday, March 8, 2016.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
459± Acres • Defiance County, Ohio
Tuesday, March 15, 2016

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, March 15, 2016 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number and bank account number is: _____ . (This for return of your deposit money). My bank name and address is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, March 8, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

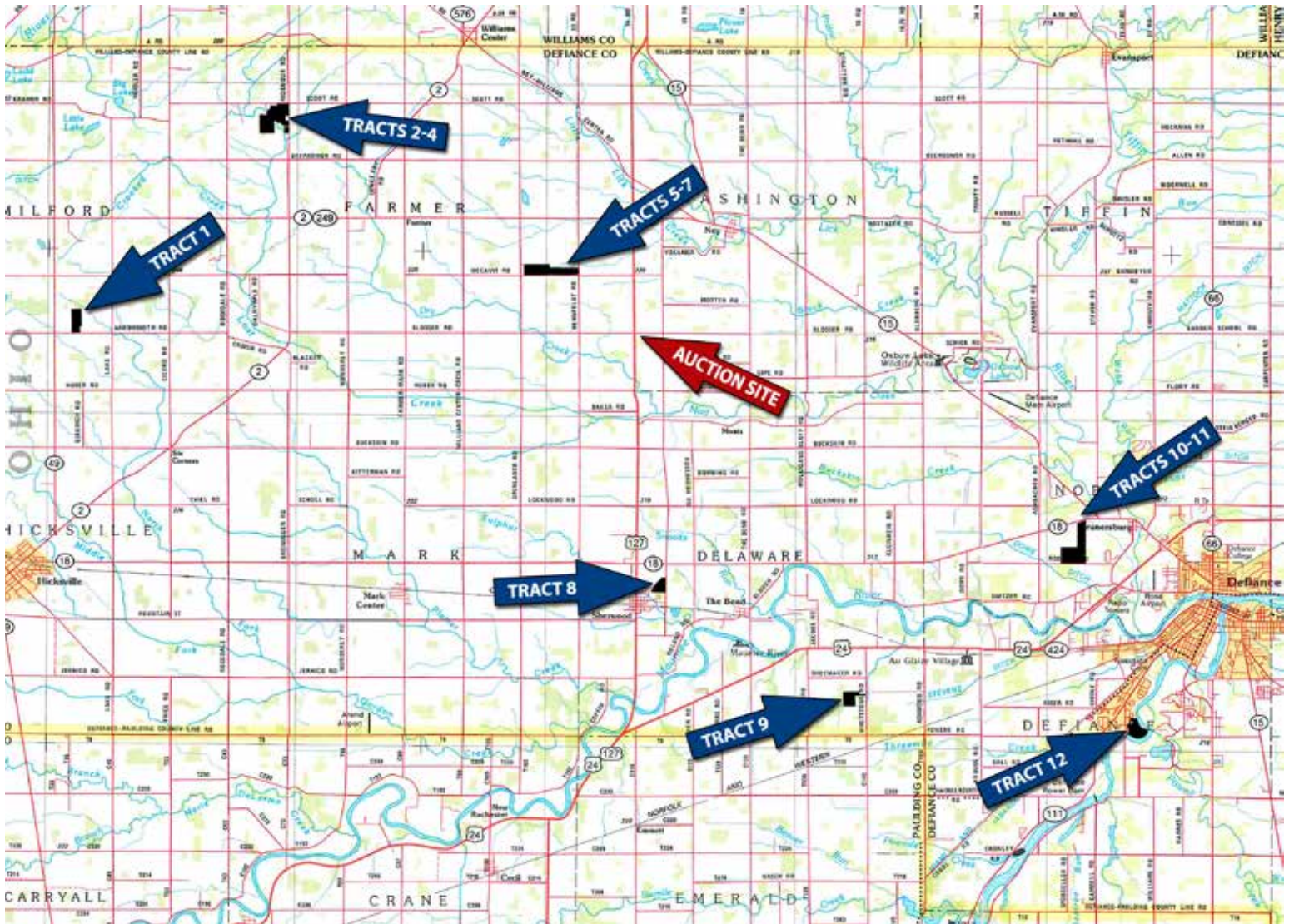
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

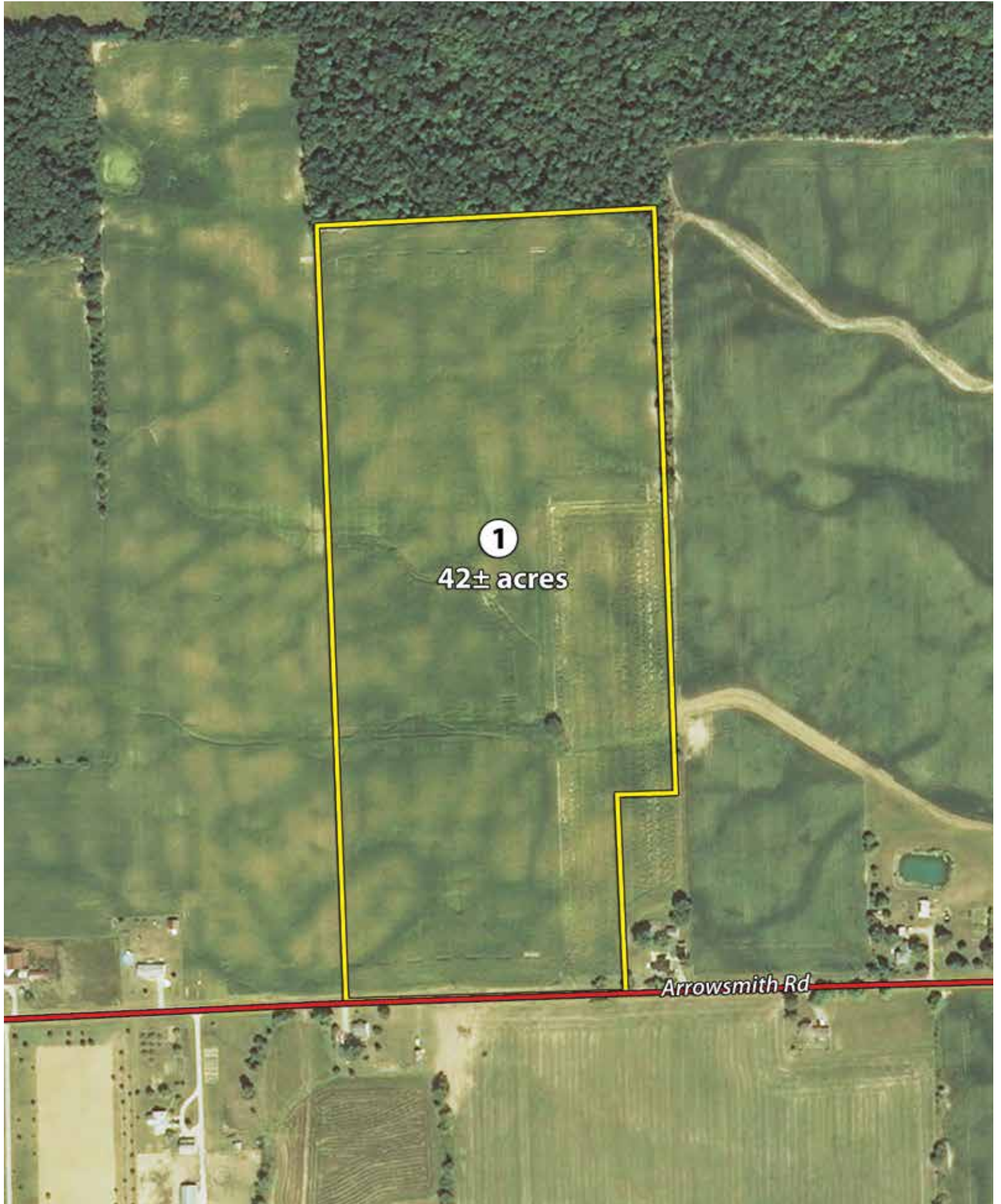
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

LOCATION MAP



AERIAL MAP - TRACT 1



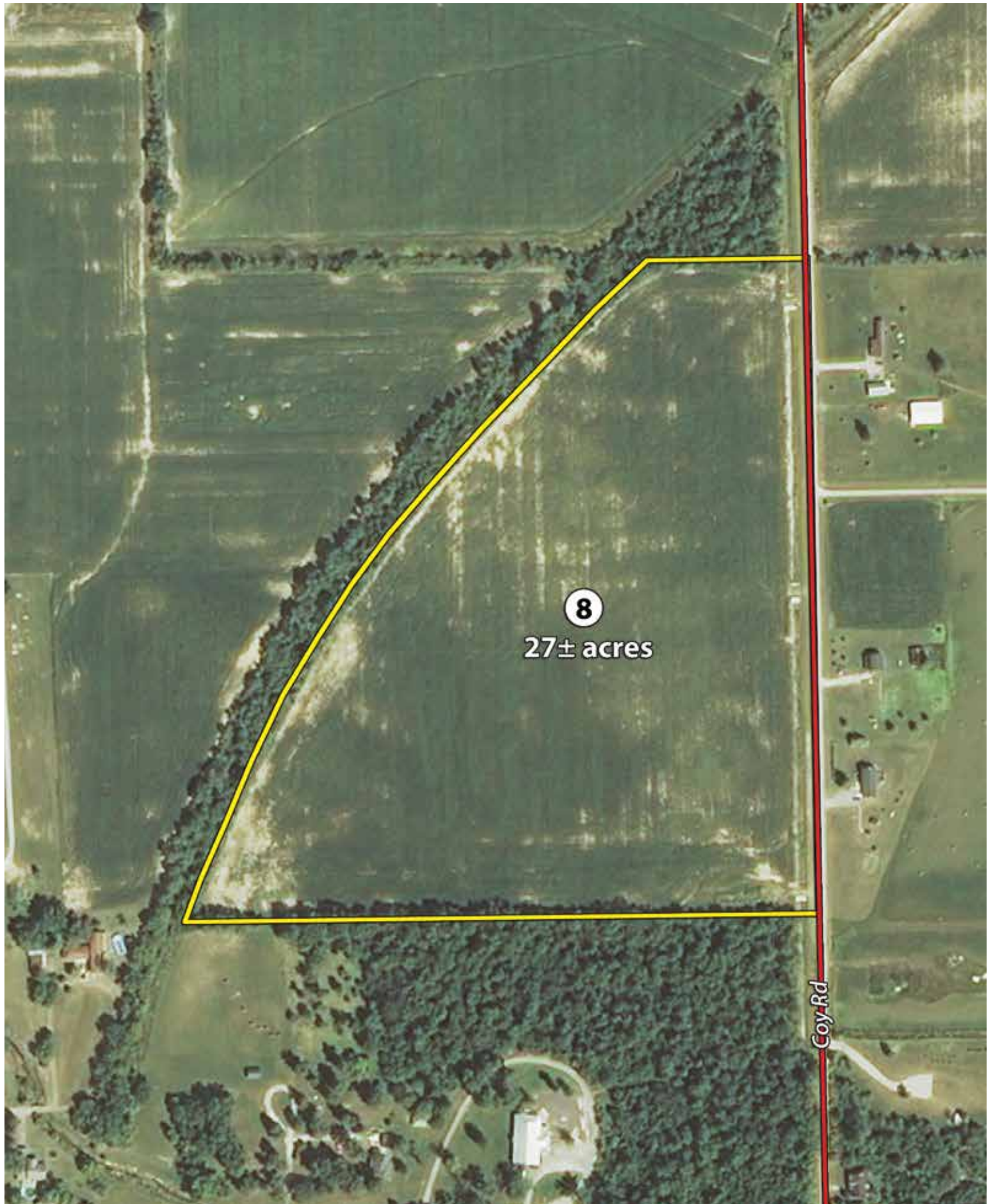
AERIAL MAP - TRACTS 2-4



AERIAL MAP - TRACTS 5-7



AERIAL MAP - TRACT 8



8

27± acres

Coy Rd

AERIAL MAP - TRACT 9



9
37± acres

Whetstone Rd

AERIAL MAP - TRACTS 10-11



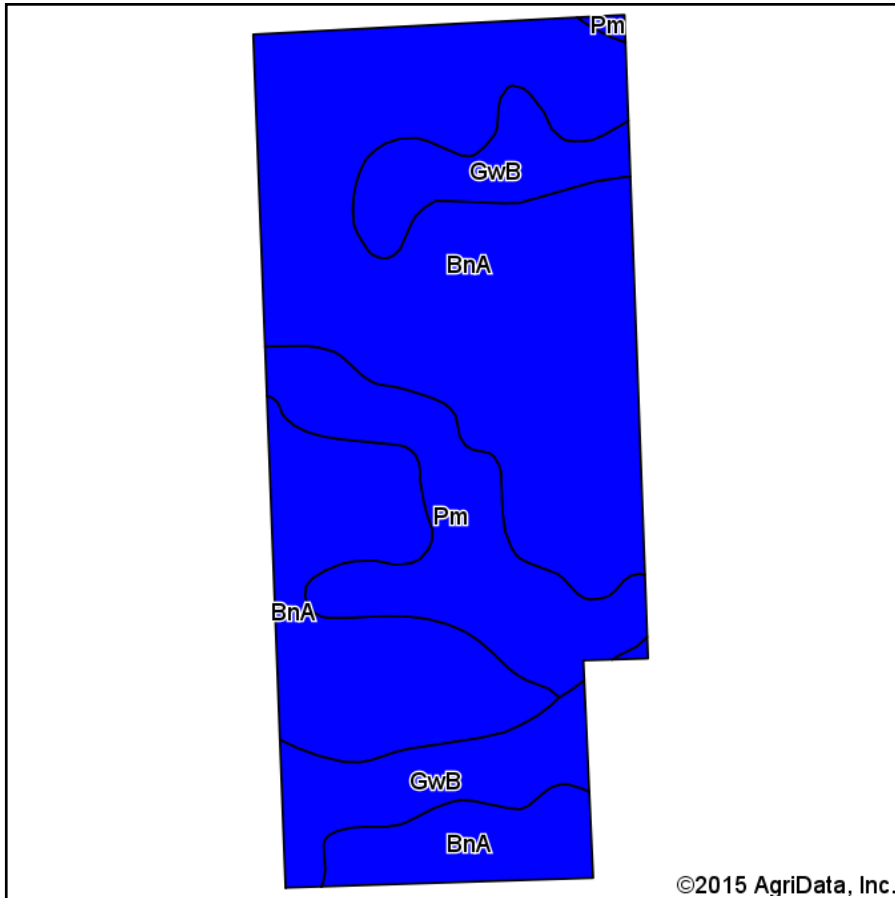
AERIAL MAP - TRACT 12



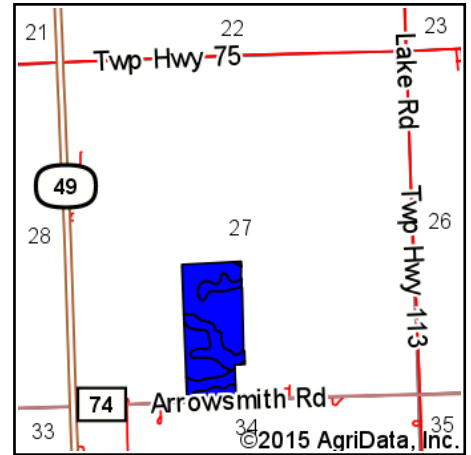


SOIL INFORMATION

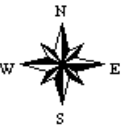
SOIL MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Defiance**
 Location: **27-5N-1E**
 Township: **Milford**
 Acres: **41.94**
 Date: **12/17/2015**



Area Symbol: OH039, Soil Area Version: 14

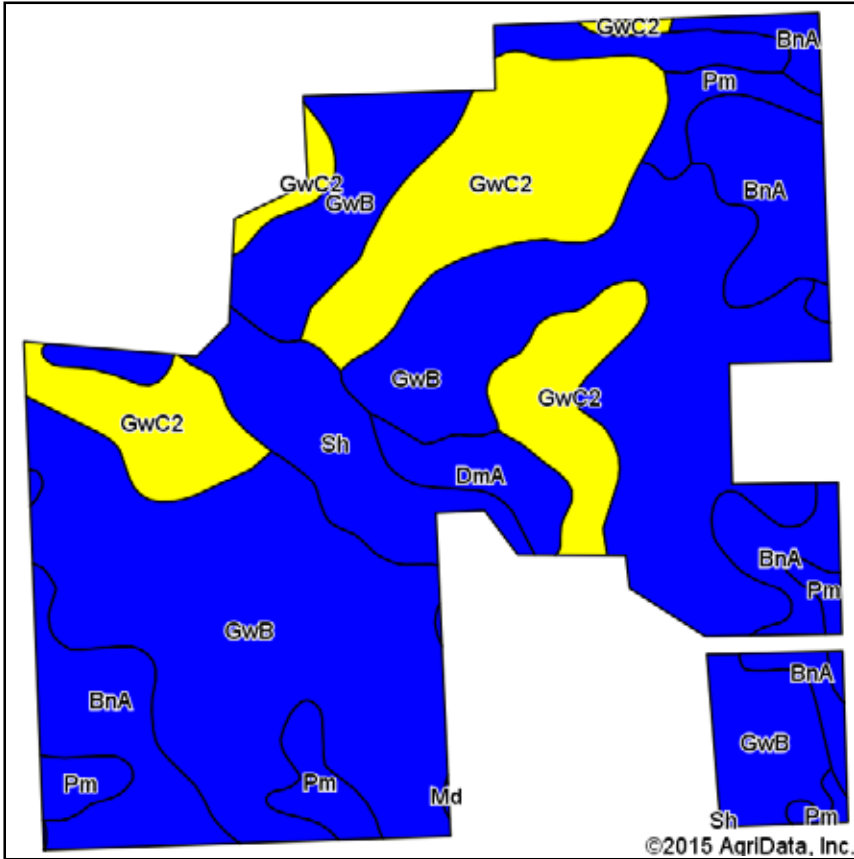
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat	*eFOTG PI
BnA	Blount loam, 0 to 2 percent slopes	29.21	69.6%		llw		141		4.6	9.3		46	63	77
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	6.48	15.5%		llw		157		5	10.5		47	64	83
GwB	Glynwood loam, 2 to 6 percent slopes	6.25	14.9%		lle	4.9	133	17	4.4	8.2	79	43	57	69
Weighted Average						0.7	142.3	2.5	4.6	9.3	11.8	45.7	62.3	76.7

Area Symbol: OH039, Soil Area Version: 14

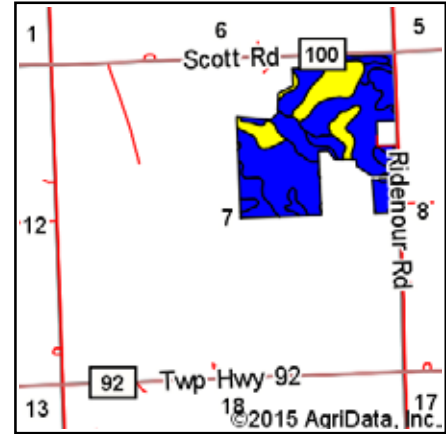
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

SOIL MAP - TRACTS 2-4



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Defiance**
 Location: **7-5N-2E**
 Township: **Farmer**
 Acres: **115.64**
 Date: **12/17/2015**



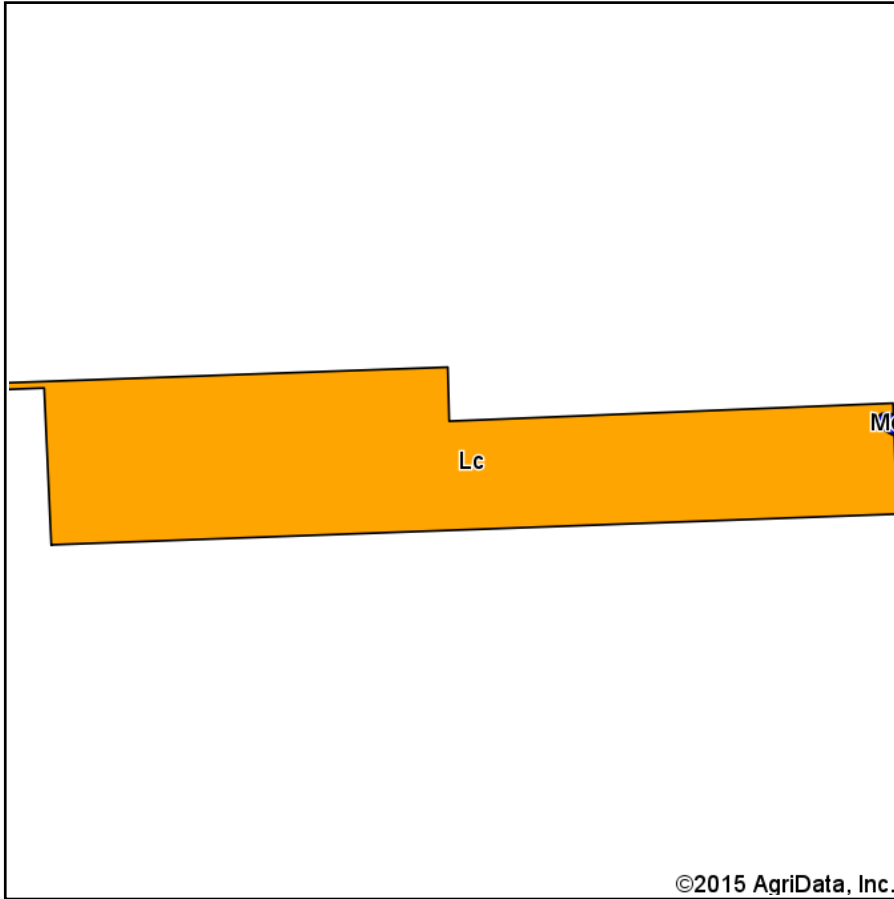
Area Symbol: OH039, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Orchardgrass alfalfa hay	Soybeans	Sugar beets	Tall fescue	Winter wheat	*eFOTG PI
GwB	Glynwood loam, 2 to 6 percent slopes	61.88	53.5%		Ile	4.9	133	17	4.4	8.2	79		43			57	69
GwC2	Glynwood loam, 6 to 12 percent slopes, eroded	22.92	19.8%		Ive		85		3.5		65	3.5	25			30	64
BnA	Blount loam, 0 to 2 percent slopes	15.28	13.2%		Ilw		141		4.6	9.3			46			63	77
Sh	Shoals silt loam, frequently flooded	6.87	5.9%		Ilw		115		3.5		60	4	40		8		68
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	5.78	5.0%		Ilw		157		5	10.5			47			64	83
DmA	Digby loam, 0 to 3 percent slopes	2.83	2.4%		Ilw		115		4.5		80	4.6	42	12.8		48	77
Md	Merrill loam	0.08	0.1%		Ilw		130		5.3		90	5	48	24		55	92
Weighted Average						2.6	124.2	9.1	4.2	6.1	60.7	1	39.8	0.3	0.5	49.2	69.9

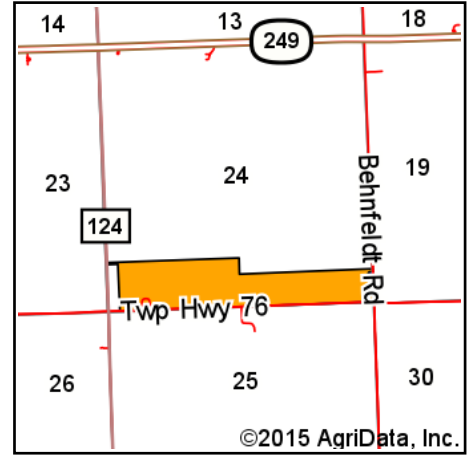
Area Symbol: OH039, Soil Area Version: 14

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

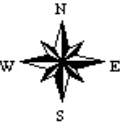
SOIL MAP - TRACTS 5-7



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Defiance**
 Location: **24-5N-2E**
 Township: **Farmer**
 Acres: **95.03**
 Date: **12/17/2015**



Area Symbol: OH039, Soil Area Version: 14

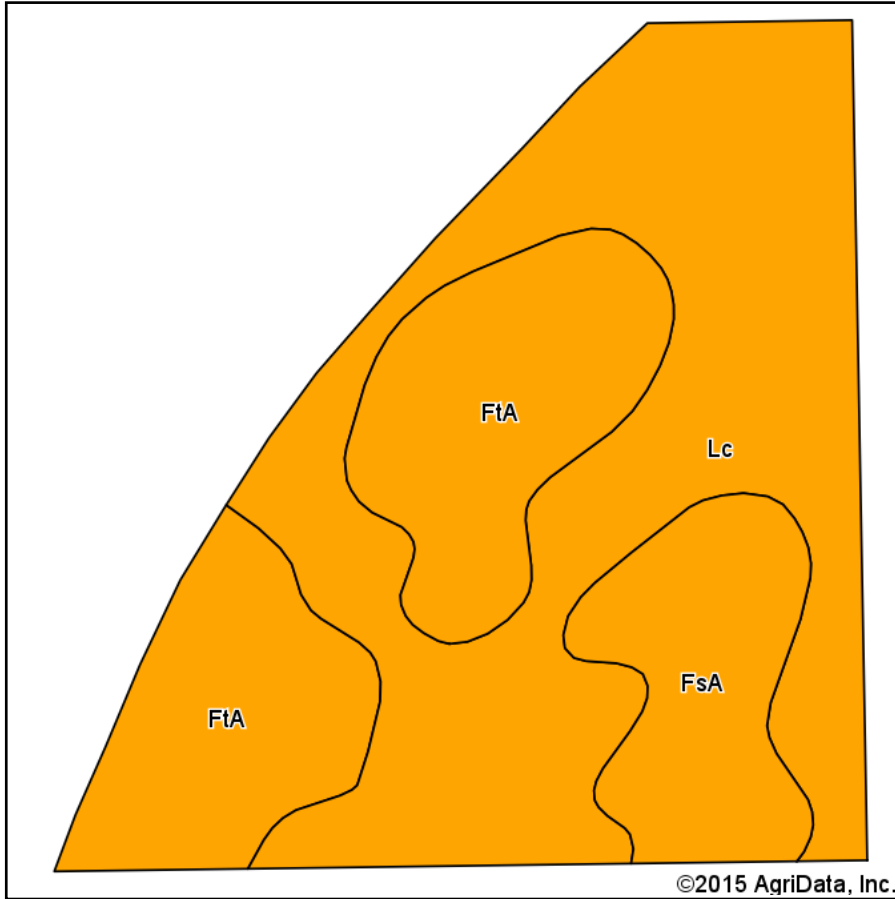
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Sugar beets	Winter wheat	*eFOTG PI
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	94.80	99.8%		Illw	112.9	4.6	76.4		44.4	17.8	47.1	78
Md	Mermill loam	0.23	0.2%		Ilw	130	5.3	90	5	48	24	55	92
Weighted Average						112.9	4.6	76.4	*-	44.4	17.8	47.1	78

Area Symbol: OH039, Soil Area Version: 14

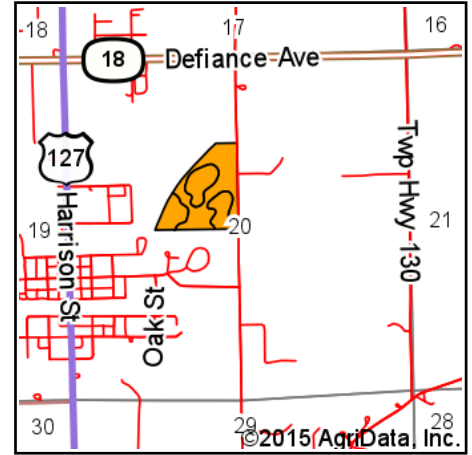
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 8



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Defiance**
 Location: **20-4N-3E**
 Township: **Delaware**
 Acres: **27.37**
 Date: **12/17/2015**



Area Symbol: OH039. Soil Area Version: 14

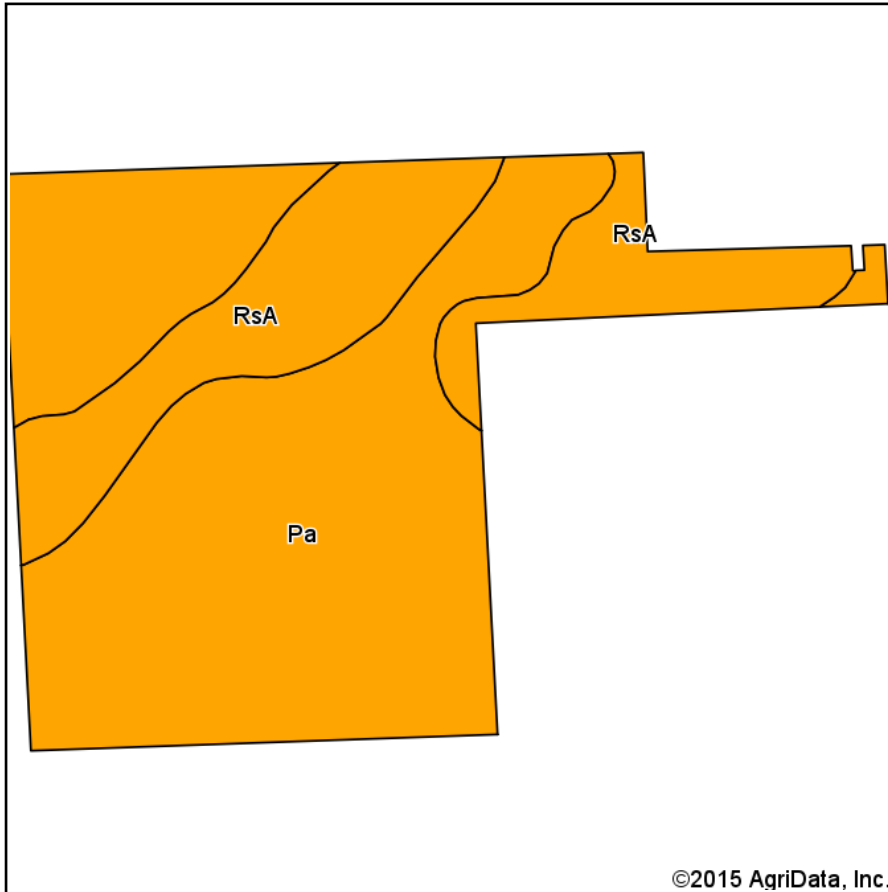
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass	Orchardgrass alfalfa	Soybeans	Sugar beets	Winter wheat	*eFOTG PI
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	15.11	55.2%		Illw	112.9	4.6	76.4			44.4	17.8	47.1	78
FtA	Fulton silty clay loam, 0 to 3 percent slopes	8.55	31.2%		Illw	100	4	70	6.4	4	35		44	64
FsA	Fulton loam, 0 to 3 percent slopes	3.71	13.6%		Illw	100	4	70	6.4	4	35		44	67
Weighted Average						107.1	4.3	73.5	2.9	1.8	40.2	9.8	45.7	72.1

Area Symbol: OH039, Soil Area Version: 14

*eftog PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

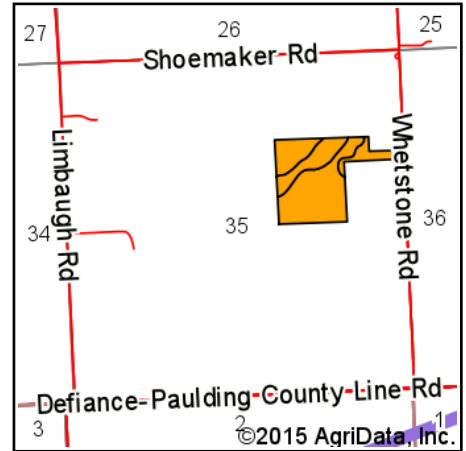
Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 9



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Ohio**
 County: **Defiance**
 Location: **35-4N-3E**
 Township: **Delaware**
 Acres: **37.38**
 Date: **12/17/2015**



Area Symbol: OH039, Soil Area Version: 14

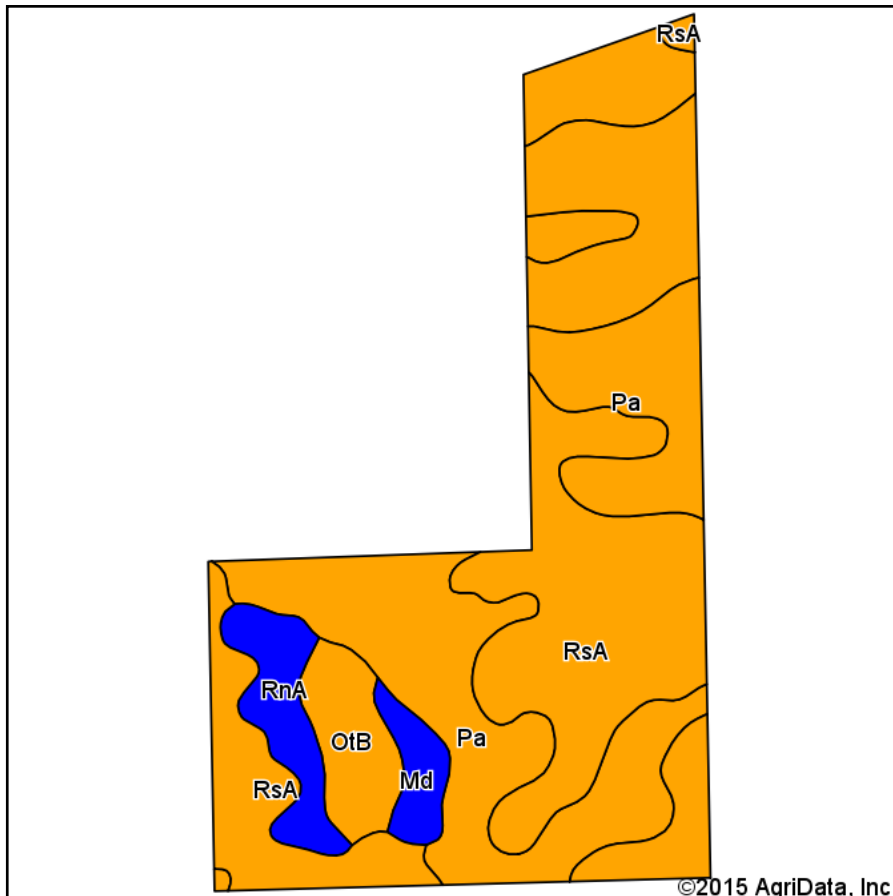
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Soybeans	Winter wheat	*eFOTG PI
Pa	Paulding clay, 0 to 1 percent slopes	27.01	72.3%		IIIw	105		72	38	40	69
RsA	Roselms silty clay, 0 to 3 percent slopes	10.37	27.7%		IIIw	80	3.5	55	35	33	54
Weighted Average						98.1	1	67.3	37.2	38.1	64.8

Area Symbol: OH039, Soil Area Version: 14

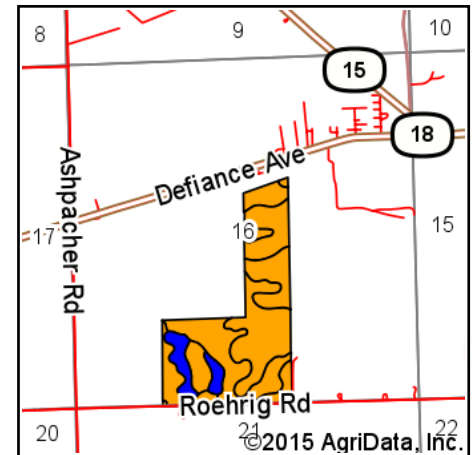
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

SOIL MAP - TRACTS 10-11



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Defiance**
 Location: **16-4N-4E**
 Township: **Noble**
 Acres: **93.91**
 Date: **12/17/2015**



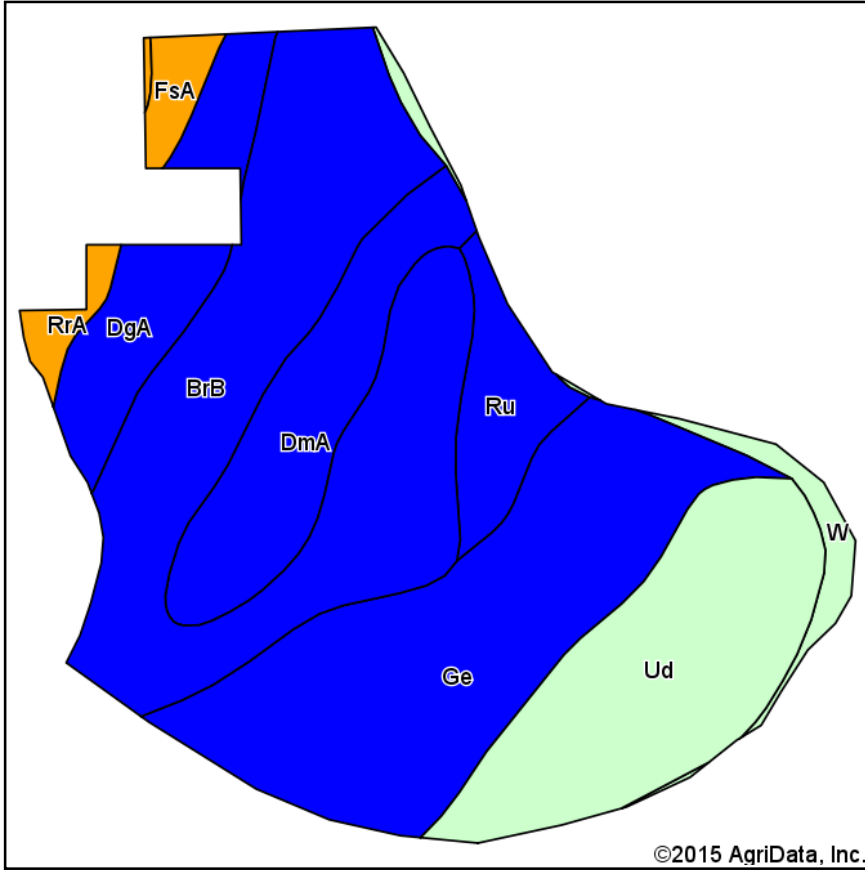
Area Symbol: OH039, Soil Area Version: 14													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Sugar beets	Winter wheat	*eFOTG PI
RSA	Roselms silty clay, 0 to 3 percent slopes	44.67	47.6%		Illw	80	3.5	55		35		33	54
Pa	Paulding clay, 0 to 1 percent slopes	36.66	39.0%		Illw	105		72		38		40	69
OtB	Ottokee loamy fine sand, 1 to 6 percent slopes	5.07	5.4%		Ills	90	3.4	70	3.5	34		40	63
RnA	Rimer loamy fine sand, 0 to 3 percent slopes	5.06	5.4%		Ilw	94	4	75		35	12	40	68
Md	Merrill loam	2.45	2.6%		Ilw	130	5.3	90	5	48	24	55	92
Weighted Average						92.4	2.2	64.4	0.3	36.5	1.3	37.1	62.1

Area Symbol: OH039, Soil Area Version: 14

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

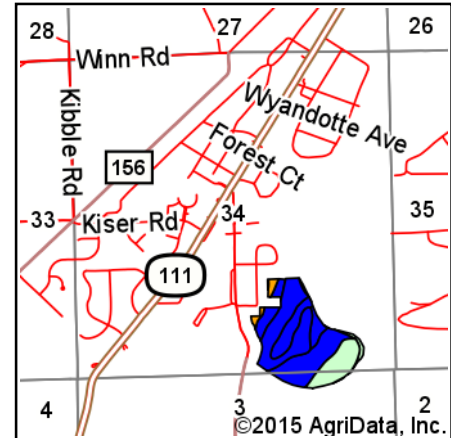
Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 12



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Ohio**
 County: **Defiance**
 Location: **34-4N-4E**
 Township: **Defiance**
 Acres: **46.65**
 Date: **12/17/2015**



Area Symbol: OH039. Soil Area Version: 14

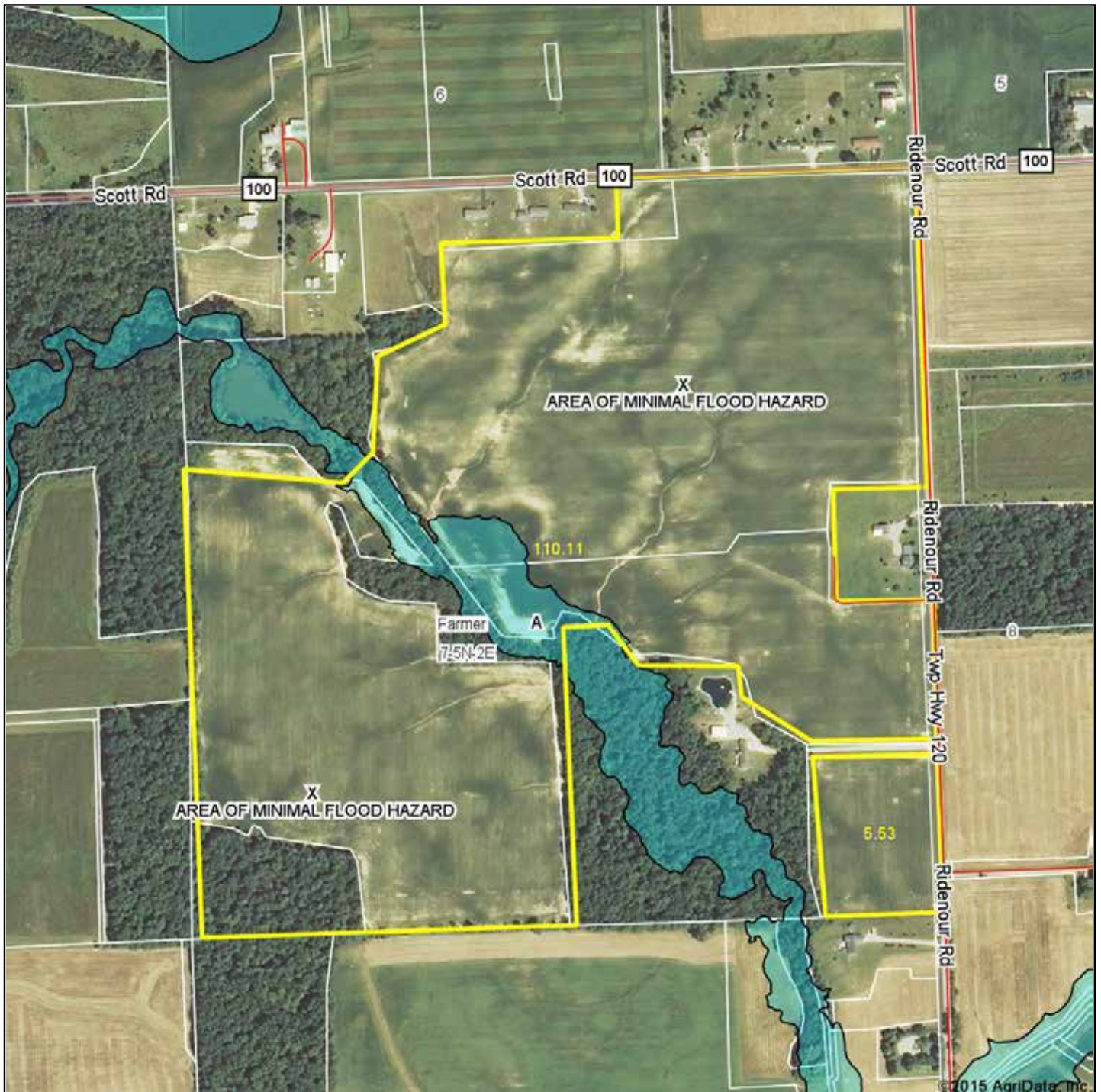
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Corn Irrigated	Corn silage	Corn silage Irrigated	Grass legume hay	Oats	Soybeans	Soybeans Irrigated	Tall fescue	Winter wheat	*eFOTG PI
BrB	Bronson sandy loam, 1 to 6 percent slopes	14.64	31.4%		IlS	IlS	95	170	16	27	3.8	78	36	55		38	66
Ge	Genesee loam, occasionally flooded	11.43	24.5%		Ilw		120				5		42		8		67
Ud	Udorthents, rolling	7.88	16.9%														
DmA	Digby loam, 0 to 3 percent slopes	4.74	10.2%		Ilw		115				4.5	80	42			48	77
DgA	Del Rey Variant silt loam, 0 to 3 percent slopes	3.29	7.1%		Ilw		112				4.6	72	40			50	77
Ru	Ross silt loam, occasionally flooded	2.21	4.7%		Ilw		135				4.5	70	48		8.8		91
W	Water	1.14	2.4%														
FsA	Fulton loam, 0 to 3 percent slopes	0.73	1.6%		Illw		100				4	70	35			44	67





FLOOD MAPS

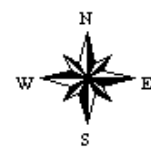
FLOOD MAP - TRACTS 2-4



map center: 41° 24' 30.82, 84° 40' 29.98



7-5N-2E
Defiance County
Ohio



12/17/2015

FLOOD MAP - TRACT 12



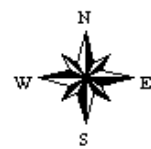
SCHRADER
Real Estate and Auction Company, Inc.

map center: 41° 15' 18.94, 84° 23' 9.3

0ft 814ft 1627ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2015 www.AgrDataInc.com

34-4N-4E
Defiance County
Ohio



12/17/2015

Field borders provided by Farm Service Agency as of 5/21/2008.



FSA INFORMATION

FSA INFORMATION - 156EZ

DEFIANCE



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ
Prepared: Jan 21, 2016
Crop Year: 2016

Form: FSA-156EZ

See Page 8 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BENJAMIN L KEIL
Farms Associated with Operator : 39-039-1197, 39-039-2057, 39-039-2084, 39-125-2634, 39-039-2959, 39-039-3049, 39-039-3062, 39-039-3233, 39-039-3905, 39-125-3995, 39-039-4119, 39-039-4769, 39-039-5718, 39-125-5907, 39-125-5908, 39-039-6264, 39-039-6841, 39-039-7111, 39-039-7215, 39-171-7318, 39-039-7851, 39-039-7859, 39-039-7969, 39-039-8002, 39-039-8003, 39-171-8606
CRP Contract Number(s) : 2250G, 2407G

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
693.27	573.03	573.03	0.00	0.00	7.48	0.00	0.00	Active	12
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAVWR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	565.55	0.00	0.00	Yes	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	116.00	0.00	0	40	
Corn	138.80	0.00	0	104	
Soybeans	281.00	7.20	0	29	
TOTAL	535.80	7.20			

NOTES

--

Tract Number : 80

Description : E-2 2B SEC 7 CNR SCOTT & RIDENOUR RD FARMER TWP **FAVWR History** : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : BENJAMIN L KEIL, SHIRLEY A KEIL

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
150.69	104.69	104.69	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	104.69	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	10.00	0.00	0	40
Corn	31.10	0.00	0	105
Soybeans	63.60	0.00	0	29

FSA INFORMATION - 156EZ

DEFIANCE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1000

Prepared : Jan 21, 2016

Crop Year : 2016

Tract 80 Continued ...

TOTAL **104.70** **0.00**

NOTES

Tract Number : 593

Description : H-3 1C SEC 24 CNR O'LANDER & MC CAVIT FARMER TWP

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BENJAMIN L KEIL, SHIRLEY A KEIL

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
54.32	52.90	52.90	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	52.90	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	3.10	0.00	0	40
Corn	20.30	0.00	0	113
Soybeans	29.50	0.00	0	30
TOTAL	52.90	0.00		

NOTES

Tract Number : 2085

Description : M-5 2C SEC 16 ON ROEHRIG RD NOBLE TWP

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BENJAMIN L KEIL, SHIRLEY A KEIL

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
97.52	92.04	92.04	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	92.04	0.00	0.00	0.00	0.00	

DCP Crop Data

FSA INFORMATION - 156EZ

DEFIANCE



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ
Prepared: Jan 21, 2016
Crop Year: 2016

Abbreviated 156 Farm Record

Tract 2085 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	44.70	0.00	0	40
Corn	8.00	0.00	0	96
Soybeans	39.30	0.00	0	28
TOTAL	92.00	0.00		

NOTES

Tract Number : 2500

Description : N-7 2B SEC 34 ON HARDING RD DEFIANCE TWP **FAV/WR History** : Yes
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BENJAMIN L KEIL, SHIRLEY A KEIL
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
46.97	30.80	30.80	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	30.80	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	15.90	0.00	0	100
Soybeans	14.90	0.00	0	36
TOTAL	30.80	0.00		

NOTES

Tract Number : 10852

Description : I-3 2C SEC 29 ON COY RD WASHINGTON TWP **FAV/WR History** : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DAVID JOSEPH KARLSTADT
Other Producers : VANDERMADE DAIRY LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
53.16	41.45	41.45	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION - 156EZ

DEFIANCE



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

Prepared: Jan 21, 2016
Crop Year: 2016

Abbreviated 156 Farm Record

Tract 10852 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	41.45	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.10	0.00	0	40
Corn	14.20	0.00	0	113
Soybeans	25.20	0.00	0	30
TOTAL	41.50	0.00		

NOTES

--

Tract Number : 11149

Description : O-2 1A SEC 1 NAGEL RD TIFFIN TWP **FAV/WR History** : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BENJAMIN L KEIL, SHIRLEY A KEIL
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.02	72.38	72.38	0.00	0.00	7.48	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	64.90	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	21.80	0.00	0	40
Corn	5.40	0.00	0	97
Soybeans	37.70	7.20	0	25
TOTAL	64.90	7.20		

NOTES

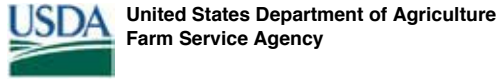
--

Tract Number : 12235

Description : O-2 1A SEC 11&12 NAGEL, SR 66 TIFFIN TOWNSHIP **FAV/WR History** : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BENJAMIN L KEIL, SHIRLEY A KEIL

FSA INFORMATION - 156EZ

DEFIANCE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FAV/WR History : No
Prepared : Jan 21, 2016
Crop Year : 2016

Tract 12235 Continued ...

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
23.47	22.42	22.42	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	22.42	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	5.60	0.00	0	40
Soybeans	14.80	0.00	0	26
TOTAL	20.40	0.00		

NOTES

Tract Number : 12294

Description : J-4 Mulligans Bluff Rd

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DAVID JOSEPH KARLSTADT

Other Producers : VANDERMADE DAIRY LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
27.00	22.61	22.61	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	22.61	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	3.50	0.00	0	40
TOTAL	3.50	0.00		

NOTES

Tract Number : 12402

Description : K-7 section 35 Whestone Rd Delaware Twp

FAV/WR History : Yes

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

FSA INFORMATION - 156EZ

DEFIANCE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1000
Prepared : Jan 21, 2016
Crop Year : 2016

Tract 12402 Continued ...

WL Violations : None
Owners : BENJAMIN L KEIL, SHIRLEY A KEIL
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
60.07	35.33	35.33	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	35.33	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	10.40	0.00	0	40
Corn	3.90	0.00	0	80
Soybeans	13.00	0.00	0	21
TOTAL	27.30	0.00		

NOTES

Tract Number : 12717

Description : I-6 sec 20 Coy Rd Delaware Twp FAV/WR History : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BENJAMIN L KEIL, SHIRLEY A KEIL
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.43	25.79	25.79	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	25.79	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	9.60	0.00	0	40
Corn	16.20	0.00	0	85
TOTAL	25.80	0.00		

NOTES

FSA INFORMATION - 156EZ

DEFIANCE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ
Prepared: Jan 21, 2016
Crop Year: 2016

Abbreviated 156 Farm Record

Tract Number : 12759

Description : Section 24 McCavit Rd Farmer Twp

FAVWR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BENJAMIN L KEIL, SHIRLEY A KEIL

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.60	39.60	39.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	39.60	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.30	0.00	0	40
Corn	9.90	0.00	0	122
Soybeans	24.80	0.00	0	31
TOTAL	39.00	0.00		

NOTES

--

Tract Number : 13253

Description : SEC 27 ARROWSMITH RD MILFORD TWP

FAVWR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BENJAMIN L KEIL, SHIRLEY A KEIL

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
33.02	33.02	33.02	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	33.02	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.90	0.00	0	40
Corn	13.90	0.00	0	104
Soybeans	18.20	0.00	0	36
TOTAL	33.00	0.00		

FSA INFORMATION - 156EZ

DEFIANCE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

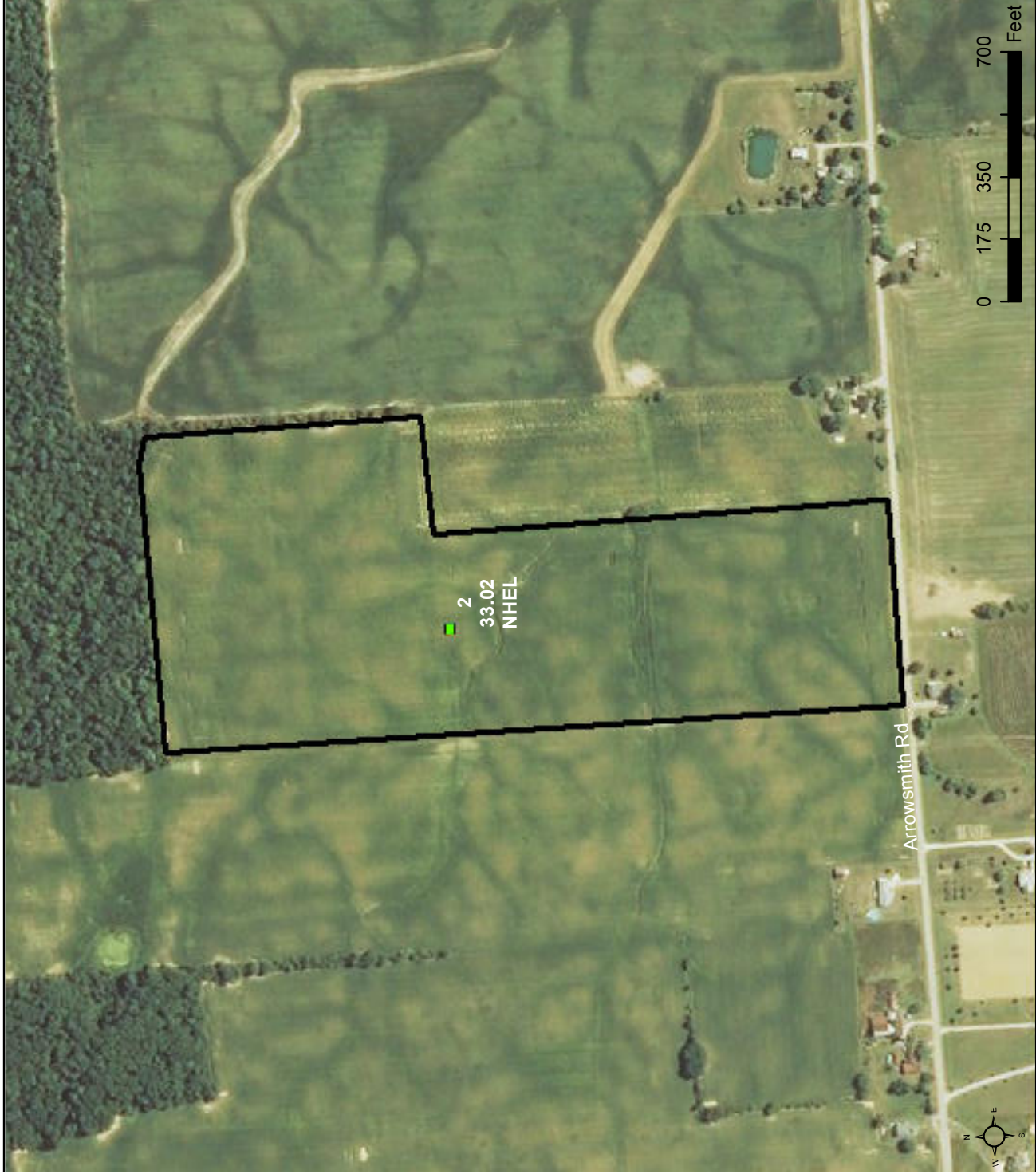
Form: 156EZ
Prepared: Jan 21, 2016
Crop Year: 2016

Tract 13253 Continued ...

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

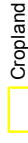
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



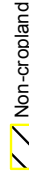
2015 Program Year

Map Created February 10, 2015

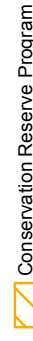
Common Land Unit



Cropland

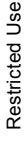


Non-cropland

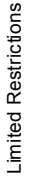


Conservation Reserve Program

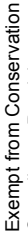
Wetland Determination Identifiers



Restricted Use



Limited Restrictions



Exempt from Conservation
Compliance Provisions

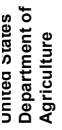


Tract Boundary

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations as stated in the National Determination Certificate (NDC).

FSA INFORMATION - MAP - TRACTS 2-4

United States
Department of
Agriculture



Defiance County, Ohio

Tract 80


Farm 7859






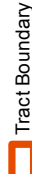
2015 Program Year
Map Created February 10, 2015

Common Land Unit

-  Cropland
-  Non-cropland

 Conservation Reserve Program

Wetland Determination Identifiers

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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determination of wetlands. National Conservation Reserve Program (NCRP)

FSA INFORMATION - MAP - TRACTS 5 & 6



Defiance County, Ohio

Tract 593

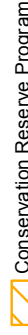
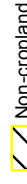
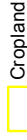
Farm 7859



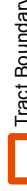
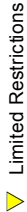
2015 Program Year

Map Created February 10, 2015

Common Land Unit



Wetland Determination Identifiers



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations as published in the National Wetlands Inventory (NWI).



2015 Program Year

Map Created February 10, 2015

Common Land Unit

-  Cropland
 -  Non-cropland
 -  Conservation Reserve Program
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions
 -  Tract Boundary

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations. Prepared by: National Agricultural Imagery Program (NAIP).



2015 Program Year

Map Created February 10, 2015

Common Land Unit

-  Cropland
 -  Non-cropland
 -  Conservation Reserve Program
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions
 -  Tract Boundary

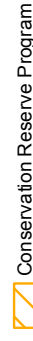
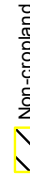
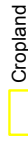
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations. © 2015 National Agricultural Imagery Program (NAIP)



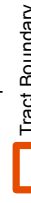
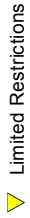
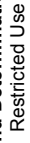
2015 Program Year

Map Created February 10, 2015

Common Land Unit

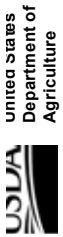


Wetland Determination Identifiers



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations of actual Wetland Determination Identifier (Wetland).

FSA INFORMATION - MAP - TRACTS 10-11



Defiance County, Ohio

Tract 2085

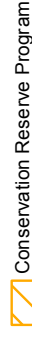
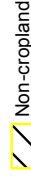
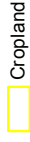
Farm 7859



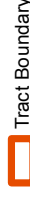
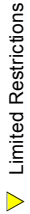
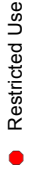
2015 Program Year

Map Created February 10, 2015

Common Land Unit



Wetland Determination Identifiers



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations as published in the National Wetlands Inventory (NWI).

FSA INFORMATION - MAP - TRACT 12

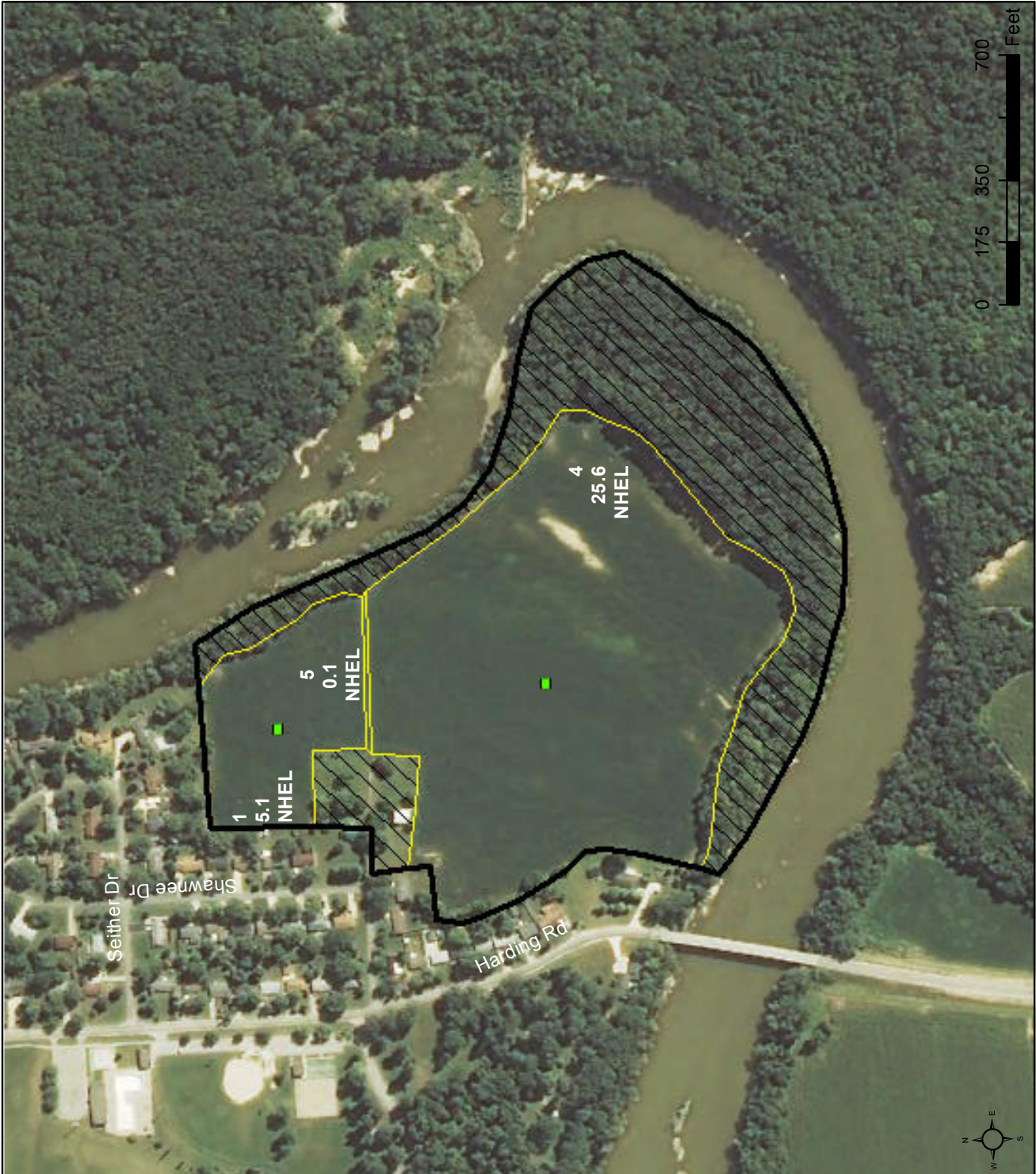
Tract 2500
Farm 7859

2015 Program Year
Map Created February 10, 2015

Common Land Unit



Wetland Determination Identifiers



United States Department of Agriculture
Defiance County, Ohio

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determination of actual FSA Program Determination (CPA-026 and attached maps).



COUNTY INFORMATION

(Property Records, Tax Records)

Tax Record Information - TRACT 1



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY A
 235 THUNDER RD
 VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	H22-0027-0-011-00
TAX DISTRICT:	H22 MILFORD-CENTRAL CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SEC 27 SE SW 1/4 8 AC
PROPERTY ADDRESS:	ARROWSMITH

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 8.00					
LAND 16,550	5,790	48.75	42.172609	0.096542	0.024135
IMPROVEMENT 0	0				
TOTAL 16,550	5,790				

WHERE YOUR TAXES GO

School District	70.57
Township	12.35
City/Village	
County General Fund	27.36
Special Assessments	2.50

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
11-251 M-GORDON CR/UT PAULDING 79-3		2.50

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	141.13	282.26
Tax Reduction	-19.04	-38.08
Adjusted Tax	122.09	244.18
Non-Business Credit	-11.79	-23.58
Owner Occupancy Credit		
Homestead		
Real Estate Net Assessments	110.30	220.60
CAUV Recoupment	2.50	5.00
DELQ. Real Estate Payments		
	112.80	225.60
Due Date	02/05/2016	

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: ARROWSMITH	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER H22-0027-0-011-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$112.80 FULL YEAR \$225.60
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		

Property Record Information - TRACT 1

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:10:44 AM

General Parcel Information	
Parcel	H220027001100
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	ARROWSMITH
Mailing Address	KEIL BENJAMIN L & 235 THUNDER RD VONORE TN 37885
Land Use Code	100 AGRICULTURAL VACANT LAND
Legal Description	SEC 27 SE SW 1/4 8 AC AKA AUDITOR PLAT OF LOGAN
School District	CENTRAL LSD
Tax District	H22 MILFORD-CENTRAL, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$16,550	\$5,790	\$0	\$0	\$16,550	\$5,790	\$5,790

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
10/30/2013	\$40,000	KEIL BENJAMIN L & SHIRLEY A	655	
12/16/2005	\$88,000	HELMUTH MYRON E & LAURA L	0	
1/13/1999	\$76,000	SHUMAN BEN M & ANDREA C WONDERLY	27	
5/8/1996	\$0		4725	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR - CROP LAND		7.880	2100	\$16,550	\$5,790	0	\$0	\$5,790
RD - ROAD		0.120	0	\$0	\$0	0	\$0	\$0

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	\$0	0.00 %	2100	\$16,550	\$16,550	7.880
RD - ROAD	0	0/0	\$0	0.00 %	0	\$0	\$0	0.120

Tax Record Information - TRACT 1



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY A
 235 THUNDER RD
 VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	H22-0027-0-009-02
TAX DISTRICT:	H22 MILFORD-CENTRAL CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 27PT SW 1/4
PROPERTY ADDRESS:	ARROWSMITH

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 33.93					
LAND 132,830	34,890	48.75	42.172609	0.096542	0.024135
IMPROVEMENT 0	0				
TOTAL 132,830	34,890				

WHERE YOUR TAXES GO

School District	425.24
Township	74.46
City/Village	
County General Fund	164.97
Special Assessments	2.50

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
---------------------	------------	---------

11-251 M-GORDON CR/JT PAULDING 79-3		2.50
-------------------------------------	--	------

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	850.44	1,700.88
Tax Reduction	-114.74	-229.48
Adjusted Tax	735.70	1,471.40
Non-Business Credit	-71.03	-142.06
Owner Occupancy Credit		
Homestead		
Real Estate Net	664.67	1,329.34
Assessments	2.50	5.00
CAUV Recoupment		
DELQ. Real Estate		
DELQ. Assessments		
Payments		
	667.17	1,334.34

Due Date 02/05/2016

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

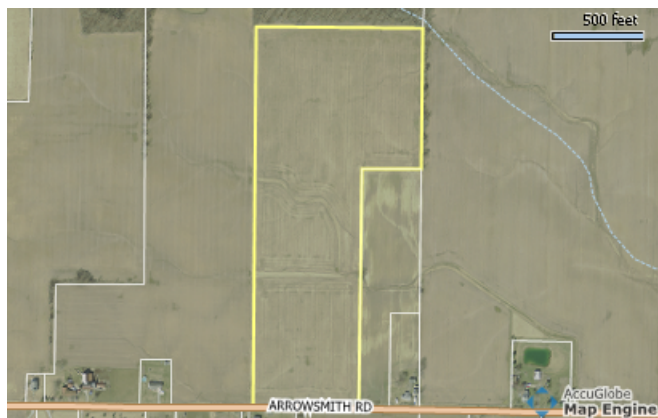
PROPERTY ADDRESS: ARROWSMITH	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER H22-0027-0-009-02
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$667.17
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$1,334.34

Property Record Information - TRACT 1

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:10:14 AM

General Parcel Information	
Parcel	H220027000902
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	ARROWSMITH
Mailing Address	KEIL BENJAMIN L & 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 27 PT SW 1/4
School District	CENTRAL LSD
Tax District	H22 MILFORD-CENTRAL, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$99,680	\$34,890	\$0	\$0	\$99,680	\$34,890	\$34,890

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
5/31/2013	\$122,155	KEIL BENJAMIN L & SHIRLEY A	334	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR - CROP LAND	BnA	24.010	4030	\$96,760	\$33,870	3030	\$72,750	\$25,460
WO - WOODS	BnA	0.473	400	\$190	\$70	400	\$190	\$70
CR - CROP LAND	Pm	3.977	4350	\$17,300	\$6,060	4020	\$15,990	\$5,600
CR - CROP LAND	GwB	5.112	3620	\$18,510	\$6,480	2090	\$10,680	\$3,740
WO - WOODS	GwB	0.090	400	\$40	\$10	400	\$40	\$10
RD - ROAD		0.201	0	\$0	\$0	0	\$0	\$0
WO - WOODS	Pm	0.069	400	\$30	\$10	400	\$30	\$10

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	\$0	0.00 %	4030	\$96,760	\$96,760	24.010
WO - WOODS	0	0/0	\$0	0.00 %	400	\$190	\$190	0.473
CR - CROP LAND	0	0/0	\$0	0.00 %	4350	\$17,300	\$17,300	3.977
CR - CROP LAND	0	0/0	\$0	0.00 %	3620	\$18,510	\$18,510	5.112
WO - WOODS	0	0/0	\$0	0.00 %	400	\$40	\$40	0.090
RD - ROAD	0	0/0	\$0	0.00 %	0	\$0	\$0	0.201
WO - WOODS	0	0/0	\$0	0.00 %	400	\$30	\$30	0.069

Tax Record Information - TRACTS 2-3



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER
REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY 7 8
 235 THUNDER RD
 VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	D24-0007-0-003-00
TAX DISTRICT:	D24 FARMER TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 7 E 1/2 NE
PROPERTY ADDRESS:	RIDENOUR

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

ACRES	APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
57.60	200,190	41,860	45.55	40.092240	0.100000	0.025000
LAND IMPROVEMENT	0	0				
TOTAL	200,190	41,860				

WHERE YOUR TAXES GO

School District	510.17
Township	62.99
City/Village	
County General Fund	162.06
Special Assessments	17.13

SPECIAL ASSESSMENTS

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
11-135 M SCHROEDER/UT WILLIAMS 69-7		14.63
11-336 M LOST CREEK #99-08		2.50

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	953.36	1,906.72
Tax Reduction	-114.23	-228.46
Adjusted Tax	839.13	1,678.26
Non-Business Credit	-83.91	-167.82
Owner Occupancy Credit		
Homestead		
Real Estate Net Assessments	755.22	1,510.44
CAUV Recoupment	17.13	34.26
DELQ. Real Estate Payments		
DELQ. Assessments		
Total	772.35	1,544.70

Due Date 02/05/2016

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: RIDENOUR	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER D24-0007-0-003-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$772.35 FULL YEAR \$1,544.70
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		

Property Record Information - TRACTS 2-3

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:08:18 AM

General Parcel Information	
Parcel	D240007000300
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	RIDENOUR
Mailing Address	KEIL BENJAMIN L & SHIRLEY 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 7 E 1/2 NE
School District	CENTRAL LSD
Tax District	D24 FARMER TWP, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$119,600	\$41,860	\$0	\$0	\$119,600	\$41,860	\$41,860

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
9/19/2003	\$0	KEIL BENJAMIN L & SHIRLEY A	725	
4/27/1998	\$183,275		304	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR - CROP LAND	Pm	2.431	4350	\$10,570	\$3,700	4020	\$9,770	\$3,420
WO - WOODS	Sh	0.034	400	\$10	\$0	400	\$10	\$0
CR - CROP LAND	Sh	0.587	3570	\$2,100	\$740	2490	\$1,460	\$510
CR - CROP LAND	GwC2	14.454	3200	\$46,250	\$16,190	1320	\$19,080	\$6,680
CR - CROP LAND	GwB	27.446	3620	\$99,350	\$34,770	2090	\$57,360	\$20,080
RD - ROAD		2.251	0	\$0	\$0	0	\$0	\$0
CR - CROP LAND	DmA	2.281	4030	\$9,190	\$3,220	3210	\$7,320	\$2,560
CR - CROP LAND	BnA	8.120	4030	\$32,720	\$11,450	3030	\$24,600	\$8,610

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	\$0	0.00 %	4350	\$10,570	\$10,570	2.431
WO - WOODS	0	0/0	\$0	0.00 %	400	\$10	\$10	0.034
CR - CROP LAND	0	0/0	\$0	0.00 %	3570	\$2,100	\$2,100	0.587
CR - CROP LAND	0	0/0	\$0	0.00 %	3200	\$46,250	\$46,250	14.454
CR - CROP LAND	0	0/0	\$0	0.00 %	3620	\$99,350	\$99,350	27.446
RD - ROAD	0	0/0	\$0	0.00 %	0	\$0	\$0	2.251
CR - CROP LAND	0	0/0	\$0	0.00 %	4030	\$9,190	\$9,190	2.281
CR - CROP LAND	0	0/0	\$0	0.00 %	4030	\$32,720	\$32,720	8.120

Tax Record Information - TRACTS 3-4



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY 78
235 THUNDER RD
VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	D24-0007-0-004-03
TAX DISTRICT:	D24 FARMER TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 7 PT OF NE 1/4
PROPERTY ADDRESS:	SCOTT

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 56.02	38,190				
LAND 181,260	0	45.55	40.092240	0.100000	0.025000
IMPROVEMENT 0	38,190				
TOTAL 181,260					

WHERE YOUR TAXES GO

School District	465.45
Township	57.47
City/Village	
County General Fund	166.08
Special Assessments	15.00

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	869.78	1,739.56
Tax Reduction	-104.22	-208.44
Adjusted Tax	765.56	1,531.12
Non-Business Credit	-76.56	-153.12
Owner Occupancy Credit		
Homestead		
Real Estate Net	689.00	1,378.00
Assessments	15.00	30.00
CAUV Recoupment		
DELO. Real Estate		
DELO. Assessments		
Payments		
	704.00	1,408.00
Due Date	02/05/2016	

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
11-135 M SCHROEDER/JT WILLIAMS 69-7		12.50
11-336 M LOST CREEK #99-08		2.50

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: SCOTT	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER D24-0007-0-004-03
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$704.00
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$1,408.00

Property Record Information - TRACTS 3-4

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:08:53 AM

General Parcel Information	
Parcel	D240007000403
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	SCOTT
Mailing Address	KEIL BENJAMIN L & SHIRLEY 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 7 PT OF NE 1/4
School District	CENTRAL LSD
Tax District	D24 FARMER TWP, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$109,100	\$38,190	\$0	\$0	\$109,100	\$38,190	\$38,190

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
7/1/2002	\$0	KEIL BENJAMIN L & SHIRLEY A	509	
4/27/1998	\$183,275		304	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
WO - WOODS	Md	0.006	400	\$0	\$0	400	\$0	\$0
CR - CROP LAND	GwC2	7.540	3200	\$24,130	\$8,450	1320	\$9,950	\$3,480
WO - WOODS	Pm	1.142	400	\$460	\$160	400	\$460	\$160
CR - CROP LAND	BnA	3.031	4030	\$12,210	\$4,270	3030	\$9,180	\$3,210
CR - CROP LAND	Md	0.002	4830	\$10	\$0	4270	\$10	\$0
CR - CROP LAND	GwB	32.470	3620	\$117,540	\$41,140	2090	\$67,860	\$23,750
CR - CROP LAND	Sh	3.939	3570	\$14,060	\$4,920	2490	\$9,810	\$3,430
WO - WOODS	BnA	3.032	400	\$1,210	\$420	400	\$1,210	\$420
WO - WOODS	GwC2	0.792	400	\$320	\$110	400	\$320	\$110
WO - WOODS	GwB	1.558	400	\$620	\$220	400	\$620	\$220
CR - CROP LAND	DmA	0.573	4030	\$2,310	\$810	3210	\$1,840	\$640
WO - WOODS	Sh	2.204	400	\$880	\$310	400	\$880	\$310
CR - CROP LAND	Pm	1.732	4350	\$7,530	\$2,640	4020	\$6,960	\$2,440

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
WO - WOODS	0	0/0	\$0	0.00 %	400	\$0	\$0	0.006
CR - CROP LAND	0	0/0	\$0	0.00 %	3200	\$24,130	\$24,130	7.540
WO - WOODS	0	0/0	\$0	0.00 %	400	\$460	\$460	1.142
CR - CROP LAND	0	0/0	\$0	0.00 %	4030	\$12,210	\$12,210	3.031
CR - CROP LAND	0	0/0	\$0	0.00 %	4830	\$10	\$10	0.002
CR - CROP LAND	0	0/0	\$0	0.00 %	3620	\$117,540	\$117,540	32.470
CR - CROP LAND	0	0/0	\$0	0.00 %	3570	\$14,060	\$14,060	3.939
WO - WOODS	0	0/0	\$0	0.00 %	400	\$1,210	\$1,210	3.032
WO - WOODS	0	0/0	\$0	0.00 %	400	\$320	\$320	0.792
WO - WOODS	0	0/0	\$0	0.00 %	400	\$620	\$620	1.558
CR - CROP LAND	0	0/0	\$0	0.00 %	4030	\$2,310	\$2,310	0.573
WO - WOODS	0	0/0	\$0	0.00 %	400	\$880	\$880	2.204
CR - CROP LAND	0	0/0	\$0	0.00 %	4350	\$7,530	\$7,530	1.732

Tax Record Information - TRACT 6



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY 78
 235 THUNDER RD
 VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	D24-0024-0-008-00
TAX DISTRICT:	D24 FARMER TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 24 S PT SW
PROPERTY ADDRESS:	12115 MCCAVIT

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 55.00					
LAND 229,850	59,760				
IMPROVEMENT 175,630	61,470	45.55	40.092240	0.100000	0.025000
TOTAL 405,480	121,230				

WHERE YOUR TAXES GO

School District	1,467.02
Township	181.14
City/Village	
County General Fund	523.49
Special Assessments	87.91

SPECIAL ASSESSMENTS

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
11-115 M GOLLER DITCH 67-197		85.41
11-252 M DITCH 49/JT WILLIAMS 95-10		2.50

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	2,761.01	5,522.02
Tax Reduction	-330.82	-661.64
Adjusted Tax	2,430.19	4,860.38
Non-Business Credit	-243.02	-486.04
Owner Occupancy Credit	-15.52	-31.04
Homestead		
Real Estate Net Assessments	2,171.65	4,343.30
CAUV Recoupment	87.91	175.82
DELO. Real Estate		
DELO. Assessments		
Payments		
	2,259.56	4,519.12
Due Date	02/05/2016	

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: 12115 MCCAVIT	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER D24-0024-0-008-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$2,259.56
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$4,519.12

Tax Record Information - TRACT 6



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015

KEIL BENJAMIN L & SHIRLEY
 235 THUNDER RD
 VONORE TN 37885

DUE DATE:	2/5/2016
PARCEL ID:	D24-0024-0-008-00
TAX DISTRICT:	D24 FARMER TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 24 S PT SW
PROPERTY ADDRESS:	12115 MCCAVID

CORRECTED BILL

MESSAGES

To improve efficiency and save on postage, we have corrected all mailing addresses to read the same for those who have more than one tax bill. This does not affect the legal owner name located in the upper right hand portion of the tax bill.

ACRES	APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
55.00	55.00					
LAND	229,850	59,760	45.55	40.092240	0.100000	0.025000
IMPROVEMENT	175,630	61,470				
TOTAL	405,480	121,230				

WHERE YOUR TAXES GO

School District	1,467.02
Township	181.14
City/Village	
County General Fund	523.49
Special Assessments	85.41

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
11-115 M GOLLER DITCH 67-197	0.00	85.41

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	2761.01	5522.02
Tax Reduction	-330.82	-661.64
Adjusted Tax	2430.19	4860.38
Non-Business Credit	-243.02	-486.04
Owner Occupancy Credit Homestead	-15.52	-31.04
Real Estate Net Assessments	2171.65	4343.30
CAUV Recoupment	85.41	170.82
DELQ. Real Estate Assessment Payments		
	2,257.06	4,514.12

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015

Due 2/5/2016

CORRECTED BILL

PROPERTY ADDRESS: 12115 MCCAVID	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER: D24-0024-0-008-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR: 2,257.06
Make Checks Payable to: Vickie S Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR: 4,514.12

Property Record Information - TRACT 6

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:09:22 AM

General Parcel Information	
Parcel	D240024000800
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	12115 MCCAVIT
Mailing Address	KEIL BENJAMIN L & SHIRLEY 235 THUNDER RD VONORE TN 37885
Land Use Code	111 AGRICULTURAL WITH BUILDINGS "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 24 S PT SW
School District	CENTRAL LSD
Tax District	D24 FARMER TWP, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$170,730	\$59,760	\$175,630	\$61,470	\$346,360	\$121,230	\$121,230

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
1/1/1993	\$0	KEIL BENJAMIN L & SHIRLEY A	0	
11/1/1992	\$36,600		2681	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
RD - ROAD		1.219	0	\$0	\$0	0	\$0	\$0
HS - HOME SITE		1.000	14500	\$14,500	\$5,080	14500	\$14,500	\$5,080
CR - CROP LAND	Lc	52.781	4080	\$215,350	\$75,370	2960	\$156,230	\$54,680

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
RD - ROAD	0	0/0	\$0	0.00 %	0	\$0	\$0	1.219
HS - HOME SITE	0	0/0	\$0	0.00 %	14500	\$14,500	\$14,500	1.000
CR - CROP LAND	0	0/0	\$0	0.00 %	4080	\$215,350	\$215,350	52.781

Residential					
Number of Stories	2	Living Area	2496	Construction	METAL
Year Built	1994	Finished Basement Area	0	Total Rooms	7
Year Remodelled		Air Conditioned Area	0	Total Bedrooms	4
Grade	D	Unheated Area	1248	Total Full Baths (Incl. Base Plumbing)	2
Condition	F	Roof Type		Total Half Baths	0
Occupancy	SINGLE FAMILY	Roof Material		Extra Plumbing Fixtures	0
Total Value	\$67,740				

Residential Detail							
Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
2ND	1248	FR	0	0	0	0	0
1	1248	FR	7	4	2	0	0

Sketch	
	<p>Scale: 5ft</p> <ul style="list-style-type: none"> A 2x FR/S I.D. 1248 sqft B CPAT 510 sqft C BI 540 sqft D BI 600 sqft E LT 1404 sqft F PB 4160 sqft G BI 972 sqft H BI 972 sqft I PB 5400 sqft

Tax Record Information - TRACT 7



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & 79
SHIRLEY A
235 THUNDER RD
VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	D24-0024-0-009-00
TAX DISTRICT:	D24 FARMER TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 24 S 1/2 S 1/2 SE 1/4
PROPERTY ADDRESS:	MCCAIVIT

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 40.00					
LAND 156,160	39,690	45.55	40.092240	0.100000	0.025000
IMPROVEMENT 0	0				
TOTAL 156,160	39,690				

WHERE YOUR TAXES GO

School District	483.73
Township	59.72
City/Village	
County General Fund	172.62
Special Assessments	129.04

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	903.94	1,807.88
Tax Reduction	-108.31	-216.62
Adjusted Tax	795.63	1,591.26
Non-Business Credit	-79.56	-159.12
Owner Occupancy Credit		
Homestead		
Real Estate Net	716.07	1,432.14
Assessments	129.04	258.08
CAUV Recoupment		
DELQ. Real Estate		
DELQ. Assessments		
Payments		
	845.11	1,690.22
Due Date	02/05/2016	

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
11-115 M GOLLER DITCH 67-197		126.54
11-202 M DITCH 40JT WILLIAMS 95-10		2.50

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: MCCAIVIT	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER D24-0024-0-009-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$845.11
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$1,690.22

Tax Record Information - TRACT 7



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015

KEIL BENJAMIN L &
 SHIRLEY A
 235 THUNDER RD
 VONORE TN 37885

DUE DATE:	2/5/2016
PARCEL ID:	D24-0024-0-009-00
TAX DISTRICT:	D24 FARMER TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 24 S 1/2 S 1/2 SE 1/4
PROPERTY ADDRESS:	MCCAVID

CORRECTED BILL

MESSAGES

To improve efficiency and save on postage, we have corrected all mailing addresses to read the same for those who have more than one tax bill. This does not affect the legal owner name located in the upper right hand portion of the tax bill.

ACRES	APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
40.00	156,160	39,690	45.55	40.092240	0.100000	0.025000
LAND	156,160	39,690				
IMPROVEMENT	0	0				
TOTAL	156,160	39,690				

WHERE YOUR TAXES GO			
School District		483.73	
Township		59.72	
City/Village			
County General Fund		172.62	
Special Assessments		126.54	
SPECIAL ASSESSMENTS		DELINQUENT	CURRENT
11-115	M GOLLER DITCH 67-197	0.00	126.54

CALCULATION OF TAXES		
	HALF YEAR	FULL YEAR
Real Estate Taxes	903.94	1807.88
Tax Reduction	-108.31	-216.62
Adjusted Tax	795.63	1591.26
Non-Business Credit	-79.56	-159.12
Owner Occupancy Credit		
Homestead		
Real Estate Net	716.07	1432.14
Assessments	126.54	253.08
CAUV Recoupment		
DELQ. Real Estate		
DELQ. Assessment		
Payments		
	842.61	1,685.22

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015

Due 2/5/2016

CORRECTED BILL

PROPERTY ADDRESS: MCCAVID	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER: D24-0024-0-009-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR: 842.61
Make Checks Payable to: Vickie S Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR: 1,685.22

Tax Record Information - TRACT 7

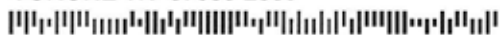


VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY A
235 THUNDER RD
VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	D24-0024-0-009-00
TAX DISTRICT:	D24 FARMER TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 24 S 1/2 S 1/2 SE 1/4
PROPERTY ADDRESS:	MCCAVID

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 40.00					
LAND 156,160	39,690	45.55	40.092240	0.100000	0.025000
IMPROVEMENT 0	0				
TOTAL 156,160	39,690				

WHERE YOUR TAXES GO

School District	483.73
Township	59.72
City/Village	
County General Fund	172.62
Special Assessments	129.04

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
---------------------	------------	---------

11-115 M GOLLER DITCH 67-197		126.54
11-292 M DITCH 40/JT WILLIAMS 95-10		2.50

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	903.94	1,807.88
Tax Reduction	-108.31	-216.62
Adjusted Tax	795.63	1,591.26
Non-Business Credit	-79.56	-159.12
Owner Occupancy Credit		
Homestead		
Real Estate Net	716.07	1,432.14
Assessments	129.04	258.08
CAUV Recoupment		
DELQ. Real Estate		
DELQ. Assessments		
Payments		
	845.11	1,690.22

Due Date 02/05/2016

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: MCCAVID	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER D24-0024-0-009-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$845.11
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$1,690.22

Property Record Information - TRACT 7

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:09:53 AM

General Parcel Information	
Parcel	D240024000900
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	MCCAVID
Mailing Address	KEIL BENJAMIN L & 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 24 S 1/2 S 1/2 SE 1/4
School District	CENTRAL LSD
Tax District	D24 FARMER TWP, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$113,400	\$39,690	\$0	\$0	\$113,400	\$39,690	\$39,690

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
6/18/2009	\$138,080	KEIL BENJAMIN L & SHIRLEY A	290	
1/1/1992	\$0	SCHLOSSER JOHN J & CAROL K	0	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR - CROP LAND	Md	0.141	4830	\$680	\$240	4270	\$600	\$210
RD - ROAD		1.752	0	\$0	\$0	0	\$0	\$0
CR - CROP LAND	Lc	38.107	4080	\$155,480	\$54,420	2960	\$112,800	\$39,480

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	\$0	0.00 %	4830	\$680	\$680	0.141
RD - ROAD	0	0/0	\$0	0.00 %	0	\$0	\$0	1.752
CR - CROP LAND	0	0/0	\$0	0.00 %	4080	\$155,480	\$155,480	38.107

Tax Record Information - TRACT 8



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY A 1 2
235 THUNDER RD
VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	C18-0002-0-021-01
TAX DISTRICT:	C18 SHERWOOD VILLAGE CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 20AUDITORS PLAT L OT 8 PT
PROPERTY ADDRESS:	COY

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 27.37					
LAND 95,560	21,790	46.85	41.905447	0.100000	0.025000
IMPROVEMENT 0	0				
TOTAL 95,560	21,790				

WHERE YOUR TAXES GO

School District	205.45
Township	3.92
City/Village	46.62
County General Fund	94.72
Special Assessments	2.99

SPECIAL ASSESSMENTS

DELINQUENT	CURRENT
	2.99

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	510.20	1,020.40
Tax Reduction	-53.85	-107.70
Adjusted Tax	456.35	912.70
Non-Business Credit	-45.64	-91.28
Owner Occupancy Credit		
Homestead		
Real Estate Net Assessments	410.71	821.42
CAUV Recoupment	2.99	5.97
DELQ. Real Estate Assessments		
Payments		
	413.70	827.39
Due Date	02/05/2016	

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: COY	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER C18-0002-0-021-01
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$413.70
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$827.39

Property Record Information - TRACT 8

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:07:48 AM

General Parcel Information	
Parcel	C180002002101
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	COY
Mailing Address	KEIL BENJAMIN L & 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 20 AUDITORS PLAT LOT 8 PT
School District	CENTRAL LSD
Tax District	C18 SHERWOOD VILLAGE, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$62,240	\$21,780	\$0	\$0	\$62,240	\$21,780	\$21,780

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
9/26/2008	\$82,000	KEIL BENJAMIN L & SHIRLEY A	604	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
WO - WOODS	FtA	0.042	400	\$20	\$10	400	\$20	\$10
CR - CROP LAND	FsA	3.600	3520	\$12,670	\$4,430	1990	\$7,160	\$2,510
CR - CROP LAND	FtA	8.449	3350	\$28,300	\$9,910	1820	\$15,380	\$5,380
WO - WOODS	FsA	0.102	400	\$40	\$10	400	\$40	\$10
WA - WASTE		1.010	100	\$100	\$40	50	\$50	\$20
CR - CROP LAND	Lc	13.250	4080	\$54,060	\$18,920	2960	\$39,220	\$13,730
WO - WOODS	Lc	0.921	400	\$370	\$130	400	\$370	\$130

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
WO - WOODS	0	0/0	\$0	0.00 %	400	\$20	\$20	0.042
CR - CROP LAND	0	0/0	\$0	0.00 %	3520	\$12,670	\$12,670	3.600
CR - CROP LAND	0	0/0	\$0	0.00 %	3350	\$28,300	\$28,300	8.449
WO - WOODS	0	0/0	\$0	0.00 %	400	\$40	\$40	0.102
WA - WASTE	0	0/0	\$0	0.00 %	100	\$100	\$100	1.010
CR - CROP LAND	0	0/0	\$0	0.00 %	4080	\$54,060	\$54,060	13.250
WO - WOODS	0	0/0	\$0	0.00 %	400	\$370	\$370	0.921

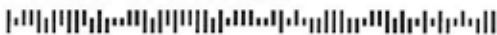
Tax Record Information - TRACT 9



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER
REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY A 1 2
 235 THUNDER RD
 VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	C17-0035-0-008-11
TAX DISTRICT:	C17 DELAWARE TWP CLSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 35PT S 1/2 NE 1/4
PROPERTY ADDRESS:	WHETSTONE

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRaised VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 37.38	22,180				
LAND 124,000	0	48.15	42.084761	0.096296	0.024074
IMPROVEMENT 0	22,180				
TOTAL 124,000					

WHERE YOUR TAXES GO		
School District		270.32
Township		55.00
City/Village		
County General Fund		96.46
Special Assessments		
SPECIAL ASSESSMENTS	DELINQUENT	CURRENT

CALCULATION OF TAXES		
	HALF YEAR	FULL YEAR
Real Estate Taxes	533.98	1,067.96
Tax Reduction	-67.26	-134.52
Adjusted Tax	466.72	933.44
Non-Business Credit	-44.94	-89.88
Owner Occupancy Credit		
Homestead		
Real Estate Net Assessments	421.78	843.56
CAUV Recoupment		
DELQ. Real Estate Assessments		
Payments		
	421.78	843.56
Due Date	02/05/2016	
PENALTY CHARGED AFTER DUE DATE		

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: WHETSTONE	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER C17-0035-0-008-11
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$421.78 FULL YEAR \$843.56
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		

Property Record Information - TRACT 9

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:07:20 AM

General Parcel Information	
Parcel	C170035000811
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	WHETSTONE
Mailing Address	KEIL BENJAMIN L & 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 35 PT S 1/2 NE 1/4
School District	CENTRAL LSD
Tax District	C17 DELAWARE TWP, CLSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$63,360	\$22,180	\$0	\$0	\$63,360	\$22,180	\$22,180

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
9/21/2011	\$108,396	KEIL BENJAMIN L & SHIRLEY A	500	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR - CROP LAND	RsA	10.936	2620	\$28,650	\$10,030	350	\$3,830	\$1,340
CR - CROP LAND	Pa	26.341	3620	\$95,350	\$33,370	2260	\$59,530	\$20,840
RD - ROAD		0.101	0	\$0	\$0	0	\$0	\$0

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	\$0	0.00 %	2620	\$28,650	\$28,650	10.936
CR - CROP LAND	0	0/0	\$0	0.00 %	3620	\$95,350	\$95,350	26.341
RD - ROAD	0	0/0	\$0	0.00 %	0	\$0	\$0	0.101

Tax Record Information - TRACTS 10-11



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY A 1 2
235 THUNDER RD
VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	I13-0016-0-018-00
TAX DISTRICT:	I13 NOBLE TWP NELSD
PROPERTY OWNER:	KEIL BENJAMIN L & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 16 SE SW E PT SE &
PROPERTY ADDRESS:	ST RT 18

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 94.76	45,920	66.55	41.122352	0.091861	0.022965
LAND 295,390	0				
IMPROVEMENT 0	45,920				
TOTAL 295,390					

WHERE YOUR TAXES GO

School District	567.54
Township	90.19
City/Village	
County General Fund	199.71
Special Assessments	2.50

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT
11-097 M DOWE 99-6		2.50

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	1,527.99	3,055.98
Tax Reduction	-583.82	-1,167.84
Adjusted Tax	944.17	1,888.34
Non-Business Credit	-86.73	-173.46
Owner Occupancy Credit		
Homestead		
Real Estate Net	857.44	1,714.88
Assessments	2.50	5.00
CAUV Recoupment		
DELQ. Real Estate		
DELQ. Assessments		
Payments		
	859.94	1,719.88
Due Date	02/05/2016	

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

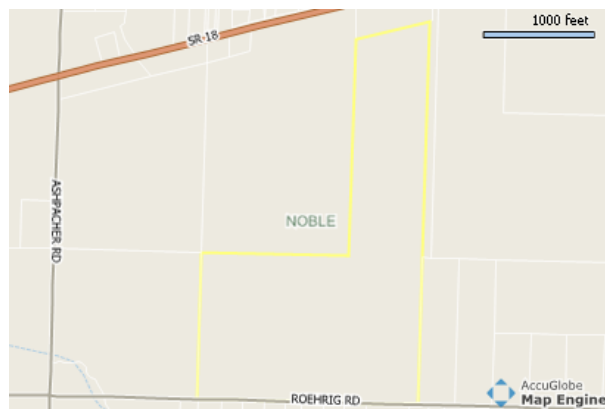
PROPERTY ADDRESS: ST RT 18	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER I13-0016-0-018-00
OWNER NAME: KEIL BENJAMIN L & SHIRLEY A		HALF YEAR \$859.94
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$1,719.88

Property Record Information - TRACTS 10-11

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:11:08 AM

General Parcel Information	
Parcel	I130016001800
Owner	KEIL BENJAMIN L & SHIRLEY A
Property Address	ST RT 18
Mailing Address	KEIL BENJAMIN L & SHIRLEY A 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 16 SE SW E PT SE & PT SW NE
School District	NORTHEASTERN LSD
Tax District	I13 NOBLE TWP, NELSD



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$131,210	\$45,920	\$0	\$0	\$131,210	\$45,920	\$45,920

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
5/19/2011	\$277,173	KEIL BENJAMIN L & SHIRLEY A	253	
10/30/2006	\$0	ASCHEMEIER W JOHN TRUSTEE ETAL	0	
1/1/1992	\$0	ASCHEMEIER JOHN W ET AL	0	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
WO - WOODS	Pa	0.028	400	\$10	\$0	400	\$10	\$0
CR - CROP LAND	Pa	37.669	3620	\$136,360	\$47,730	2260	\$85,130	\$29,800
CR - CROP LAND	RsA	43.034	2620	\$112,750	\$39,460	350	\$15,060	\$5,270
CR - CROP LAND	OtB	4.988	3300	\$16,460	\$5,760	1970	\$9,830	\$3,440
WO - WOODS	RsA	0.760	400	\$300	\$110	230	\$170	\$60
RD - ROAD		0.867	0	\$0	\$0	0	\$0	\$0
CR - CROP LAND	RnA	4.996	3570	\$17,840	\$6,240	2140	\$10,690	\$3,740
CR - CROP LAND	Md	2.416	4830	\$11,670	\$4,080	4270	\$10,320	\$3,610

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
WO - WOODS	0	0/0	\$0	0.00 %	400	\$10	\$10	0.028
CR - CROP LAND	0	0/0	\$0	0.00 %	3620	\$136,360	\$136,360	37.669
CR - CROP LAND	0	0/0	\$0	0.00 %	2620	\$112,750	\$112,750	43.034
CR - CROP LAND	0	0/0	\$0	0.00 %	3300	\$16,460	\$16,460	4.988
WO - WOODS	0	0/0	\$0	0.00 %	400	\$300	\$300	0.760
RD - ROAD	0	0/0	\$0	0.00 %	0	\$0	\$0	0.867
CR - CROP LAND	0	0/0	\$0	0.00 %	3570	\$17,840	\$17,840	4.996
CR - CROP LAND	0	0/0	\$0	0.00 %	4830	\$11,670	\$11,670	2.416

Tax Record Information - TRACT 12



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN & SHIRLEY 30 69
235 THUNDER RD
VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	B02-1067-0-078-01
TAX DISTRICT:	B02 DEF CITY-ANNEX-DEF TWP
PROPERTY OWNER:	KEIL BENJAMIN & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 34PT SE 1/4
PROPERTY ADDRESS:	SHAWNEE

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 44.47					
LAND 131,940	34,560	67.60	47.615305	0.093489	0.023372
IMPROVEMENT 0	0				
TOTAL 131,940	34,560				

WHERE YOUR TAXES GO

School District	545.80
Township	24.88
City/Village	24.89
County General Fund	150.30
Special Assessments	

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	1,168.13	2,336.26
Tax Reduction	-345.34	-690.68
Adjusted Tax	822.79	1,645.58
Non-Business Credit	-76.92	-153.84
Owner Occupancy Credit Homestead		
Real Estate Net Assessments	745.87	1,491.74
CAUV Recoupment		
DELQ. Real Estate Assessments Payments		
	745.87	1,491.74
Due Date	02/05/2016	

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

PROPERTY ADDRESS: SHAWNEE	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER B02-1067-0-078-01
OWNER NAME: KEIL BENJAMIN & SHIRLEY A		HALF YEAR \$745.87 FULL YEAR \$1,491.74
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		

Property Record Information - TRACT 12

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:05:06 AM

General Parcel Information	
Parcel	B021067007801
Owner	KEIL BENJAMIN & SHIRLEY A
Property Address	SHAWNEE
Mailing Address	KEIL BENJAMIN & SHIRLEY 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 34 PT SE 1/4
School District	DEFIANCE CSD
Tax District	B02 DEFIANCE CITY, DCSD-ANNEX



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$98,750	\$34,560	\$0	\$0	\$98,750	\$34,560	\$34,560

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
5/27/2011	\$148,400	KEIL BENJAMIN & SHIRLEY A	273	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR - CROP LAND	BrB	10.366	3450	\$35,760	\$12,520	2280	\$23,630	\$8,270
WA - WASTE		1.634	100	\$160	\$60	50	\$80	\$30
CR - CROP LAND	DmA	4.141	4030	\$16,690	\$5,840	3210	\$13,290	\$4,650
CR - CROP LAND	FsA	0.737	3520	\$2,590	\$910	1990	\$1,470	\$510
CR - CROP LAND	Ru	1.733	4830	\$8,370	\$2,930	4350	\$7,540	\$2,640
WO - WOODS	BrB	0.807	400	\$320	\$110	400	\$320	\$110
WO - WOODS	Ge	1.298	400	\$520	\$180	400	\$520	\$180
WO - WOODS	Ud	4.622	400	\$1,850	\$650	230	\$1,060	\$370
CR - CROP LAND	RrA	1.190	2770	\$3,300	\$1,160	1110	\$1,320	\$460
WO - WOODS	Ru	0.387	400	\$150	\$50	400	\$150	\$50
CR - CROP LAND	Tn	0.082	4130	\$340	\$120	3360	\$280	\$100
CR - CROP LAND	Ud	0.272	530	\$140	\$50	350	\$100	\$40
CR - CROP LAND	Ge	13.547	3520	\$47,690	\$16,690	2850	\$38,610	\$13,510
CR - CROP LAND	DgA	3.471	4030	\$13,990	\$4,900	2970	\$10,310	\$3,610
WO - WOODS	DmA	0.182	400	\$70	\$20	400	\$70	\$20

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	\$0	0.00 %	3450	\$35,760	\$35,760	10.366
WA - WASTE	0	0/0	\$0	0.00 %	100	\$160	\$160	1.634
CR - CROP LAND	0	0/0	\$0	0.00 %	4030	\$16,690	\$16,690	4.141
CR - CROP LAND	0	0/0	\$0	0.00 %	3520	\$2,590	\$2,590	0.737
CR - CROP LAND	0	0/0	\$0	0.00 %	4830	\$8,370	\$8,370	1.733
WO - WOODS	0	0/0	\$0	0.00 %	400	\$320	\$320	0.807
WO - WOODS	0	0/0	\$0	0.00 %	400	\$520	\$520	1.298
WO - WOODS	0	0/0	\$0	0.00 %	400	\$1,850	\$1,850	4.622
CR - CROP LAND	0	0/0	\$0	0.00 %	2770	\$3,300	\$3,300	1.190
WO - WOODS	0	0/0	\$0	0.00 %	400	\$150	\$150	0.387
CR - CROP LAND	0	0/0	\$0	0.00 %	4130	\$340	\$340	0.082
CR - CROP LAND	0	0/0	\$0	0.00 %	530	\$140	\$140	0.272
CR - CROP LAND	0	0/0	\$0	0.00 %	3520	\$47,690	\$47,690	13.547
CR - CROP LAND	0	0/0	\$0	0.00 %	4030	\$13,990	\$13,990	3.471
WO - WOODS	0	0/0	\$0	0.00 %	400	\$70	\$70	0.182

Tax Record Information - TRACT 12



VICKIE S. MYERS
DEFIANCE COUNTY TREASURER

REAL PROPERTY 1ST HALF 2015



KEIL BENJAMIN L & SHIRLEY A 1 2
235 THUNDER RD
VONORE TN 37885-2869



DUE DATE:	02/05/2016
PARCEL ID:	B02-1067-0-077-00
TAX DISTRICT:	B02 DEF CITY-ANNEX-DEF TWP
PROPERTY OWNER:	KEIL BENJAMIN & SHIRLEY A
LEGAL DESCRIPTION:	SECTION 3 NE PT N RIVER
PROPERTY ADDRESS:	SHAWNEE (REAR)

MESSAGES

When requesting a receipt, please enclose the entire tax bill with a self-addressed stamped envelope. If you pay in person, please bring the entire tax bill into the office.

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	TAX RATE	EFFECTIVE TAX RATE(mills)	NON-BUSINESS CREDIT FACTOR	OWNER OCCUPANCY CREDIT FACTOR
ACRES 2.30	620				
LAND 2.250	0	67.60	47.615305	0.093489	0.023372
IMPROVEMENT 0	620				
TOTAL 2.250					

WHERE YOUR TAXES GO

School District	9.81
Township	0.45
City/Village	0.44
County General Fund	2.88
Special Assessments	

SPECIAL ASSESSMENTS	DELINQUENT	CURRENT

CALCULATION OF TAXES

	HALF YEAR	FULL YEAR
Real Estate Taxes	20.96	41.92
Tax Reduction	-6.20	-12.40
Adjusted Tax	14.76	29.52
Non-Business Credit	-1.38	-2.76
Owner Occupancy Credit		
Homestead		
Real Estate Net Assessments	13.38	26.76
CAUV Recoupment		
DELQ. Real Estate		
DELQ. Assessments		
Payments		
	13.38	26.76

Due Date 02/05/2016

PENALTY CHARGED AFTER DUE DATE

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY 1ST HALF 2015
DUE 02/05/2016

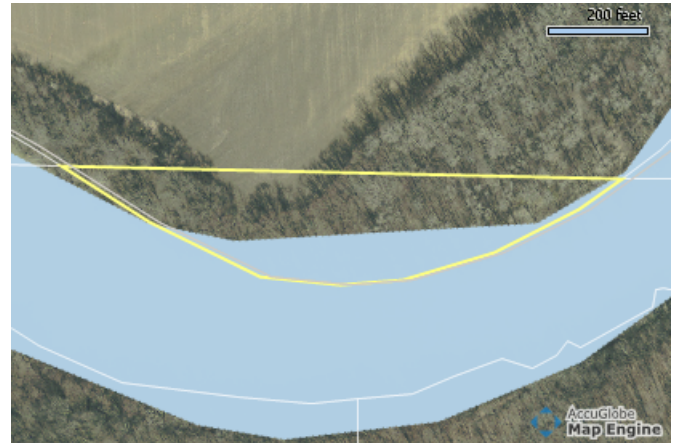
PROPERTY ADDRESS: SHAWNEE (REAR)	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK	PARCEL NUMBER B02-1067-0-077-00
OWNER NAME: KEIL BENJAMIN & SHIRLEY A		HALF YEAR \$13.38
Make Checks Payable to: Vickie S. Myers Defiance County Treasurer PO Box 278 Defiance OH 43512-0278		FULL YEAR \$26.76

Property Record Information - TRACT 12

Property Record Card - Defiance County, Ohio

Generated 1/20/2016 8:04:28 AM

General Parcel Information	
Parcel	B021067007700
Owner	KEIL BENJAMIN & SHIRLEY A
Property Address	SHAWNEE (REAR)
Mailing Address	KEIL BENJAMIN L & SHIRLEY A 235 THUNDER RD VONORE TN 37885
Land Use Code	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Legal Description	SECTION 3 NE PT N RIVER ANNEXED FROM B11-3-1
School District	DEFIANCE CSD
Tax District	B02 DEFIANCE CITY, DCSD-ANNEX



Valuation						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised Total Value	Assessed Total Value	Taxable Value
\$1,780	\$620	\$0	\$0	\$1,780	\$620	\$620

Sales				
Sale Date	Sale Amount	Buyer	Conveyance	Notes
5/27/2011	\$148,400	KEIL BENJAMIN & SHIRLEY A	273	
10/4/2005	\$0	KELCH MAX L & BETTY J	0	

Agricultural								
Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR - CROP LAND	Ge	0.425	3520	\$1,500	\$530	2850	\$1,210	\$420
WO - WOODS	Ud	1.075	400	\$430	\$150	230	\$250	\$90
CR - CROP LAND	Ud	0.005	530	\$0	\$0	350	\$0	\$0
WO - WOODS	Ge	0.795	400	\$320	\$110	400	\$320	\$110

Land								
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	\$0	0.00 %	3520	\$1,500	\$1,500	0.425
WO - WOODS	0	0/0	\$0	0.00 %	400	\$430	\$430	1.075
CR - CROP LAND	0	0/0	\$0	0.00 %	530	\$0	\$0	0.005
WO - WOODS	0	0/0	\$0	0.00 %	400	\$320	\$320	0.795

DISCLOSURE FORMS

OHIO DISCLOSURE FORMS



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 459+/- acres in Noble, Delaware, Defiance, Farmer and Milford Townships, Defiance County, Ohio

Buyer(s): _____

Seller(s): Benjamin L. Keil & Shirley A. Keil

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) RD Schrader and real estate brokerage Schrader Real Estate and Auction Company, Inc. will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

OHIO DISCLOSURE FORMS

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



OHIO DISCLOSURE FORMS

(Split Agency & Dual Agency – Model Policy)

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Schrader Real Estate and Auction Company, Inc.



We are pleased you have selected **Schrader Real Estate and Auction Company, Inc.** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Schrader Real Estate and Auction Company, 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.

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.

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.

AUCTION SALES: Notwithstanding any other provision, **Schrader Real Estate and Auction Company, Inc.** and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

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.

OHIO DISCLOSURE FORMS

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.

Working With Schrader Real Estate and Auction Company, Inc.

AUCTION SALES: Notwithstanding any other provision, **Schrader Real Estate and Auction Company, Inc.** and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

Schrader Real Estate and Auction Company, 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 **Schrader Real Estate and Auction Company, 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. **Schrader Real Estate and Auction Company, 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 **Schrader Real Estate and Auction Company, 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 **Schrader Real Estate and Auction Company, Inc.** has listed. In that instance, **Schrader Real Estate and Auction Company, 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 **Schrader Real Estate and Auction Company, Inc.** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Schrader Real Estate and Auction Company, 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 **Schrader Real Estate and Auction Company, Inc.** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that

OHIO DISCLOSURE FORMS

brokerage. Instead, that company will be looking out for the buyer and **Schrader Real Estate and Auction Company, Inc.** will be representing your interests.

When acting as a buyer's agent, **Schrader Real Estate and Auction Company, 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, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (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.

Name (Please Print)

Name (Please Print)

Signature

(Date)

Signature

(Date)

Revised: 9/2011

TITLE REPORTS

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer

Michael W. Spangler

Ryan S. Breininger

Katherine J. Lloyd

117 West Maple Street

Bryan OH 40506

Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606

dbowers@nssblawoffice.com

Robert Bailey: 419-630-2615

rbailey@nssblawoffice.com

Mona Harsila: 419-630-2604

mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: H22-0027-0-009-02

H22-0027-0-011-00

AUCTION TRACT 1 – 42+- Acres

TITLE VESTED IN:

Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 372, page 496 in the office of the Defiance County Recorder (**AS TO TRACT 1**); Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 375, page 2037 in the office of the Defiance County Recorder (**AS TO TRACT 2**);

LEGAL DESCRIPTION:

Tract 1:

Situated in the Township of Milford, County of Defiance and State of Ohio and known as: Being a part of the Southwest Quarter (1/4) of Section 27, Township 5 North, Range 1 East, Milford Township, Defiance County, Ohio, and being more particularly described as follows: Commencing at the South Quarter (1/4) corner of Section 27 monumented by an iron pipe found; thence South 89 degrees 00 minutes 00 seconds West, on the South line of Section 27, a distance of 330.00 feet to a railroad spike set and the point of beginning; thence continuing South 89 degrees 00 minutes 00 seconds West, on the South line of Section 27, a distance of 585.00 feet to a railroad spike set; thence North 0 degrees 44 minutes 00 seconds West, 2091.49 feet to a 5/8-inch capped iron pin set, (passing a 5/8-inch capped iron pin set at 25.00 feet); thence North 89 degrees 00 minutes 00 seconds East, 915.00 feet to a 5/8-inch capped iron pin set on the East line of the Southwest Quarter (1/4); thence South 0 degrees 44 minutes 00 seconds East, on the East line of the Southwest Quarter (1/4), 771.49 feet to a 5/8-inch capped iron pin set; thence South 89 degrees 00 minutes 00 seconds West, 330.00 feet to a 5/8-inch capped iron pin set; thence South 0 degrees 44 minutes 00 seconds East, 1320.00 feet (passing a 5/8-inch capped iron pin set at 1295.00 feet) to the point of beginning.

The parcel herein described contains 33.932 acres of land, more or less, subject to all easements, restrictions and zoning regulations.

Parcel No: H22-0027-0-009-02

Tract 2:

Situated in the Township of Milford, County of Defiance and State of Ohio and known as: Being a part of the Southwest Quarter (1/4) of Section 27, Township 5 North, Range 1 East, Milford Township, Defiance County, Ohio, and being more particularly described as follows: Commencing at the South Quarter (1/4) corner of Section 27 monumented by an iron pipe found; thence South 89 degrees 00 minutes 00 seconds West, on the South line of Section 27, a distance of 165.00 feet to a mag nail set and the point of beginning; thence continuing South 89 degrees 00 minutes 00 seconds West, on the South line of Section 27, a distance of 165.00 feet to a railroad spike set; thence North 0 degrees 44 minutes 00 seconds West, 1320.00 feet to a 5/8-inch capped iron pin set, (passing a 5/8-inch capped iron pin set at 25.00 feet); thence North 89 degrees 00 minutes 00 seconds East, 330.00 feet to a 5/8-inch capped iron pin set on the East line

TITLE REPORTS

of the Southwest Quarter (1/4); thence South 0 degrees 44 minutes 00 seconds East, on the East line of the Southwest Quarter (1/4), 792.00 feet to a 5/8-inch capped iron pin set; thence South 89 degrees 00 minutes 00 seconds West, 165.00 feet to a 5/8-inch capped iron pin set; thence South 0 degrees 44 minutes 00 seconds East, 528.00 feet, (passing a 5/8-inch capped iron pin set at 503.00 feet) to the point of beginning.

The parcel herein described contains 8.00 acres of land, more or less, but subject to all legal highways and easements of record.

Parcel No: H22-0027-0-011-00

MORTGAGE (TRACT 1):

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated May 30, 2013, filed for record May 31, 2013 and recorded in Official Record Volume 372, page 498 in the office of the Defiance County Recorder.

ASSIGNMENT OF RENTS (TRACT 1):

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated May 30, 2013, filed for record May 31, 2013 and recorded in Official Record Volume 372, page 511 in the office of the Defiance County Recorder.

MORTGAGE (TRACT 1):

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS (TRACT 1):

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TAXES:

Parcel No: H22-0027-0-009-02

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full. Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$664.67
<u>2.50 *Code #11-251</u>
\$667.17

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

Parcel No: H22-0027-0-011-00

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full. Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$110.30
<u>2.50 *Code #11-277</u>
\$112.80

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

TITLE REPORTS

VALUATION:

Parcel No: H22-0027-0-009-02

Land Only: \$34,890.00;

Parcel No: H22-0027-0-11-00

Land Only: \$5,790.00;

SPECIAL ASSESSMENTS:

Code #11-251 – M Gordon Creek/JT Paulding 79-3

Code #11-277 – M Arrowsmith Waterway 97-12

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

EASEMENTS:

from Peter Gilcher to Northwestern Electric Cooperative, Inc. as recorded in Deed Record Volume 124, page 193 in the office of the Defiance County Recorder. A copy is attached.

from Victor Stotz and Hattie Stotz to Northwestern Electric Cooperative, Inc. as recorded in Deed Record Volume 124, page 250 in the office of the Defiance County Recorder. A copy is attached.

LEASES:

Oil and Gas Lease from Raymond Eicher and Orpha J.A. Eicher, husband and wife, to Ohio Oil & Gas dated July 12, 1987 for a primary term of 10 years and as long thereafter as oil and/or gas is produced, as recorded in Lease Record Volume 16, page 111 in the office of the Defiance County Recorder. A copy is attached.

February 17, 2016

MWS:rb3

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer
Michael W. Spangler
Ryan S. Breiningger
Katherine J. Lloyd

117 West Maple Street

Bryan OH 40506

Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606

dbowers@nssblawoffice.com

Robert Bailey: 419-630-2615

rbailey@nssblawoffice.com

Mona Harsila: 419-630-2604

mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: D24-0007-0-003-00

D24-0007-0-004-03

AUCTION TRACT 2 – 5.5+- Acres

AUCTION TRACT 3 – 67+- Acres

AUCTION TRACT 4 – 43+- Acres

TITLE VESTED IN:

Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 39, page 102 in the office of the Defiance County Recorder.

LEGAL DESCRIPTION:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as: Being a part of the Northeast Quarter (1/4) of Section 7, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows: Beginning at the Northeast corner of the Northeast Quarter (1/4) of Section 7 monumented by an iron pin found; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds West, on the East line of the Northeast Quarter (1/4), 1125.00 feet to a railroad spike found; thence South 90 degrees 00 minutes 00 seconds West, 15.00 feet to a capped iron pin found; thence continuing South 90 degrees 00 minutes 00 seconds West, 311.70 feet to a capped iron pin found; thence South 0 degrees 00 minutes 00 seconds West, 400.00 feet to a capped iron pin found; thence North 90 degrees 00 minutes 00 seconds East, 311.70 feet to a capped iron pin found; thence continuing North 90 degrees 00 minutes 00 seconds East, 15.00 feet to a railroad spike found on the East line of the Northeast Quarter (1/4); thence South 0 degrees 00 minutes 00 seconds West, on said East line, 1108.71 feet to the East quarter corner of Section 7, monumented by a capped iron pin set; thence South 89 degrees 35 minutes 34 seconds West, on the South line of the Northeast Quarter (1/4), 2628.86 feet to a bridge beam post at the center of Section 7; thence North 0 degrees 01 minutes 30 seconds West, on the West line of the Northeast Quarter (1/4), 1654.26 feet to a capped iron pin set; thence South 85 degrees 15 minutes 45 seconds East, 591.25 feet to a capped iron pin set; thence North 41 degrees 27 minutes 00 seconds East, 150.82 feet to a capped iron pin set; thence North 7 degrees 26 minutes 00 seconds East, 317.11 feet to a capped iron pin set; thence North 63 degrees 52 minutes 33 seconds East, 240.49 feet to a capped iron pin set; thence North 0 degrees 14 minutes 00 seconds West, 486.73 feet to a capped iron pin set; thence continuing North 0 degrees 14 minutes 00 seconds West, 20.00 feet to a steel nail set on the North line of the Northeast Quarter (1/4); thence North 89 degrees 46 minutes 00 seconds East, on the North line of the Northeast Quarter (1/4), 1685.58 feet to the point of beginning.

Containing in said parcel 136.773 acres more or less, but subject to all legal highways and easements apparent or of record.

Reference is made to a survey of said premises prepared by Thomas J. Henry, Registered Surveyor No. 6787.

TITLE REPORTS

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:
Being a part of the Northeast Quarter (1/4) of Section 7, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:
Commencing at the East Quarter (1/4) corner of Section 7 monumented by a capped iron pin found; thence on an assumed bearing of South 89 degrees 35 minutes 34 seconds West, on the South line of the Northeast Quarter (1/4), 414.47 feet to a capped iron pin set and the point of beginning; thence continuing South 89 degrees 35 minutes 34 seconds West, on said South line, 880.63 feet to a capped iron pin set; thence North 0 degrees 38 minutes 07 seconds West, 1060.55 feet to a capped iron pin set; thence North 88 degrees 43 minutes 27 seconds East, 143.02 feet to a capped iron pin set; thence South 35 degrees 34 minutes 27 seconds East, 183.06 feet to a capped iron pin set; thence South 87 degrees 24 minutes 23 seconds East, 362.27 feet to a capped iron pin set; thence South 0 degrees 27 minutes 14 seconds West, 102.25 feet to a capped iron pin set; thence South 56 degrees 33 minutes 35 seconds East, 298.20 feet to a capped iron pin set; thence North 89 degrees 35 minutes 34 seconds East, 447.43 feet to a capped iron pin set on the East line of the Northeast Quarter (1/4); thence South 0 degrees 00 minutes 00 seconds East, on said East line, 60.00 feet to a capped iron pin set; thence South 89 degrees 35 minutes 34 seconds West, 444.27 feet to a capped iron pin set; thence South 3 degrees 01 minutes 00 seconds East, 566.36 feet to a capped iron pin set on the South line of the Northeast Quarter (1/4) and the point of beginning.
Containing in said parcel 18.148 acres, more or less, but subject to all legal highways and easements apparent or of record.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:
Being a part of the Northeast Quarter (1/4) of Section 7, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:
Commencing at the Northeast corner of Section 7 monumented by an iron pin found; thence on an assumed bearing of South 89 degrees 46 minutes 00 seconds West, on the North line of the Northeast Quarter (1/4), 1476.87 feet to the point of beginning; thence South 0 degrees 14 minutes 00 seconds East, 20.00 feet to a capped iron pin set; thence continuing South 0 degrees 14 minutes 00 seconds East, 188.71 feet to a capped iron pin set; thence South 89 degrees 46 minutes 00 seconds West, 208.71 feet to a capped iron pin set; thence North 0 degrees 14 minutes 00 seconds West, 188.71 feet to a capped iron pin found; thence continuing North 0 degrees 14 minutes 00 seconds West, 20.00 feet to a spike found on the North line of the Northeast Quarter (1/4); thence North 89 degrees 46 minutes 00 seconds East, on said North line, 208.71 feet to the point of beginning.
Containing 1.00 acres more or less, but subject to all legal highways and easements apparent or of record.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:
Being a part of the Northeast Quarter (1/4) of Section 7, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:
Commencing at the Northeast corner of Section 7 monumented by an iron pin found; thence on an assumed bearing of South 89 degrees 46 minutes 00 seconds West, on the North line of the Northeast Quarter (1/4), 1268.16 feet to the point of beginning; thence South 0 degrees 14 minutes 00 seconds East, 20.00 feet to a capped iron pin set; thence continuing South 0 degrees 14 minutes 00 seconds East, 188.71 feet to a capped iron pin set; thence South 89 degrees 46 minutes 00 seconds West, 208.71 feet to a capped iron pin set; thence North 0 degrees 14 minutes 00 seconds West, 188.71 feet to a capped iron pin found; thence continuing North 0 degrees 14 minutes 00 seconds West, 20.00 feet to the North line of the Northeast Quarter (1/4); thence North 89 degrees 46 minutes 00 seconds East, on said North line, 208.71 feet to the point of beginning.
Containing 1.00 acres more or less, but subject to all legal highways and easements apparent or of record.

TITLE REPORTS

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:
Being a part of the Northeast Quarter (1/4) of Section 7, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:
Commencing at the Northeast corner of Section 7 monumented by an iron pin found; thence South 89 degrees 46 minutes 00 seconds West, on the North line of the Northeast Quarter (1/4), 1059.45 feet to the point of beginning; thence South 0 degrees 14 minutes 00 seconds East, 20.00 feet to a capped iron pin set; thence continuing South 0 degrees 14 minutes 00 seconds East, 188.71 feet to a capped iron pin set; thence South 89 degrees 46 minutes 00 seconds West, 208.71 feet to a capped iron pin found; thence North 0 degrees 14 minutes 00 seconds West, 188.71 feet to a capped iron pin found; thence continuing North 0 degrees 14 minutes 00 seconds West, 20.00 feet to the North line of the Northeast Quarter (1/4); thence North 89 degrees 46 minutes 00 seconds East, on said North line, 208.71 feet to the point of beginning.
Containing 1.00 acres more or less, but subject to all legal highways and easements apparent or of record.

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2902 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2922 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TAXES:

Parcel No: D24-0007-0-003-00

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full.
Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$755.22
14.63 *Code #11-135
<u>2.50</u> *Code #11-336
\$772.35

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

TITLE REPORTS

Parcel No: D24-0007-0-003-00

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full.
Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$689.00
12.50 *Code #11-135
2.50 *Code #11-336
\$704.00

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

VALUATION:

Parcel No: D24-0007-0-003-00
Land Only: \$41,860.00;
Parcel No: D24-0007-0-004-03
Land Only: \$38,190.00;

SPECIAL ASSESSMENTS:

Code #11-135 – M Schroeder/JT Williams 69-7
Code #11-336 – M Lost Creek #99-08

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

LEASES:

Oil and Gas Lease from Amos D. Yoder and Rosie M. Yoder, husband and wife, to Everflow Eastern, Inc. dated July 22, 1981 for a primary term of 5 years and as long thereafter as oil and/or gas is produced, as recorded in Lease Record Volume 13, page 716 in the office of the Defiance County Recorder. A copy is attached.

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer

Michael W. Spangler

Ryan S. Breininger

Katherine J. Lloyd

117 West Maple Street

Bryan OH 40506

Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606

dbowers@nssblawoffice.com

Robert Bailey: 419-630-2615

rbailey@nssblawoffice.com

Mona Harsila: 419-630-2604

mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: D24-0024-0-008-00

AUCTION TRACT 5 – Home Site 3+- Acres

AUCTION TRACT 6 – 52+- Acres

TITLE VESTED IN:

Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Deed Record Volume 264, page 866 in the office of the Defiance County Recorder.

LEGAL DESCRIPTION:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:
Known as 60 acres of even width off the entire South side of the Southwest Quarter of Section 24, Town 5 North, Range 2 East, be the same, more or less.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:
A parcel of land being part of the Southwest Quarter of Section 24, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 24; thence North 00 degrees 00 minutes 00 seconds East, on the West line of the Southwest Quarter of Section 24, for a distance of 384.64 feet to a point, said point being the true point of beginning of the parcel herein described; thence continuing North 00 degrees 00 minutes 00 seconds East for a distance of 192.32 feet; thence South 89 degrees 55 minutes 15 seconds East, on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 25.00 feet; thence continuing North 89 degrees 55 minutes 15 seconds East for a distance of 201.50 feet; thence South 00 degrees 00 minutes 00 seconds East, on a line being parallel with the West line of the Southwest Quarter of Section 24, for a distance of 192.32 feet; thence North 89 degrees 55 minutes 15 seconds West, on a line parallel with the South line of the Southwest Quarter of Section 24, for a distance of 201.50 feet; thence continuing North 89 degrees 55 minutes 15 seconds West for a distance of 25.00 feet to the true point of beginning of the parcel herein described, containing 1.00 acres of land more or less being subject to all legal easements, zoning restrictions and legal highways of record.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

Reference is hereby made to a survey by Chester A. Miller, Registered Surveyor No. 6691, dated February 28, 1994.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:
A parcel of land being part of the Southwest Quarter of Section 24, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 24; thence North 0 degrees 00 minutes 00 seconds East, on the West line of the Southwest Quarter of Section 24, for a distance of 192.32 feet to a point, said point being the true point of beginning of the parcel

TITLE REPORTS

herein described; thence continuing North 00 degrees 00 minutes 00 seconds East for a distance of 192.32 feet; thence South 89 degrees 55 minutes 15 seconds East, on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 25.00 feet; thence continuing North 89 degrees 55 minutes 15 seconds East for a distance of 201.50 feet; thence South 00 degrees 00 minutes 00 seconds East, on a line being parallel with the West line of the Southwest Quarter of Section 24, for a distance of 192.32 feet; thence North 89 degrees 55 minutes 15 seconds West, on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 201.50 feet; thence continuing North 89 degrees 55 minutes 15 seconds West for a distance of 25.00 feet to the true point of beginning of the parcel herein described, containing 1.00 acres of land, more or less, being subject to all legal easements, zoning restrictions and legal highways of record.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

Reference is hereby made to a survey by Chester A. Miller, Registered Surveyor No. 6691, dated February 28, 1994.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:

A parcel of land being part of the Southwest Quarter of Section 24, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 24; thence North 00 degrees 00 minutes 00 seconds East, on the West line of the Southwest Quarter of Section 24, for a distance of 576.96 feet to a point, being the true point of beginning of the parcel herein described; thence continuing North 00 degrees 00 minutes 00 seconds East, a distance of 192.32 feet; thence South 89 degrees 55 minutes 15 seconds East on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 25.00 feet; thence continuing South 89 degrees 55 minutes 15 seconds East for a distance of 201.50 feet; thence South 00 degrees 00 minutes 00 seconds East, on a line being parallel with the West line of the Southwest Quarter of Section 24, for a distance of 192.32 feet; thence North 89 degrees 55 minutes 15 seconds West, on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 201.50 feet; thence continuing North 89 degrees 55 minutes 15 seconds West, for a distance of 25.00 feet to a point to the true point of beginning of the parcel herein described, containing 1.00 acres of land, more or less, being subject to all legal easements, zoning restrictions and legal highways of record.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

Reference is hereby made to a survey by Chester A. Miller, Registered Surveyor No. 6691, dated February 28, 1994.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:

A parcel of land being part of the Southwest Quarter of Section 24, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 24; thence North 00 degrees 00 minutes 00 seconds East, on the West line of the Southwest Quarter of Section 24, for a distance of 769.28 feet to a point, being the true point of beginning of the parcel herein described; thence continuing North 00 degrees 00 minutes 00 seconds East, a distance of 192.42 feet; thence South 89 degrees 55 minutes 15 seconds East on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 25.00 feet; thence continuing South 89 degrees 55 minutes 15 seconds East for a distance of 201.50 feet; thence South 00 degrees 00 minutes 00 seconds East, on a line being parallel with the West line of the Southwest Quarter of Section 24, for a distance of 192.42 feet; thence North 89 degrees 55 minutes 15 seconds West, on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 201.50 feet; thence continuing North 89 degrees 55 minutes 15 seconds West, for a distance of 25.00 feet to a point to the true point of beginning of the parcel herein described, containing 1.00

TITLE REPORTS

acres of land, more or less, being subject to all legal easements, zoning restrictions and legal highways of record.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

Reference is hereby made to a survey by Chester A. Miller, Registered Surveyor No. 6691, dated February 28, 1994.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as:

A parcel of land being part of the Southwest Quarter of Section 24, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the Southwest corner of the Southwest Quarter of Section 24; thence North 00 degrees 00 minutes 00 seconds East, on the West line of the Southwest Quarter of Section 24, for a distance of 192.32 feet to a point; thence South 89 degrees 55 minutes 15 seconds East on a line being parallel with the South line of the Southwest Quarter of Section 24, for a distance of 25.00 feet; thence continuing South 89 degrees 55 minutes 15 seconds East for a distance of 201.50 feet to an iron pin; thence South 00 degrees 00 minutes 00 seconds East, on a line being parallel with the West line of the Southwest Quarter of Section 24, for a distance of 167.32 feet to an iron pin; thence continuing South 00 degrees 00 minutes 00 seconds East, for a distance of 25.00 feet to a point on the South line of the Southwest Quarter of Section 24; thence North 89 degrees 55 minutes 15 seconds West, on the South line of the Southwest Quarter of Section 24, for a distance of 226.50 feet to the true point of beginning of the parcel herein described, containing 1.00 acres of land, more or less, being subject to all legal easements, zoning restrictions and legal highways of record.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

Reference is hereby made to a survey by Chester A. Miller, Registered Surveyor No. 6691, dated February 28, 1994.

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2902 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2922 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated August 17, 2015, filed for record August 19, 2015 and recorded in Official Record Volume 389, page 2240 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated August 17, 2015 filed for record August 19, 2015 and recorded in Official Record Volume 389, page 2254 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TITLE REPORTS

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TAXES:

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full. Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$2,171.65
<u>85.41</u> *Code #11-115
\$2,257.06

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

VALUATION:

Parcel No: D24-0024-0-008-00

Land: \$39,690.00; Buildings: \$61,470.00; Total: \$121,230.00

SPECIAL ASSESSMENTS:

Code #11-115 – M Goller Ditch 67-197

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

February 17, 2016

MWS:rb3

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer

Michael W. Spangler

Ryan S. Breininger

Katherine J. Lloyd

117 West Maple Street

Bryan OH 40506

Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606

dbowers@nssblawoffice.com

Robert Bailey: 419-630-2615

rbailey@nssblawoffice.com

Mona Harsila: 419-630-2604

mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: D24-0024-0-009-00

AUCTION TRACT 7 – 40+- Acres

TITLE VESTED IN:

Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 329, page 868 in the office of the Defiance County Recorder.

LEGAL DESCRIPTION:

Situated in the Township of Farmer, County of Defiance and State of Ohio and known as: The South Half (1/2) of the South Half (1/2) of the Southeast Quarter (1/4), Section Twenty (24), Town Five (5) North, Range Two (2) East, containing Forty (40) acres of land, more or less.

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2902 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2922 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated August 17, 2015, filed for record August 19, 2015 and recorded in Official Record Volume 389, page 2240 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated August 17, 2015 filed for record August 19, 2015 and recorded in Official Record Volume 389, page 2254 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

TITLE REPORTS

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TAXES:

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full. Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$716.07
2.50 *Code #11-292
<u>126.54 *Code #11-115</u>
\$842.61

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

VALUATION:

Parcel No: D24-0024-0-009-00
Land Only: \$39,690.00;

SPECIAL ASSESSMENTS:

Code #11-292 – M Ditch 40/JT Williams 95-10
Code #11-115 – M Goller Ditch 67-197

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

EASEMENTS:

from W. Lane Smith and Eleanor M. Smith, husband and wife, to Northwestern Electric Cooperative, Inc. as recorded in Deed Record Volume 220, page 207 in the office of the Defiance County Recorder. A copy is attached.

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer
Michael W. Spangler
Ryan S. Breiningger
Katherine J. Lloyd

117 West Maple Street
Bryan OH 40506
Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606
dbowers@nssblawoffice.com
Robert Bailey: 419-630-2615
rbailey@nssblawoffice.com
Mona Harsila: 419-630-2604
mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: C18-0002-0-021-01

AUCTION TRACT 8 – 27+- Acres

TITLE VESTED IN:

Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 329, page 868 in the office of the Defiance County Recorder.

LEGAL DESCRIPTION:

Situated in the Village of Sherwood, Township of Delaware, County of Defiance and State of Ohio and known as:

Being known as a part of Lot No. 8 in the Auditor's Plat of Fractions in the West Half (1/2) of Section 20, Village of Sherwood, Delaware Township, Defiance County, Ohio, and being more particularly described as follows:

Beginning at the center of Section 20 and the Southeast corner of Lot No. 8 of the Auditor's Plat of Fractions, monumented by a capped iron pin found; thence on an assumed bearing of South 89 degrees 57 minutes 52 seconds West, on the South line of the Northwest Quarter (1/4), 30.00 feet to a capped iron pin set; thence continuing South 89 degrees 57 minutes 52 seconds West, on the South line of the Northwest Quarter (1/4), 1261.45 feet to a capped iron pin set on the former easterly right-of-way line of the Cincinnati and Northern Railroad; thence on a curve to the right with a delta angle of 27 degrees 43 minutes 41 seconds, a radius of 2831.87 feet, a chord bearing of North 33 degrees 24 minutes 32 seconds East, a chord distance of 1357.13 feet, for an arc length of 1370.47 feet to the point of tangency of said curve; thence North 47 degrees 16 minutes 22 seconds East, on said right-of-way line, 283.02 feet to a capped iron pin set on the North line of the South Half (1/2) of the Northwest Quarter (1/4); thence North 89 degrees 59 minutes 33 seconds East, on the North line of the South Half (1/2) of the Northwest Quarter (1/4), 296.86 feet to a capped iron pin set; thence continuing North 89 degrees 59 minutes 33 seconds East, on said North line, 30.00 feet to a capped iron pin set at the Northeast corner of the South Half (1/2) of the Northwest Quarter (1/4); thence South 0 degrees 24 minutes 30 seconds East, on the East line of the Northwest Quarter (1/4), 1324.19 feet to the point of beginning.

The parcel herein described contains 27.374 acres, more or less, but subject to all legal highways and easements apparent or of record.

This legal description and survey of this parcel was prepared by Thomas J. Henry, Registered Surveyor No. 6787 on September 6, 2008.

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2902 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

TITLE REPORTS

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2922 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TAXES:

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full. Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$410.71
<u>2.98 *Code #11-166</u>
\$413.69

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

VALUATION:

Parcel No: C18-0002-0-021-01

Land Only: \$45,920.00;

SPECIAL ASSESSMENTS:

Code #11-166 – M Sulpher Creek 70-4

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

EASEMENTS:

from Ronald C. Kuhn and Kathy L. Kuhn, husband and wife, to the Village of Sherwood as recorded in Official Record Volume 327, page 1854 in the office of the Defiance County Recorder. A copy is attached.

February 17, 2016

MWS:rb3

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer
Michael W. Spangler
Ryan S. Breininger
Katherine J. Lloyd

117 West Maple Street

Bryan OH 40506

Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606

dbowers@nssblawoffice.com

Robert Bailey: 419-630-2615

rbailey@nssblawoffice.com

Mona Harsila: 419-630-2604

mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: C17-0035-0-008-11

AUCTION TRACT 9 – 37+- Acres

TITLE VESTED IN:

Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 355, page 1017 in the office of the Defiance County Recorder.

LEGAL DESCRIPTION:

Situated in the Township of Delaware, County of Defiance and State of Ohio and known as: Being a part of the South Half (1/2) of the Northeast Quarter (1/4) of Section 35, Township 4 North, Range 3 East, Delaware Township, Defiance County, Ohio, and being more particularly described as follows:

Commencing at the East Quarter (1/4) corner of Section 35, monumented by an iron pin found; thence on a bearing of North 0 degrees 00 minutes 21 seconds East, on the East line of Section 35, a distance of 933.38 feet to the point of beginning; thence North 89 degrees 47 minutes 21 seconds West, 933.38 feet to a 5/8-inch capped iron pin set, (passing an iron pin found at 20.00 feet); thence South 0 degrees 00 minutes 21 seconds West, 933.38 feet to the South line of the Northeast Quarter (1/4); thence North 89 degrees 47 minutes 21 seconds West, on the South line of the Northeast Quarter (1/4), 1045.59 feet to a 5/8-inch capped iron pin set; thence North 0 degrees 48 minutes 03 seconds West, 1323.55 feet to a capped iron pin found on the North line of the South Half (1/2) of the Northeast Quarter (1/4); thence South 89 degrees 46 minutes 55 seconds East, on the North line of the South Half (1/2) of the Northeast Quarter (1/4), 1449.61 feet to a 5/8-inch capped iron pin set; thence South 0 degrees 00 minutes 21 seconds West, 237.00 feet to a 5/8-inch capped iron pin set; thence South 89 degrees 46 minutes 55 seconds East, 548.00 feet to the East line of Section 35, (passing a 5/8-inch capped iron pin set at 528.00 feet); thence South 0 degrees 00 minutes 21 seconds West, on the East line of Section 35, a distance of 152.73 feet to the point of beginning.

The parcel herein described contains 37.417 acres, less and except a parcel of land sole to the Defiance County Commissioners as recorded in Official Record Volume 307, page 142, said parcel contains 0.039 acres, leaving a net acreage of 37.378 acres, more or less, subject to all easements, restrictions and zoning regulations.

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2902 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2922 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TITLE REPORTS

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TAXES:

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full. Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$421.78

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

VALUATION:

Parcel No: C17-0035-0-008-11
Land Only: \$22,180.00;

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

EASEMENTS:

from Mark T. Plummer and Geri L. Plummer, husband and wife, to Board of Commissioners of Defiance County as recorded in Official Record Volume 306, page 150 in the office of the Defiance County Recorder. A copy is attached.

February 17, 2016

MWS:rb3

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer

Michael W. Spangler

Ryan S. Breiningger

Katherine J. Lloyd

117 West Maple Street

Bryan OH 40506

Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606

dbowers@nssblawoffice.com

Robert Bailey: 419-630-2615

rbailey@nssblawoffice.com

Mona Harsila: 419-630-2604

mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: I13-0016-0-018-00

AUCTION TRACT 10 – 40+- Acres

AUCTION TRACT 11 – 55+- Acres

TITLE VESTED IN:

Benjamin L. Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 352, page 1631 in the office of the Defiance County Recorder.

LEGAL DESCRIPTION:

Situated in the Township of Noble, County of Defiance and State of Ohio and known as:

All that part of the West Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), Section 16, Town 4 North, Range 4 East, which lies South of the Defiance-Hicksville Pike (now known as State Route 18) containing Fifteen (15) acres of land, more or less, and being sometimes described as:

All that part of Lot Number Nine (9) in said Section 16, which lies South of the said Defiance-Hicksville Pike in the Township of Noble, County of Defiance and State of Ohio.

ALSO:

The West Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4), Section 16, Town 4 North, Range 4 East containing Twenty (20) acres of land, more or less, and being sometimes described as:

The West Half (1/2) of Lot Number Fourteen (14) in said Section 16 in the Township of Noble, County of Defiance and State of Ohio.

ALSO:

The West Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4), Section 16, Town 4 North, Range 4 East, containing Twenty (20) acres of land, more or less, and being sometimes described as:

The West Half (1/2) of Lot Number Nineteen (19) in said Section 16 in the Township of Noble, County of Defiance and State of Ohio.

ALSO:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4), Section 16, Town 4 North, Range 4 East, containing Forty (40) acres of land, more or less, and being sometimes described as:

Lot Number Eighteen (18) in said Section 16 in the Township of Noble, County of Defiance and State of Ohio.

ALSO:

Five (5) acres located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4), and the Southwest Quarter (1/4) of the Northeast Quarter (1/4), Section 16, Town 4 North, Range 4 East, in the Township of Noble, County of Defiance and State of Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the West Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16; thence East 82 ½ feet; thence North and parallel with the North and South half section line of said Section 16 to the South line of the Hicksville-Brunersburg Pike (now known as State Route 18); thence Westerly along the Southerly line of said highway to the East line of the West Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) in said Section 16; thence South to the place of beginning and being the

TITLE REPORTS

same property conveyed by Justin Mack by deed recorded in Volume 56, page 295, Defiance County Deed Records.

All of the above five parcels contained aggregate One Hundred (100) acres of land, more or less.

EXCEPTING THEREFROM:

Situated in the Township of Noble, County of Defiance and State of Ohio and known as:

A parcel of land situated in the Northeast Quarter (1/4) of Section 16, Town 4 North, Range 4 East, and more particularly described as follows:

Beginning at a PK nail at the intersection of the West line of the Northeast Quarter (1/4) of Section 16, Town 4 North, Range 4 East, Noble Township, Defiance County, Ohio, with the centerline of State Route 18; thence North 74 degrees 34 minutes 03 seconds East along the centerline of State Route 18 a distance of 710.51 feet to a PK nail; thence South 00 degrees 06 minutes 21 seconds West and parallel with the North-South Half (1/2) Section line (West line of the Northeast Quarter) a distance of 31.18 feet to an iron pin on the Southerly right-of-way of State Route 18; thence continuing South 00 degrees 06 minutes 21 seconds West along the same line a distance of 302.40 feet to an iron pin; thence South 74 degrees 34 minutes 03 seconds West and parallel with the centerline of State Route 18 a distance of 710.51 feet to an iron pin on the North-South Half (1/2) Section line; thence North 00 degrees 06 minutes 21 seconds East along the North-South Half (1/2) Section line a distance of 302.40 feet to an iron pin on the Southerly right-of-way of State Route 18; thence continuing North 00 degrees 06 minutes 21 seconds East along the same line a distance of 31.18 feet to a PK nail on the centerline of State Route 18 and the place of beginning.

Containing 5.242 acres of land, more or less, but subject to all legal highways and easements of public record and of record in respective utility offices.

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2902 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2922 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TAXES:

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full. Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$857.44
2.50 *Code #11-097
\$859.94

TITLE REPORTS

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

VALUATION:

Parcel No: C17-0035-0-008-11

Land Only: \$45,920.00;

SPECIAL ASSESSMENTS:

Code #11-097 – M Dowe 98-6

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

EASEMENTS:

from Harold Stevenson and Wanetta Stevenson, husband and wife, to The Toledo Edison Company as recorded in Deed Record Volume 194, page 624 in the office of the Defiance County Recorder. A copy is attached.

from Helen Mack and Arlen Mack, her husband, to American Louisiana Pipe Line Company as recorded in Deed Record Volume 158, page 149 in the office of the Defiance County Recorder. A copy is attached.

Said easement assigned to Michigan Wisconsin Pipe Line Company as recorded in Deed Record Volume 184, page 261 in the office of the Defiance County Recorder.

February 17, 2016

MWS:rb3

TITLE REPORTS

THE TITLE COMPANY OF NORTHWEST OHIO, LLC.

Manager and Title Agent

Michael A. Shaffer

Members

John S. Shaffer

Michael W. Spangler

Ryan S. Breininger

Katherine J. Lloyd

117 West Maple Street

Bryan OH 40506

Phone: 419-636-3196 Fax: 419-636-3643

Administrative Staff

Dee Bowers: 419-630-2606

dbowers@nssblawoffice.com

Robert Bailey: 419-630-2615

rbailey@nssblawoffice.com

Mona Harsila: 419-630-2604

mharsila@nssblawoffice.com

Benjamin Keil and Shirley A. Keil

Title Report

Parcel No: B02-1067-0-078-01

B02-1067-0-077-00

AUCTION TRACT 12 – 47+- Acres

TITLE VESTED IN:

Benjamin Keil and Shirley A. Keil, by virtue of a Warranty Deed recorded in Official Record Volume 352, page 2434 in the office of the Defiance County Recorder.

LEGAL DESCRIPTION:

Situated in the City of Defiance, Township of Defiance, County of Defiance and State of Ohio and known as:

Being a part of the Southeast Quarter (1/4) of Section 34, Township 4 North, Range 4 East, and a part of the Northeast Quarter (1/4) of Section 3, Township 3 North, Range 4 East, in the City of Defiance, Township of Defiance, County of Defiance and State of Ohio and being more particularly described as follows:

Commencing at a capped iron pin found at the Southwest corner of Lot No. 41 of Shawnee Heights Addition as recorded in Plat Book 4, page 58 of the Defiance County Record of Plats; thence South 86 degrees 44 minutes 31 seconds East along the South line of said Lot No. 41, a distance of 150.00 feet to a 3/4-inch iron pipe found marking the Southeast corner of said Lot No. 41 and the point of beginning; thence North 3 degrees 15 minutes 29 seconds East along the East lines of Lots 41, 40 and 39 of the Shawnee Heights Subdivision (Plat Book 4, page 58) a distance of 300.00 feet to a point marking the common corner of Lots 36, 38 and 39; thence South 86 degrees 44 minutes 31 seconds East along the South line of Lots 36 and 35 of Shawnee Heights Subdivision (Plat Book 4, page 58), a distance of 200.00 feet to a 5/8-inch iron pin found; thence continuing South 86 degrees 44 minutes 31 seconds East, along the South line of Lot No. 63 of Powell's Extension of Shawnee Heights Addition as recorded in Plat Book 5, page 4 of the Defiance County Record of Plats and said line extended, a distance of 327.61 feet to the low water line of the Auglaize River; thence along said low water line of the following courses: South 33 degrees 45 minutes 14 seconds East, 86.29 feet; thence South 28 degrees 44 minutes 33 seconds East, 99.50 feet; thence South 26 degrees 31 minutes 18 seconds East, 87.12 feet; thence South 25 degrees 11 minutes 40 seconds East, 414.06 feet; thence South 36 degrees 46 minutes 48 seconds East, 187.04 feet; thence South 49 degrees 54 minutes 26 seconds East, 172.77 feet; thence South 71 degrees 02 minutes 45 seconds East, 128.70 feet; thence South 59 degrees 26 minutes 39 seconds East, 118.51 feet; thence South 44 degrees 46 minutes 30 seconds East, 155.69 feet; thence South 08 degrees 23 minutes 57 seconds East, 174.68 feet; thence South 20 degrees 40 minutes 28 seconds West, 175.66 feet; thence South 45 degrees 17 minutes 53 seconds West, 209.31 feet; thence South 55 degrees 41 minutes 32 seconds West, 201.58 feet; thence South 64 degrees 44 minutes 13 seconds West, 192.78 feet; thence South 75 degrees 15 minutes 23 seconds West, 192.43 feet; thence South 86 degrees 22 minutes 01 seconds West, 123.66 feet; thence North 83 degrees 02 minutes 49 seconds West, 161.82 feet; thence North 62 degrees 01 minutes 58 seconds West, 250.62 feet; thence North 56 degrees 05 minutes 18 seconds West, 280.89 feet; thence North 59 degrees 09 minutes 44 seconds West, 304.73 feet; thence along the East line of the Subdivision of Lots 56-62 in Shawnee Heights Addition as

TITLE REPORTS

recorded in Plat Book 5, page 11, the following courses: North 29 degrees 25 minutes 29 seconds East, 122.01 feet to a point of curve; thence along a curve to the left having a radius of 387.59 feet, a delta angle of 65 degrees 00 minutes 00 seconds, a chord bearing North 03 degrees 04 minutes 31 seconds West, a chord distance of 416.50 feet for an arc length of 439.71; thence North 35 degrees 34 minutes 31 seconds West, 12.26 feet; thence along a curve to the right with a radius of 219.29 feet, a delta angle of 27 degrees 00 minutes 00 seconds, a chord bearing of North 22 degrees 04 minutes 30 seconds West, a chord distance of 102.38 feet for an arc length of 103.34 feet; thence North 8 degrees 34 minutes 31 seconds West, 175.06 feet to a ¼-inch iron pipe found marking the Southwest corner of Lot No. 55 in Shawnee Heights Addition as recorded in Plat Book 4, page 58; thence South 86 degrees 44 minutes 31 seconds East along the South line of Lot No. 55 and 54 (Plat Book 4, page 58) a distance of 146.43 feet to a ¼-inch iron pipe found marking the Southeast corner of said Lot No. 54; thence North 3 degrees 15 minutes 29 seconds East along the East line of said Lot No. 54, a distance of 150.00 feet to a ¼-inch iron pipe found marking the Northeast corner of Lot No. 54; thence South 86 degrees 44 minutes 31 seconds East, 364.00 feet to a 5/8-inch capped iron pin set; thence North 3 degrees 15 minutes 29 seconds East, 170.00 feet to a 5/8-inch capped iron pin set; thence North 86 degrees 44 minutes 31 seconds West, 214.00 feet to the point of beginning.

The parcel herein described contains approximately 44.469 acres in the Southeast Quarter (1/4) of Section 34, and approximately 2.3 acres in the Northeast Quarter (1/4) of Section 3, for an aggregate or 46.769 acres, more or less, but subject to all legal highways and easements of record.

The grantee, heirs and assigns, also receive a right of ingress and egress over the following described parcel:

Situated in the City of Defiance, County of Defiance and State of Ohio and known as:

Commencing at the Southwest corner of Lot No. 41 of Shawnee Heights Addition marked by a capped iron pin found; thence South 3 degrees 15 minutes 29 seconds West, on the East line of Shawnee Drive (60 feet right-of-way), 140.00 feet to the point of beginning; thence South 86 degrees 44 minutes 31 seconds East, 100.00 feet; thence South 3 degrees 15 minutes 29 seconds West, 30.00 feet to a 5/8-inch capped iron pin set; thence North 86 degrees 44 minutes 31 seconds West, 100.00 feet to the Northeast corner of Lot No. 54 of Shawnee Heights Addition marked by a ¼-inch iron pipe found; thence North 3 degrees 15 minutes 29 seconds East on the East line of Shawnee Drive, 30.00 feet to the point of beginning.

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2902 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated November 16, 2012, filed for record November 16, 2012 and recorded in Official Record Volume 366, page 2922 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

MORTGAGE:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 976 in the office of the Defiance County Recorder. **THIS MORTGAGE CONTAINS ADDITIONAL REAL ESTATE**

ASSIGNMENT OF RENTS:

from Benjamin L. Keil and Shirley A. Keil, husband and wife, to First Federal Bank of the Midwest dated January 19, 2016, filed for record January 28, 2016 and recorded in Official Record Volume 393, page 996 in the office of the Defiance County Recorder. **THIS ASSIGNMENT CONTAINS ADDITIONAL REAL ESTATE**

TITLE REPORTS

TAXES:

Parcel No: B02-1067-0-078-01

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full.
Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$745.87

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

Parcel No: B02-1067-0-77-00

Taxes and assessments for the first half of the year 2015 and all prior years are paid in full.
Taxes and assessments for the second half of the year 2015 are due and payable as follows:

Due July, 2016
\$13.38

The taxes for the year 2016 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

VALUATION:

Parcel No: B02-1067-0-078-01

Land Only: \$34,560.00;

Parcel No: B02-1067-0-077-00

Land Only: \$620.00;

CAUV NOTE:

Attention is directed to the fact that the premises described in this title report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

EASEMENTS:

from Max L. Kelch and Betty J. Kelch, husband and wife, to Benjamin Keil and Shirley A. Keil as recited in a certain Warranty Deed recorded in Official Record Volume 352, page 2434 in the office of the Defiance County Recorder. A copy is attached.

Modification of said easement recorded in Official Record Volume 390, page 2825 in the office of the Defiance County Recorder. A copy is attached.

from Agnes Seither to the County of Defiance as recorded in Deed Record Volume 145, page 418 in the office of the Defiance County Recorder. A copy is attached.

from Caroline M. Seither, unmarried, to The Toledo Edison Company as recorded in Deed Record Volume 124, page 14 in the office of the Defiance County Recorder. A copy is attached.

February 17, 2016

MWS:rb3





PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACT 9



TRACT 3





SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com