

Morgan & Washington County, Ohio

# REAL ESTATE AUCTION



- Great Recreational Opportunities
- Prime Wildlife Habitats
- Timber Investment Value
- Potential Building Sites with Scenic Views

## INFORMATION BOOKLET



**513<sup>±</sup>**  
acres

In 17 Tracts Ranging from 6<sup>±</sup> to 76<sup>±</sup> Acres  
*Offered in Individual Tracts, Combinations of Tracts and as a Whole*



# Wednesday, September 15 at 5pm

held at Heck Harkins Community Center, Stockport, OH • Online Bidding Available



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

in cooperation with



**Murray Wise**  
ASSOCIATES LLC

**800.451.2709**  
**SchraderAuction.com**

## DISCLAIMER

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



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

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in  
cooperation  
with



[MurrayWiseAssociates.com](http://MurrayWiseAssociates.com) • 800.607.6888

# BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Maps

Tract Descriptions & Auction Terms

Topography Maps

Flood Zone Maps

Tax Statements

Washington County Surveys

Powerline Easement

Property Photos





# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, SEPTEMBER 15, 2021**

**513 ACRES – STOCKPORT, OHIO**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, September 8,  
2021.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Bidder # \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **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**  
**513± Acres • Morgan & Washington County, Ohio**  
**Wednesday, September 15, 2021**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

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 Wednesday, September 15, 2021 at 5:00 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](http://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 via wire transfer on the next business day 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; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number 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, Wednesday, September 8, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

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:**

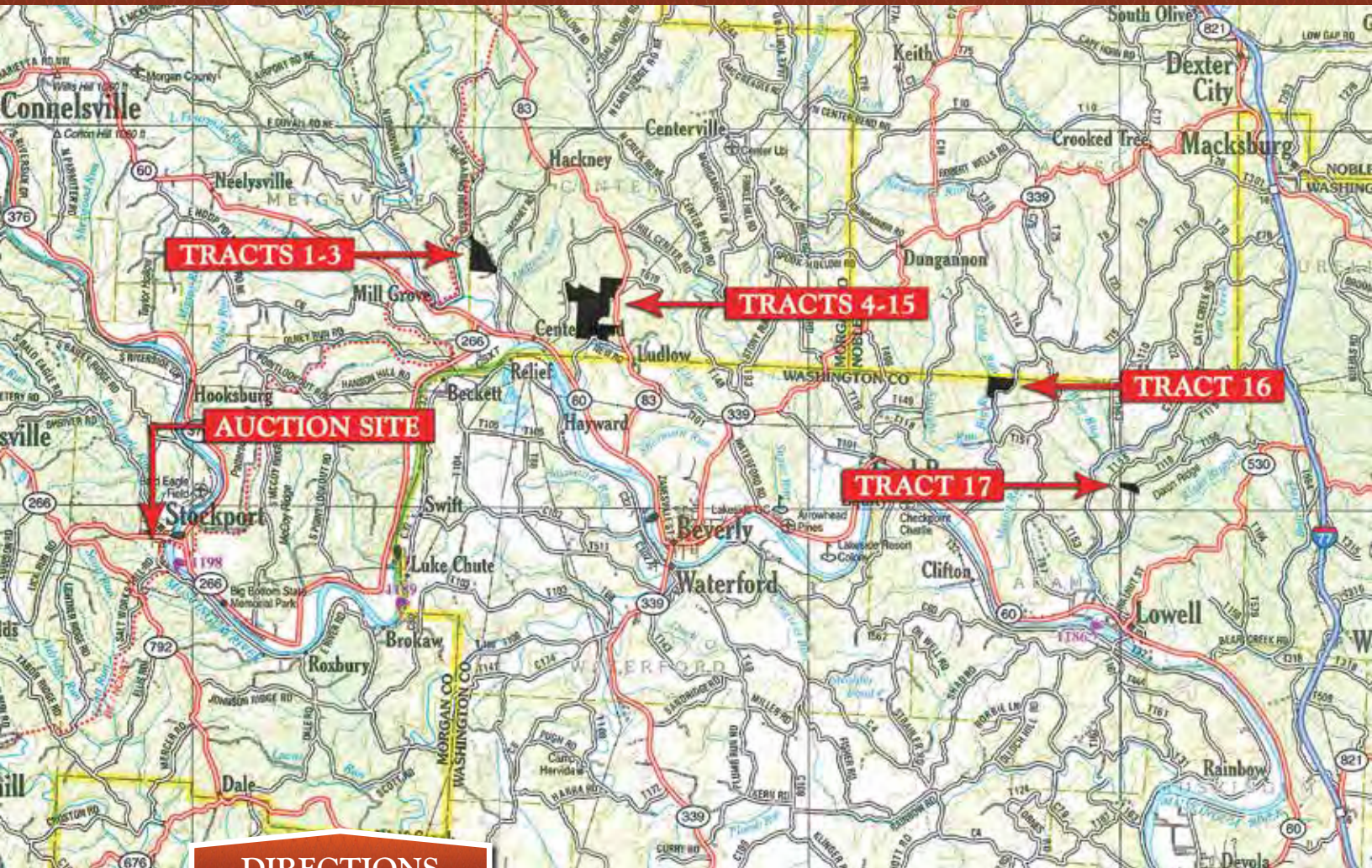
E-mail address of registered bidder: \_\_\_\_\_

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 260-244-7606.



# LOCATION MAP

# LOCATION MAP



## DIRECTIONS

**TO TRACTS 1&2 from McConnelsville:** Take OH-60 east out of McConnelsville. Follow OH-60 for 10.7 miles to Hackney Rd. Turn left on Hackney Rd and follow it for 1 mile to arrive at Tracts 1&2 on your left (west).

**TO TRACT 3 from Tracts 1&2:** Follow Hackney Rd south 1 mile to OH-60 and turn right on OH-60. Follow OH-60N for 0.8 miles to N Silvka Rd and turn right (north). Follow N Silvka Rd for 0.1 miles to N Unionville Rd and turn right. Follow N Unionville Rd 1.1 miles to Onion Run Rd. Turn right and follow Onion Run Rd for 0.5 miles to Tract 3 on your right.

**TO TRACTS 4-12 from McConnelsville:** Take OH-60 east out of McConnelsville. Follow OH-60 for 11.5 miles to Center Bend Rd. Turn left on Center Bend Rd. Follow Center Bend Rd for 1 mile to arrive at the Township Rd 915 accessing Tracts 4-12 on your right.

**TO TRACTS 13 & 14 from Tracts 4-12:** Follow Center Bend Rd south to OH-60 and turn left on OH-60. Follow OH-60 0.7 miles to Township Rd 147 (New Rd) and turn left on Township Rd 147 (New Rd). Follow Township Rd 147 (New Rd) 1 mile and tracts 13-14 will be on your left.

**TO TRACT 15 from Tracts 13 & 14:** Follow Township Rd 147 (New Rd) to OH-83. Turn left on OH-83. Follow OH-83 for 0.3 miles to arrive at Tract 15 on your left.

**TO TRACT 16 from Beverly:** Take OH-60 east out of Beverly. Follow OH-60 for 6.0 miles to Big Run Rd. Turn left on Big Run Rd. Follow Big Run Rd for 2.7 miles to arrive at Tract 16 on your left.

**TO TRACT 17 from Beverly:** Take OH-60 east out of Beverly. Follow OH-60 for 9.0 miles to Washington County Hwy 76A. Turn left on Washington County Hwy 76A and follow for 0.4 miles to C76/Cats Creek Rd. Turn left on Cats Creek Rd and follow for 0.4 miles to E Branch Rd. Turn right on E Branch Rd and follow for 1.5 miles to arrive at Tract 17 on both sides of E Branch Rd.

## AUCTION SITE

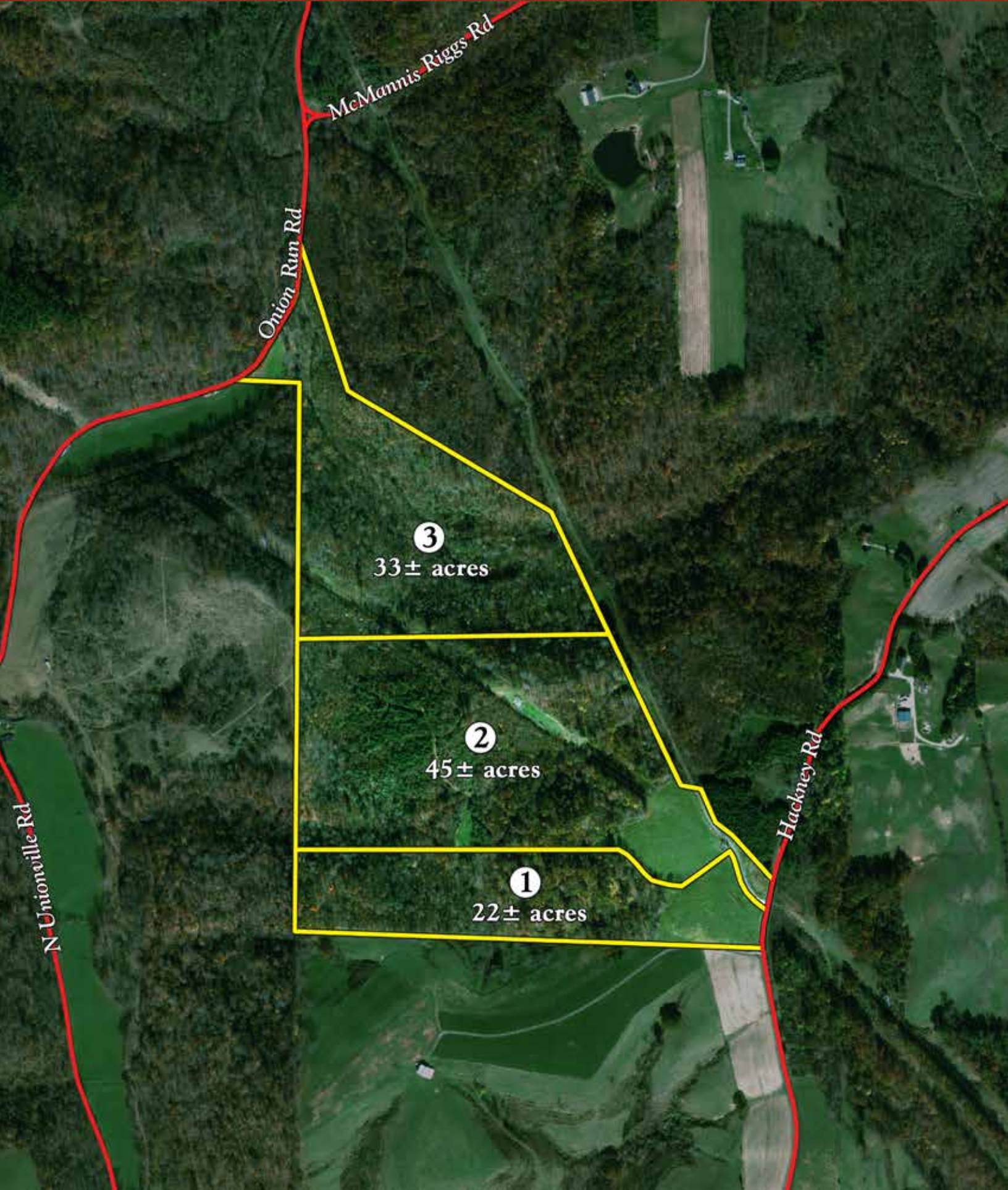
**Heck Harkins Community Center**  
1685 Broadway St, Stockport OH 43787

**Directions from McConnelsville:** Take OH-376 S out of McConnelsville. Follow OH-376 for 9.5 miles to OH-266W / Broadway St. Turn right and follow Broadway St for 0.6 miles to South Street and turn left to arrive at the auction site.

# TRACT MAPS

# TRACT MAPS

TRACTS 1 - 3



McMannis Riggs Rd

Onion Run Rd

Hackney Rd

N Unionville Rd

3

33± acres

2

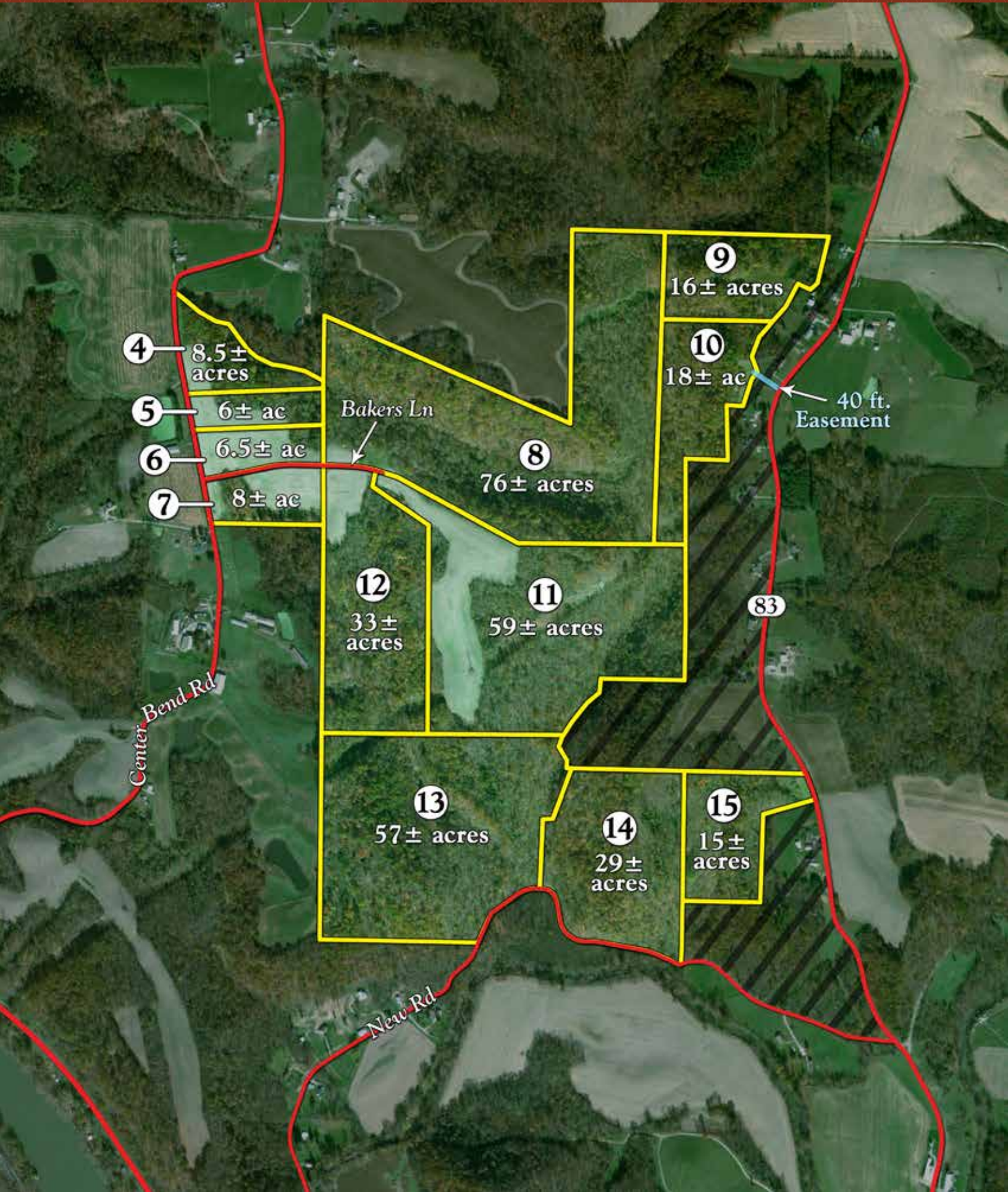
45± acres

1

22± acres

# TRACT MAPS

## TRACTS 4 - 15



# TRACT MAPS

TRACTS 16 - 17



# TRACT DESCRIPTIONS

Morgan & Washington County, Ohio

# REAL ESTATE AUCTION

## Wednesday, September 15 at 5pm

held at Heck Harkins Community Center, Stockport, OH

Online Bidding Available



**TRACT 1: 22± acres** that features a mix of mature hardwood trees and a high meadow area with scenic long views. Excellent potential building site with great recreational opportunities. Don't miss this rare opportunity to purchase a scenic rural setting.

**TRACT 2: 45± acres** predominately featuring mixed hardwoods with scenic meadow area. An ideal hunting recreational tract offering a great potential building site for a weekend cabin in the lush meadow area.

**TRACT 3: 33± acres** with small meadow area bordered by a meandering creek featuring all mixed hardwood trees with road frontage on Onion Run Rd. Investigate the hunting and recreational opportunities of this tract plus the future income from timber sales. Combine Tracts 1-3 for a total of 100± acres with easy access from Hackney and Onion Run Rd.

**TRACTS 4-7:** These tracts range in size from 6± to 8.5± acres with excellent road frontage on Center Bend Rd. Plus, Tracts 6 & 7 also have frontage on Bakers Ln. These wooded country home sites are difficult to come by, so don't miss this opportunity to buy at your price. If you want larger acreage, design a combination that fits your needs.

**TRACT 8: 76± acres** of mixed hardwood with excellent hunting potential. This tract is somewhat isolated with access from Bakers Ln, which is ideal for private hunting. The tillable land adjacent to this tract provides food supply for game. Investigate the timber potential.

**TRACT 9: "Swing Tract" 16± acres** must be purchased by adjoining neighbor or in combination with Tract 8.

**TRACT 10: 18± acres** tract has access from Highway 83 by a 40 ft. easement.

**TRACT 11: 59± acres** with approximately 12 acres of tillable farmland. This is a good hunting/recreational tract that has income earning capacity through renting of the tillable farmland. You can enjoy hunting/recreational activities, future income from timber harvest could provide cash flow to offset taxes and any other misc. expenditures.

**TRACT 12: 33± acres** which could be a great rural setting for a country home with the benefit of hunting and recreational adjacent to your home. Great potential building site overlooking mixed hardwood forest.

**TRACT 13: 57± acres** of mixed hardwood trees. Enjoy the best of nature on this rolling terrain. Investigate the timber potential on this tract combined with tract #14. Good access from Township Rd 147 (New Rd).

**TRACT 14: 29± acres,** This tract has future timber value plus good hunting and recreational opportunities. Good access from Township Rd 147 (New Rd).

**TRACT 15: 15± acres** if you are looking for a potential wooded building site located on St Rd 83 this is a great opportunity, so be prepared to bid your price. It is difficult to find scenic wooded building sites on a good highway such as St Rd 83.

**TRACT 16: 60± acres** with approx. 3400 feet of road frontage on Big Run Rd with a year round creek parallel to the property and road frontage. Adjacent to the creek are long views of meadows with rolling woods behind the meadow area.

**TRACT 17: 21± acres** with East Branch Rd dividing this wooded tract in two tracts. Great opportunity for a first-time buyer. This could be the buy of this auction.

### INSPECTION DATE:

Tuesday, August 31, 3:00 - 5:00 pm

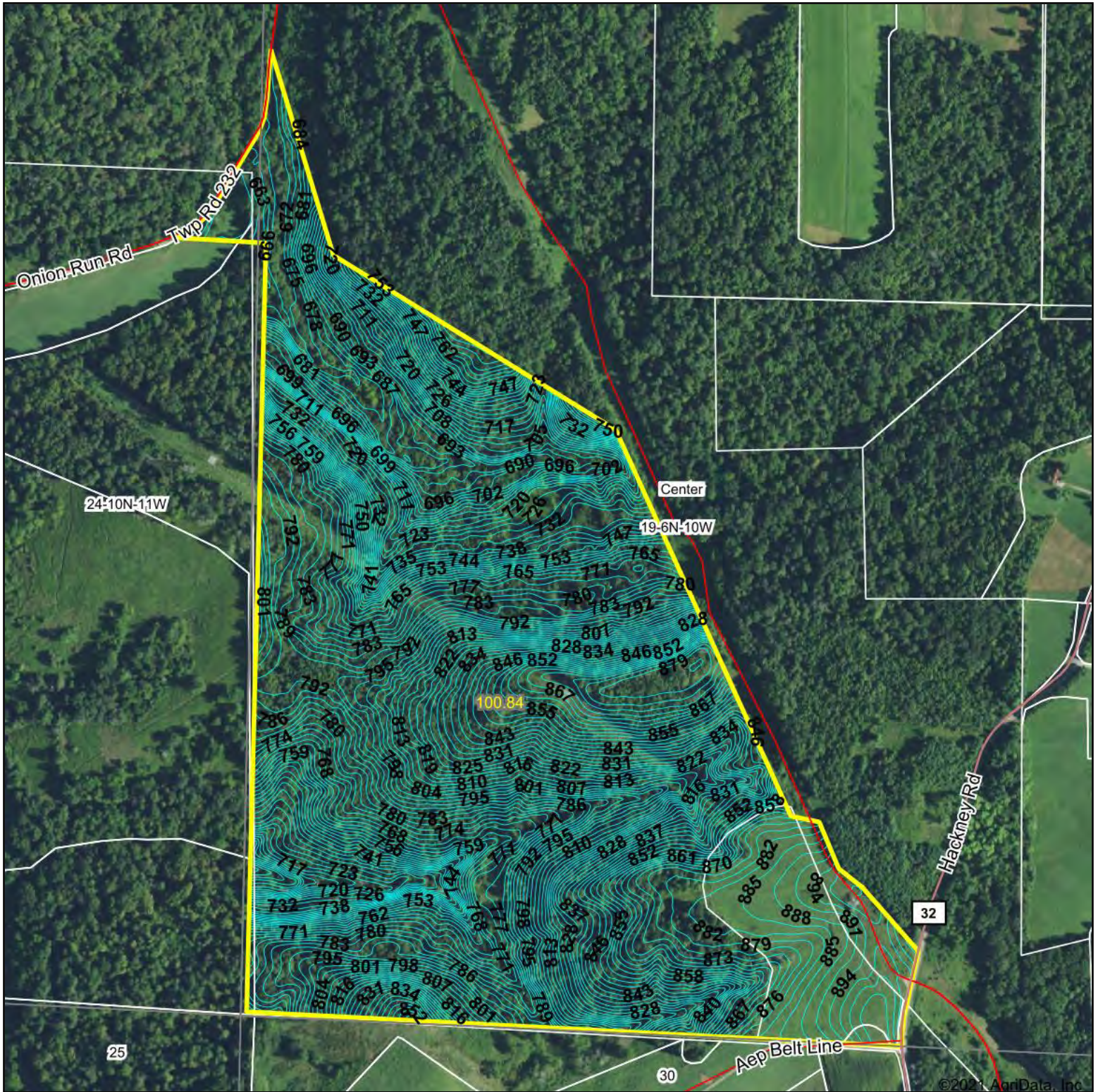
Please meet a Schrader agent on Tract 6 where Center bend Rd. and Bakers Ln. intersect, to gain information pertaining to the property.



# TOPOGRAPHY MAPS

# TOPOGRAPHY MAPS

## TRACTS 1-3



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

Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 661.5  
 Max: 905.6  
 Range: 244.1  
 Average: 788.4  
 Standard Deviation: 62.2 ft

0ft 547ft 1094ft



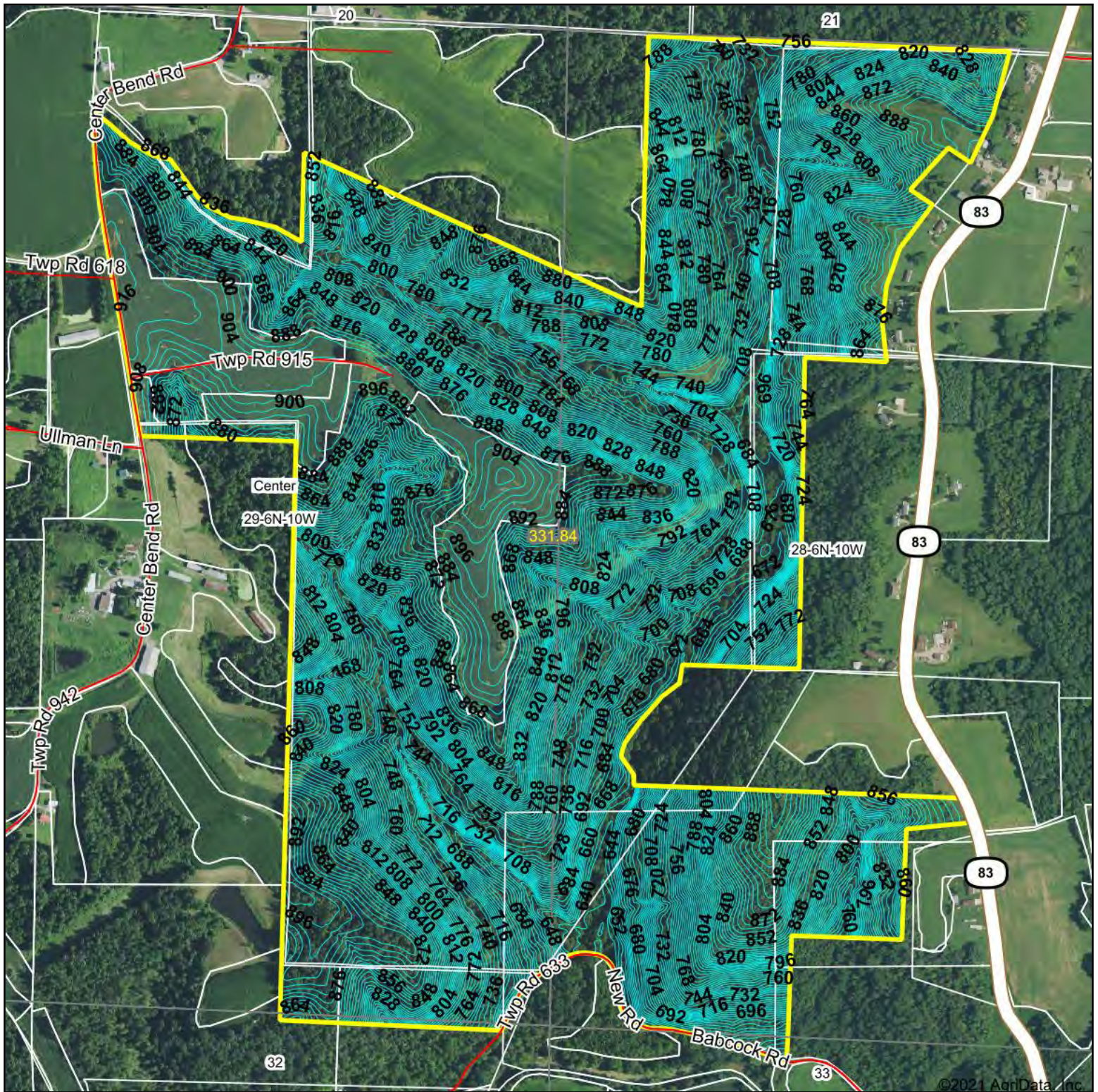
7/9/2021

Map Center: 39° 36' 48.93, -81° 41' 51.73

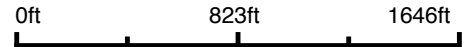
19-6N-10W  
 Morgan County  
 Ohio

# TOPOGRAPHY MAPS

## TRACTS 4-15



Source: USGS 3 meter dem  
 Interval(ft): 4.0  
 Min: 629.9  
 Max: 916.8  
 Range: 286.9  
 Average: 807.0  
 Standard Deviation: 71.75 ft



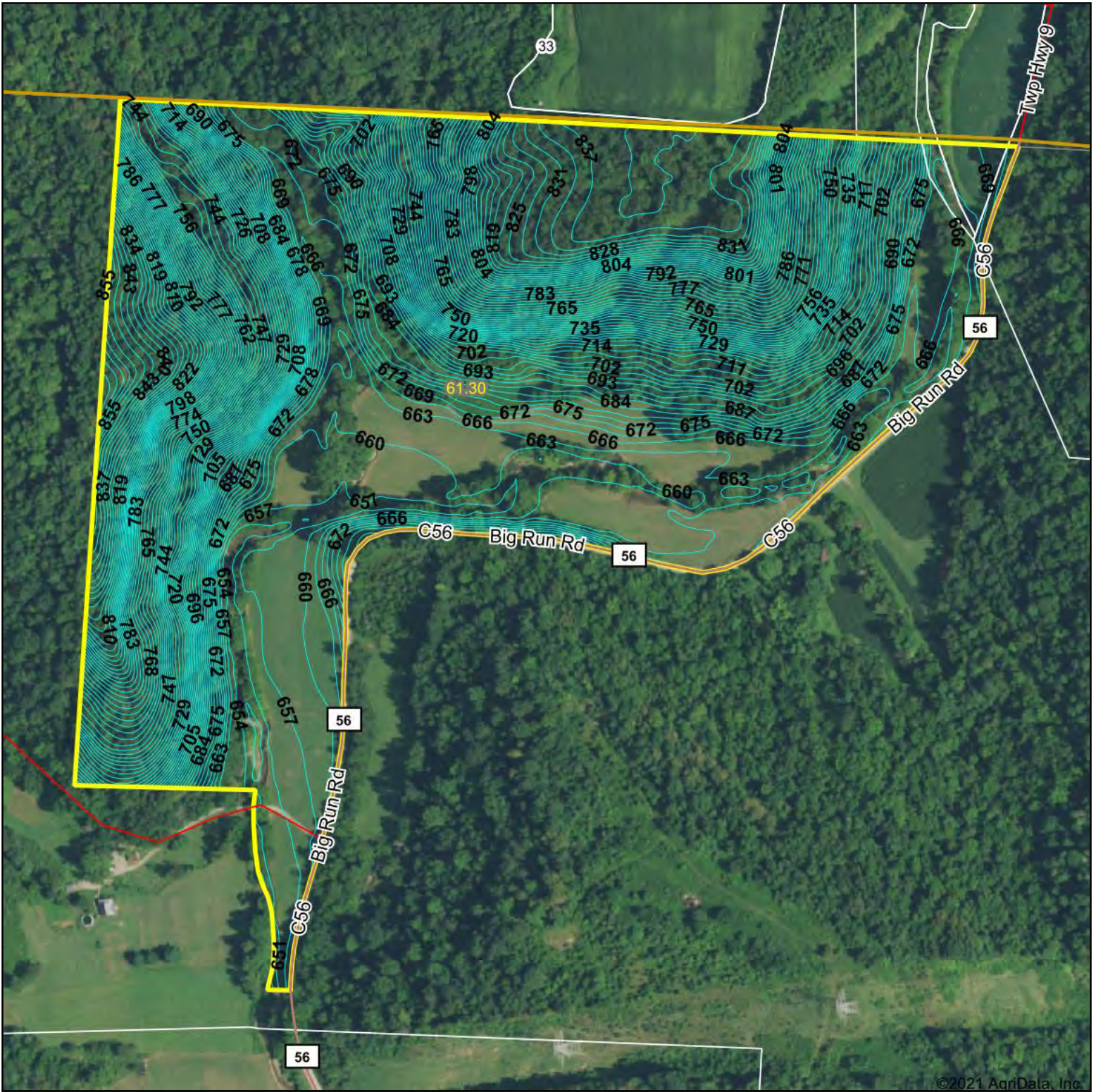
29-6N-10W  
 Morgan County  
 Ohio

7/12/2021  
 Map Center: 39° 36' 1.62, -81° 39' 48.34



# TOPOGRAPHY MAP

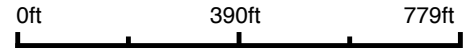
## TRACT 16



©2021 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 647.6  
 Max: 867.2  
 Range: 219.6  
 Average: 722.6  
 Standard Deviation: 62.89 ft



Washington County  
 Ohio

7/9/2021

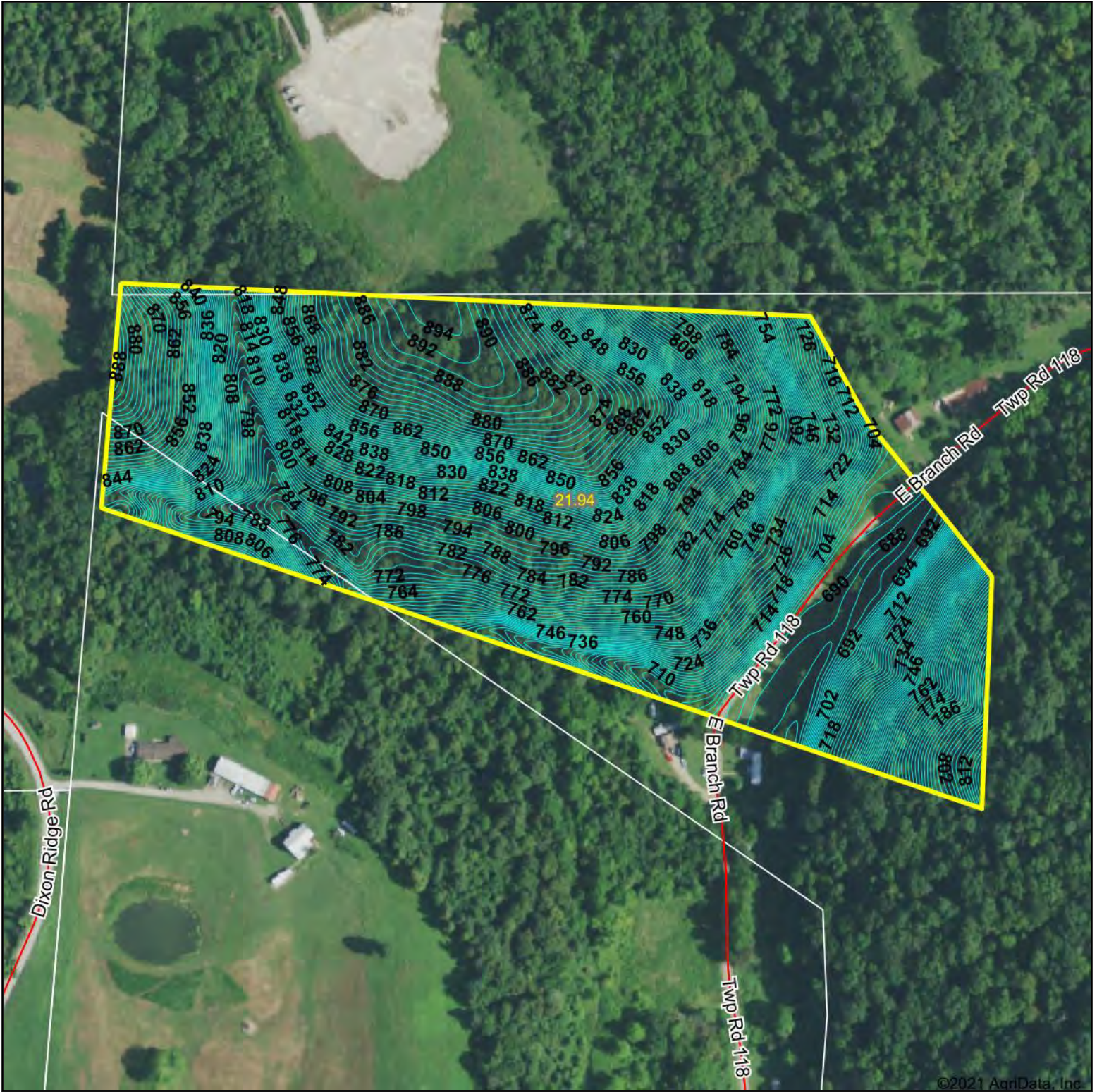
Map Center: 39° 34' 56.94, -81° 32' 36.68



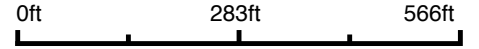
Field borders provided by Farm Service Agency as of 5/21/2008.

# TOPOGRAPHY MAP

## TRACT 17



Source: USGS 3 meter dem  
 Interval(ft): 2.0  
 Min: 683.3  
 Max: 895.2  
 Range: 211.9  
 Average: 793.7  
 Standard Deviation: 60.27 ft



Washington County  
 Ohio

Map Center: 39° 33' 38.3, -81° 30' 20.26



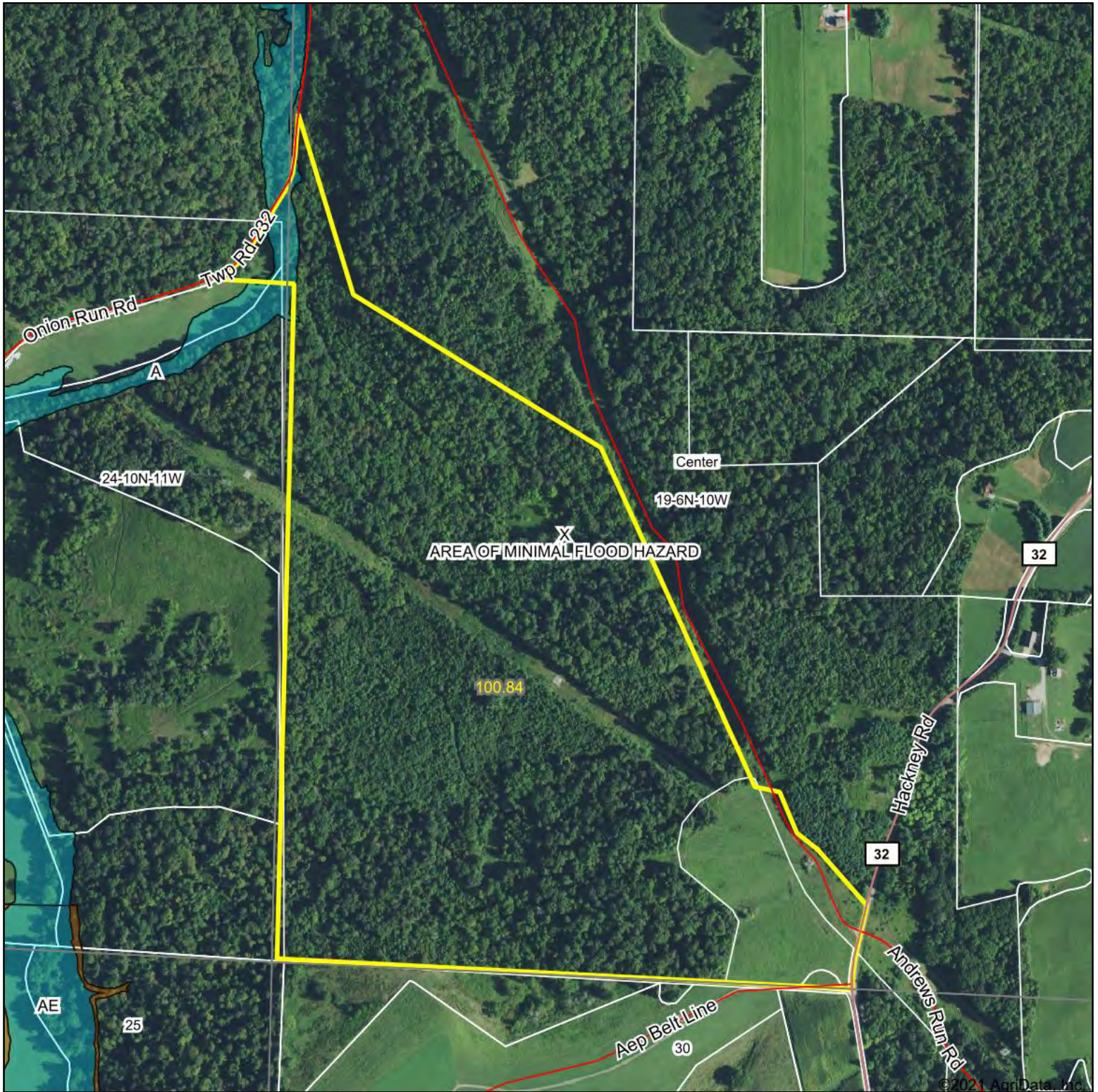
© AgriData, Inc. 2021 www.AgriDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008.



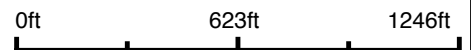
# FLOOD ZONE MAPS

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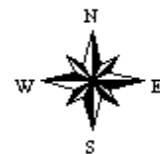
## TRACTS 1-3



Map Center: 39° 36' 48.93, -81° 41' 51.73



19-6N-10W  
Morgan County  
Ohio



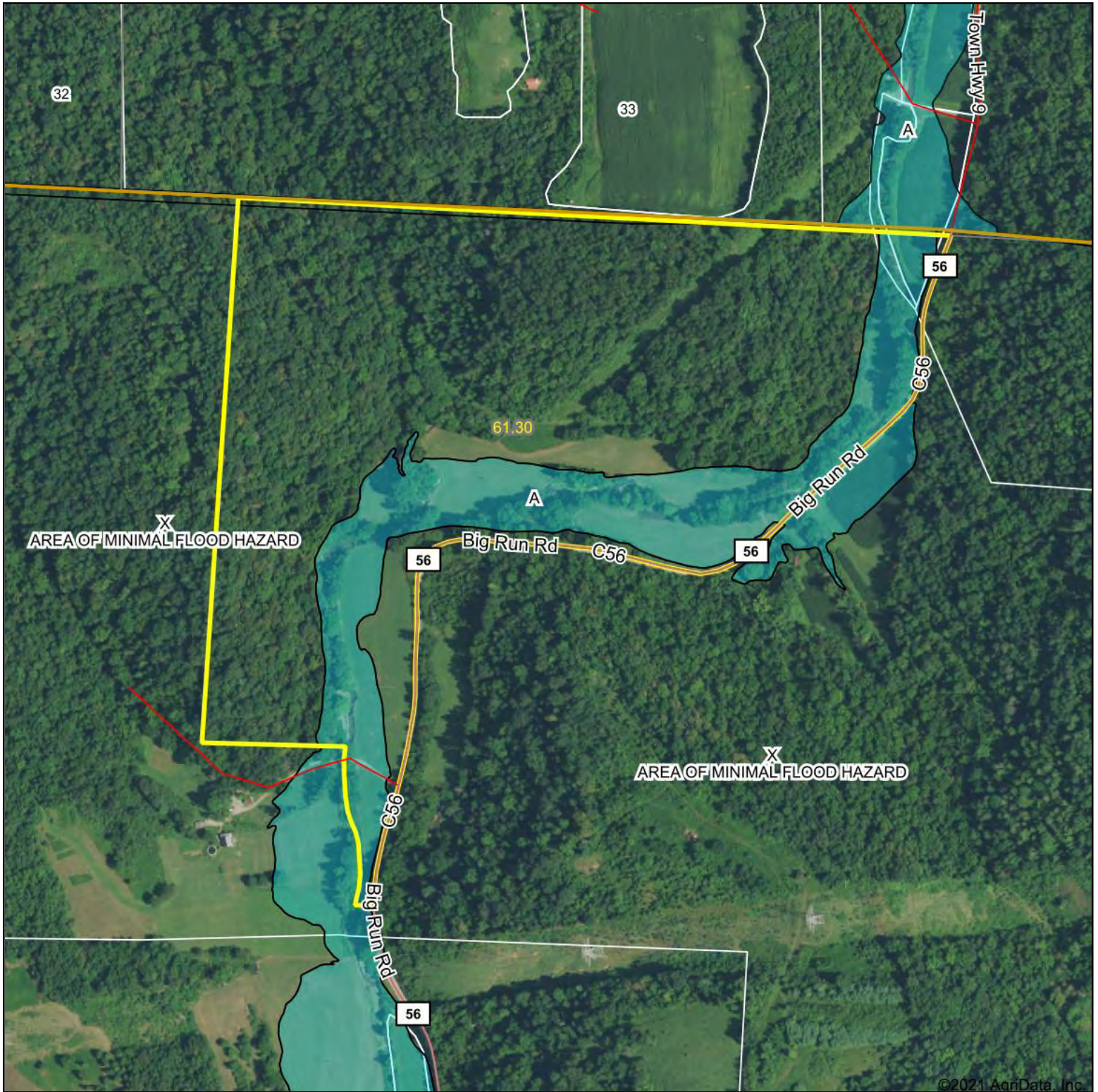
7/9/2021





# FLOOD ZONE MAP

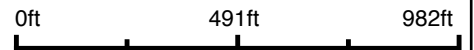
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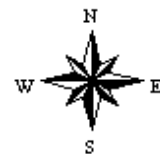
©2021 AgriData, Inc.



Map Center: 39° 34' 56.94, -81° 32' 36.68



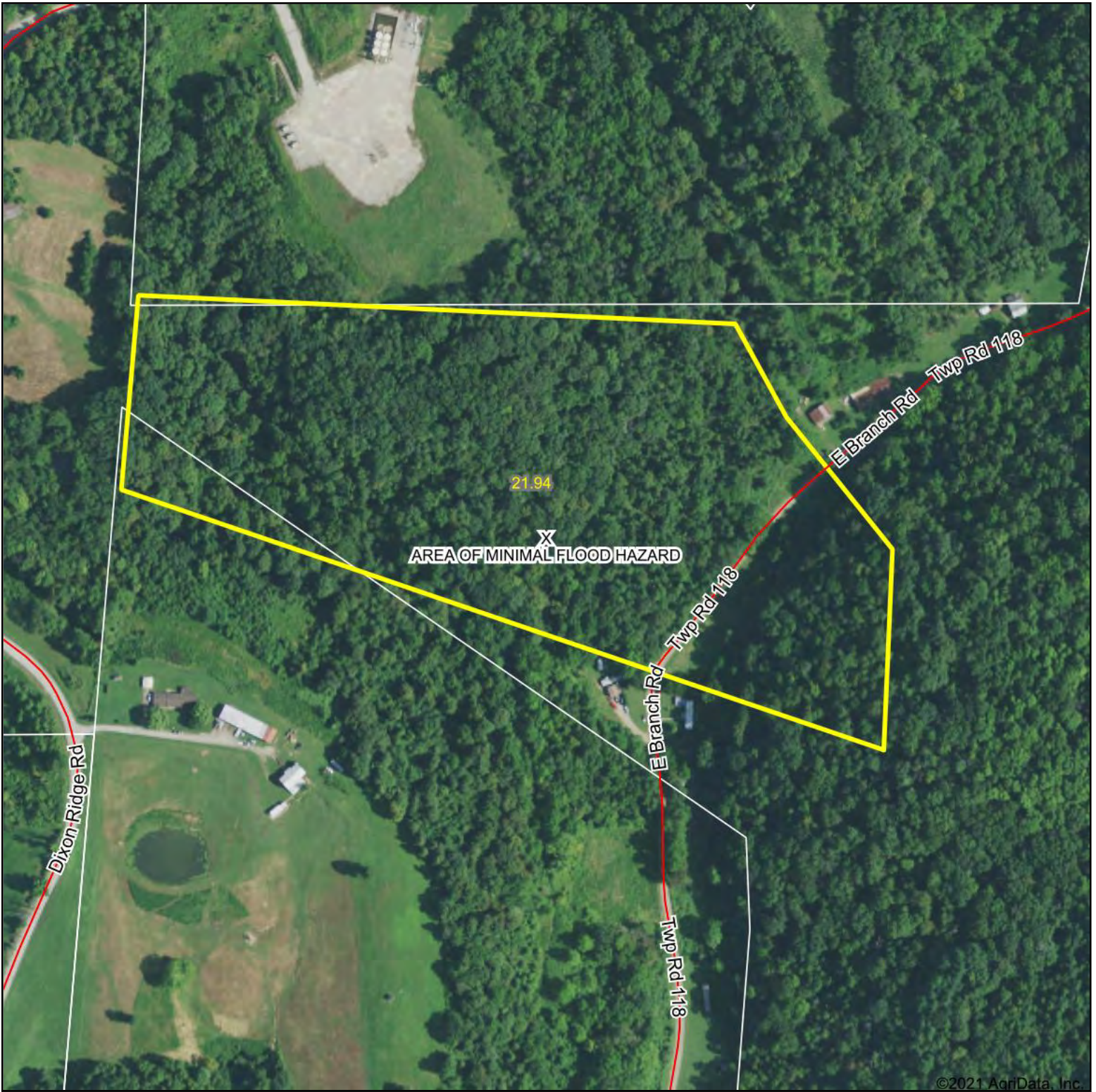
Washington County  
Ohio



7/9/2021

# FLOOD ZONE MAP

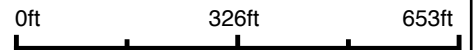
## TRACT 17



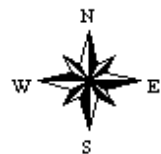
©2021 AgriData, Inc.



Map Center: 39° 33' 38.3, -81° 30' 20.26



Washington County  
Ohio



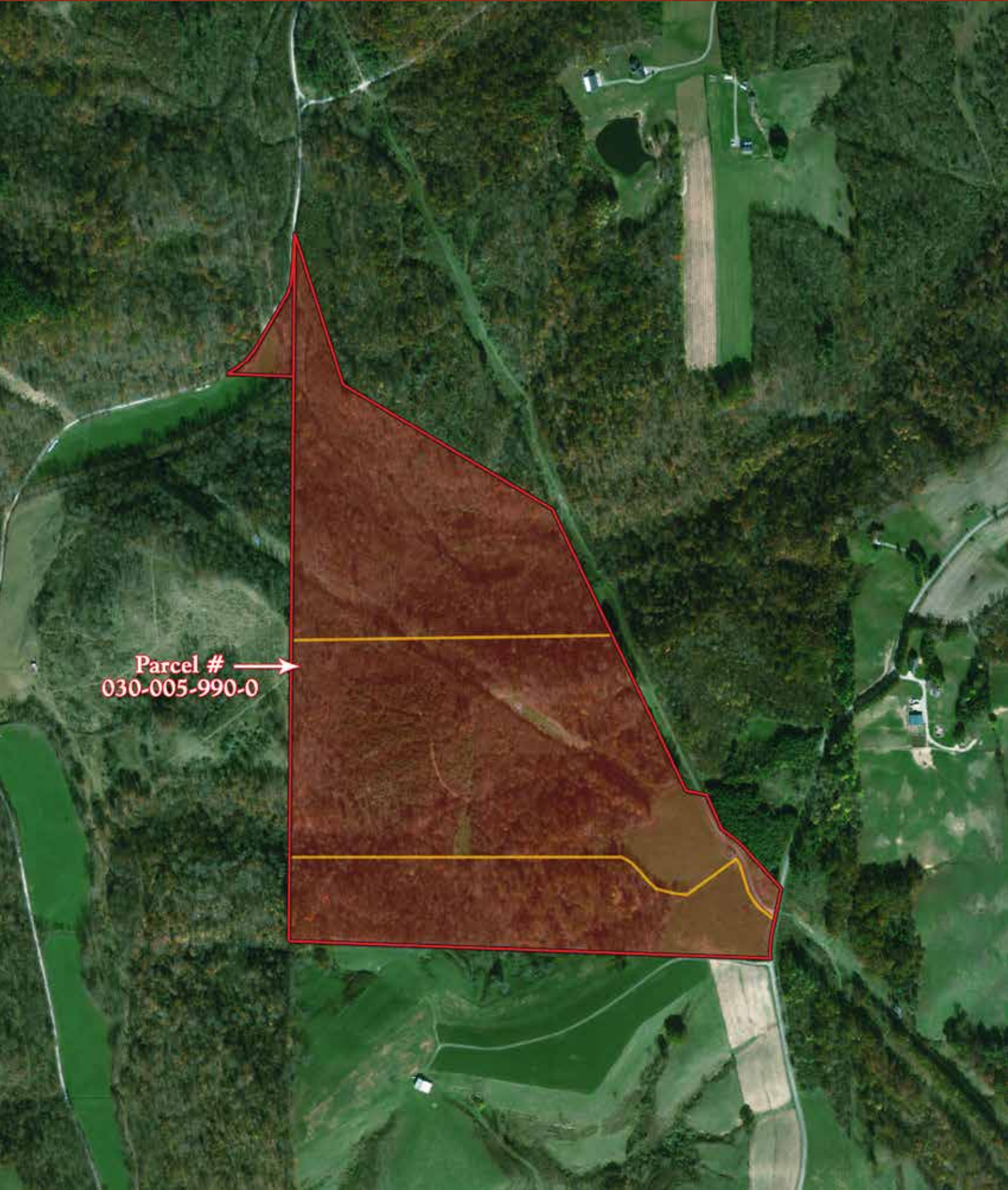
7/9/2021



# TAX STATEMENTS

# PARCEL IDENTIFICATION MAP

## TRACTS 1-3



Parcel # →  
030-005-990-0

# TAX STATEMENTS

## TRACTS 1-3



**Parcel: 030-005-990-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKLIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S19 SD 08
Location	HACKNEY RD	0001-00	Routing Number 428-04
CD Year		12/16/2014	Sales Amount 0.00
Acres	124.2500	Map Number	
		Sold	

### VALUE

District		030-CENTER TWP	
Land Use		100-AGRICULTURAL VACANT LAND	
	Appraised	Assessed	
Land	71,390	24,990	
Improvement	0	0	
<b>Total</b>	<b>71,390</b>	<b>24,990</b>	
CAUV	N	0	0
Homestead	N	0	0
OOC	N	0	0
<b>Taxable</b>	<b>71,390</b>	<b>24,990</b>	

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	397.73	397.73	795.46
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>397.73</b>	<b>397.73</b>	<b>795.46</b>
Paid	0.00	397.73	0.00	397.73
Due	0.00	0.00	397.73	397.73

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

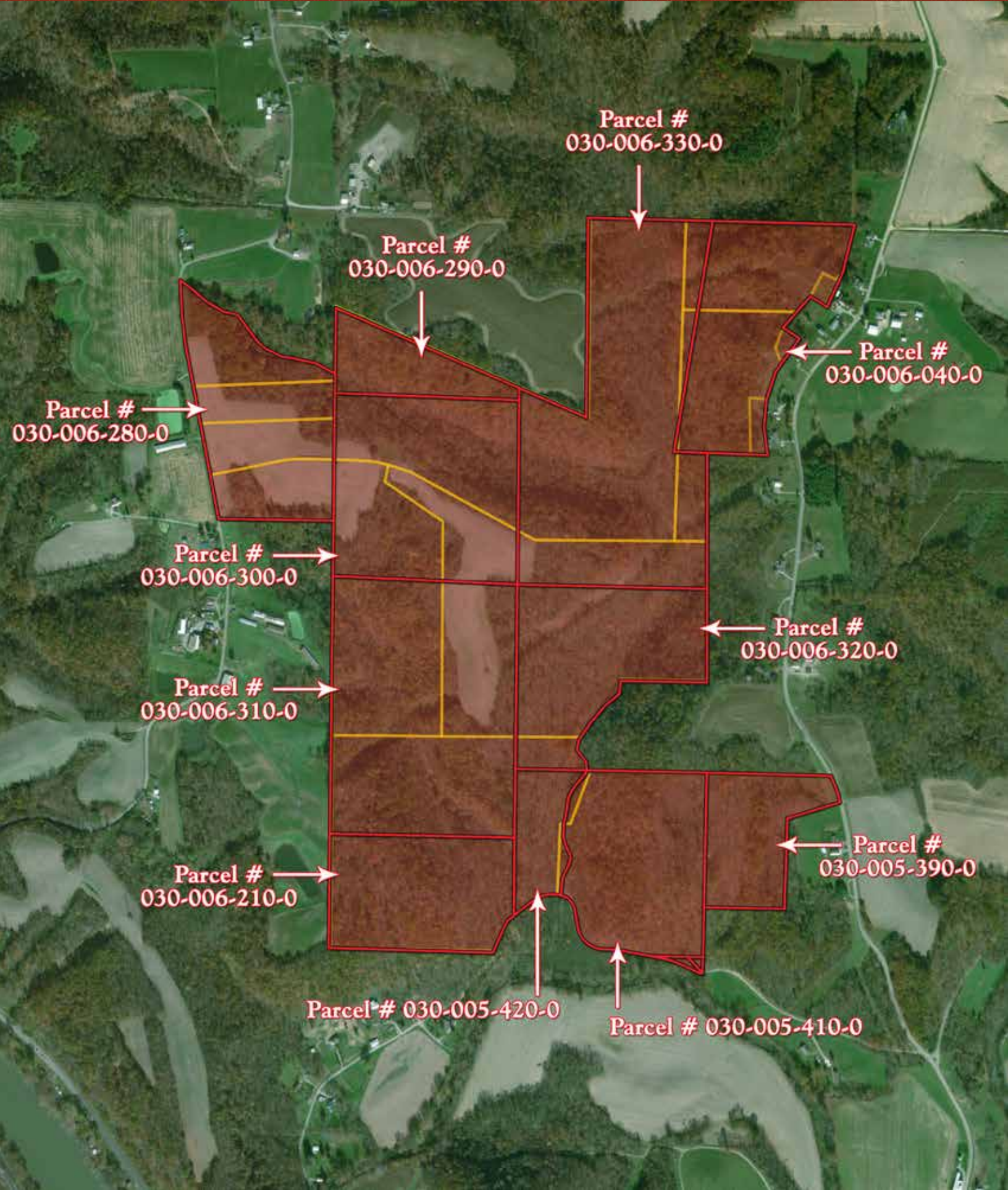
Type	Dimensions	Description	Value
AB-UNDEVELOPED/RESIDUAL	39.660	Acres	71,390
		Total	71,390

### UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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# PARCEL IDENTIFICATION MAP

## TRACTS 4-15





# TAX STATEMENTS

## TRACTS 4-15



**Parcel: 030-006-280-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKIN REALITY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S29 SD 3 LORA HORNER MC 94
Location	CENTER BEND RD SD 3	0001-00	Routing Number 472-00
CD Year		12/16/2014	Sales Amount 0.00
Acres	31.8800	Map Number	
		Sold	

### VALUE

	Appraised	Assessed
District	030-CENTER TWP	
Land Use	100-AGRICULTURAL VACANT LAND	
Land	57,380	20,080
Improvement	0	0
<b>Total</b>	<b>57,380</b>	<b>20,080</b>
CAUV	N	0
Homestead	N	0
OOC	N	0
<b>Taxable</b>	<b>57,380</b>	<b>20,080</b>

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	319.54	319.54	639.08
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>319.54</b>	<b>319.54</b>	<b>639.08</b>
Paid	0.00	319.54	0.00	319.54
Due	0.00	0.00	319.54	319.54

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	31.880	Acres	57,380
		Total	57,380

### UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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# TAX STATEMENTS

## TRACTS 4-15



**Parcel: 030-006-290-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S29 SD1 LORA HORNER MC 94
Location	CENTER BEND RD	0001-00	Routing Number 473-00
CD Year		12/16/2014	Sales Amount 0.00
Acres	10.3800	Map Number	
		Sold	

### VALUE

	Appraised	Assessed
District	030-CENTER TWP	
Land Use	100-AGRICULTURAL VACANT LAND	
Land	18,680	6,540
Improvement	0	0
<b>Total</b>	<b>18,680</b>	<b>6,540</b>
CAUV	0	0
Homeslead	0	0
OOC	0	0
<b>Taxable</b>	<b>18,680</b>	<b>6,540</b>

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			

	Prior	First	Second	Total
Tax	0.00	104.08	104.08	208.16
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>104.08</b>	<b>104.08</b>	<b>208.16</b>
Paid	0.00	104.08	0.00	104.08
Due	0.00	0.00	104.08	104.08

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	10.380	Acres	18,680
		Total	18,680

### UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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# TAX STATEMENTS

## TRACTS 4-15



**Parcel: 030-005-390-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S28 SD 26 WM J CAMPBELL MC 93
Location	S R 83 SD 26	0001-00	Routing Number 155-04
CD Year		12/16/2014	Sales Amount 0.00
Acres	7.5000	Map Number	
		Sold	

### VALUE

District	030-CENTER TWP	
Land Use	100-AGRICULTURAL VACANT LAND	
	Appraised	Assessed
Land	13,500	4,730
Improvement	0	0
<b>Total</b>	<b>13,500</b>	<b>4,730</b>
CAUV	N	0
Homestead	N	0
OOC	N	0
<b>Taxable</b>	<b>13,500</b>	<b>4,730</b>

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	75.28	75.28	150.52
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>75.28</b>	<b>75.28</b>	<b>150.52</b>
Paid	0.00	75.28	0.00	75.28
Due	0.00	0.00	75.28	75.28

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	7.500	Acres	13,500
		Total	13,500

### UTILITIES

Water	N Sewer	N Electric	N Gas	N Well	N Septic	N
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# TAX STATEMENTS

## TRACTS 4-15



**Parcel: 030-006-320-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216	Land Use	100-AGRICULTURAL VACANT LAND
Tax District	030-CENTER TWP	Subdivision	
School District	FORT FRYE LSD	Legal	R10 T06 S28 SD 07 LURA HORNER MC 94
Neighborhood	00018000-CENTER TWP	0001-00	Routing Number 476-00
Location	S R 83 SD 07	12/16/2014	Sales Amount 0.00
CD Year		Map Number	
Acres	27.4020	Sold	

### VALUE

District	030-CENTER TWP		
Land Use	100-AGRICULTURAL VACANT LAND		
	Appraised	Assessed	
Land	71,280	24,950	
Improvement	0	0	
<b>Total</b>	<b>71,280</b>	<b>24,950</b>	
CAUV	N	0	0
Homestead	N	0	0
OOC	N	0	0
<b>Taxable</b>	<b>71,280</b>	<b>24,950</b>	

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	397.11	397.11	794.22
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>397.11</b>	<b>397.11</b>	<b>794.22</b>
Paid	0.00	397.11	0.00	397.11
Due	0.00	0.00	397.11	397.11

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	39.600	Acres	71,280
		Total	71,280

### UTILITIES

Water	N Sewer	N Electric	N Gas	N Well	N Septic	N
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# TAX STATEMENTS

## TRACTS 4-15



Parcel: 030-006-330-0  
Year: 2020

### SUMMARY

Deeded Name Owner	OHIO FRANKLIN REALTY LLC OHIO FRANKLIN REALTY LLC. PO BOX 16428 COLUMBUS OH 43216	Taxpayer	OHIO FRANKIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S28 SD 6-14 LORA HORNER MC 94
Location	S R 03	0001-00	Routing Number 477-00
CD Year		12/16/2014	Sales Amount 0.00
Acres	66.0900	Map Number Sold	

### VALUE

District 030-CENTER TWP  
Land Use 100-AGRICULTURAL VACANT LAND

	Appraised	Assessed
Land	59,530	20,840
Improvement	0	0
<b>Total</b>	<b>59,530</b>	<b>20,840</b>
CAUV N	0	0
Homestead N	0	0
ODC N	0	0
<b>Taxable</b>	<b>59,530</b>	<b>20,840</b>

### CURRENT CHARGES

Full Rate 60.870000  
Effective Rate 34.908818  
Qualifying Rate 30.813820

	Prior	First	Second	Total
Tax	0.00	331.65	331.65	663.30
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>331.65</b>	<b>331.65</b>	<b>663.30</b>
Paid	0.00	331.65	0.00	331.65
Due	0.00	0.00	331.65	331.65

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC.	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A3-PASTURE	0.117	Acres	150
A4-WOODLAND	65.973	Acres	59,380
		<b>Total</b>	<b>59,530</b>

### UTILITIES

Water N Sewer N Electric N Gas N Well N Septic N

# TAX STATEMENTS

## TRACTS 4-15



**Parcel: 030-006-300-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	101-CASH-GRAIN OR GENERAL FARM
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S29 SD 02 LORA HORNER MC 94
Location	CENTER BEND RD SD 02	0001-00	Routing Number 474-00
CD Year		12/16/2014	Sales Amount 0.00
Acres	40.0000	Map Number	
		Sold	

### VALUE

District 030-CENTER TWP  
Land Use 101-CASH-GRAIN OR GENERAL FARM

	Appraised	Assessed
Land	72,000	25,200
Improvement	0	0
<b>Total</b>	<b>72,000</b>	<b>25,200</b>
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
<b>Taxable</b>	<b>72,000</b>	<b>25,200</b>

### CURRENT CHARGES

Full Rate 60.870000  
Effective Rate 34.908818  
Qualifying Rate 30.813820

	Prior	First	Second	Total
Tax	0.00	401.04	401.04	802.08
Special	0.00	8.00	0.00	8.00
<b>Total</b>	<b>0.00</b>	<b>407.04</b>	<b>401.04</b>	<b>808.08</b>
Paid	0.00	407.04	0.00	407.04
Due	0.00	0.00	401.04	401.04

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	40.000	Acres	72,000
		<b>Total</b>	<b>72,000</b>

### UTILITIES

Water N Sewer N Electric N Gas N Well Y Septic Y

# TAX STATEMENTS

## TRACTS 4-15



**Parcel: 030-005-410-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T08 S28 SD 08 WM J CAMPBELL MC 93
Location	S R 83 SD 08	0001-00	Routing Number 155-02
CD Year		12/16/2014	Sales Amount 0.00
Acres	31.0000	Map Number	
		Sold	

### VALUE

District	030-CENTER TWP		
Land Use	100-AGRICULTURAL VACANT LAND		
	Appraised		Assessed
Land	55,800		19,530
Improvement	0		0
<b>Total</b>	<b>55,800</b>		<b>19,530</b>
CAUV	N	0	0
Homestead	N	0	0
OOC	N	0	0
Taxable	55,800		19,530

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	310.78	310.78	621.56
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>310.78</b>	<b>310.78</b>	<b>621.56</b>
Paid	0.00	310.78	0.00	310.78
Due	0.00	0.00	310.78	310.78

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
AB-UNDEVELOPED/RESIDUAL	31.000	Acres	55,800
		Total	55,800

### UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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# TAX STATEMENTS

## TRACTS 4-15



Parcel: 030-005-420-0  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC		Taxpayer	OHIO FRANKIN REALTY LLC	
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216			PO BOX 16428 COLUMBUS OH 43216	
Tax District	030-CENTER TWP		Land Use	100-AGRICULTURAL VACANT LAND	
School District	FORT FRYE LSD		Subdivision		
Neighborhood	00018000-CENTER TWP		Legal	R10 T06 S28 SD 18 WM J CAMPBELL MC 93	
Location	NEW RD SD 18		0001-00	Routing Number	155-01
CD Year		Map Number	12/16/2014	Sales Amount	0.00
Acres	6.0000	Sold			

### VALUE

District	030-CENTER TWP	
Land Use	100-AGRICULTURAL VACANT LAND	
	Appraised	Assessed
Land	10,800	3,780
Improvement	0	0
Total	10,800	3,780
CALIV	N	0
Homestead	N	0
OOC	N	0
Taxable	10,800	3,780

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	60.19	60.19	120.38
Special	0.00	0.00	0.00	0.00
Total	0.00	60.19	60.19	120.38
Paid	0.00	60.19	0.00	60.19
Due	0.00	0.00	60.19	60.19

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	6.000	Acres	10,800
		Total	10,800

### UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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# TAX STATEMENTS

## TRACTS 4-15



**Parcel: 030-006-210-0**  
Year: 2020

### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S29 SD 17 WM J CAMPBELL MC 93
Location	SCHAFFERS LN	0001-00	Routing Number 458-00
CD Year		12/16/2014	Sales Amount 0.00
Acres	24.4500	Map Number	
		Sold	

### VALUE

District: 030-CENTER TWP  
Land Use: 100-AGRICULTURAL VACANT LAND

	Appraised	Assessed
Land	45,000	15,750
Improvement	0	0
<b>Total</b>	<b>45,000</b>	<b>15,750</b>
CAUV	N	0
Homestead	N	0
DOC	N	0
<b>Taxable</b>	<b>45,000</b>	<b>15,750</b>

### CURRENT CHARGES

Full Rate	60.870000
Effective Rate	34.908818
Qualifying Rate	30.813820

	Prior	First	Second	Total
Tax	0.00	250.66	250.66	501.32
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>250.66</b>	<b>250.66</b>	<b>501.32</b>
Paid	0.00	250.66	0.00	250.66
Due	0.00	0.00	250.66	250.66

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	.25.000	Acres	45,000
		Total	45,000

### UTILITIES

Water: N    Sewer: N    Electric: N    Gas: N    Well: N    Septic: N

# TAX STATEMENTS

## TRACTS 4-15

Parcel: 030-006-310-0  
**GARY D. WOODWARD**

Year: 2020

Morgan County Auditor | Morgan County, Ohio



### SUMMARY

Deeded Name	OHIO FRANKLIN REALTY LLC	Taxpayer	OHIO FRANKLIN REALTY LLC
Owner	OHIO FRANKLIN REALTY LLC PO BOX 16428 COLUMBUS OH 43216		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S29 SD 16 LORA HORNER MC 94
Location	CENTER BEND RD SD 16	0001-00	Routing Number 475-00
CD Year		Map Number	12/16/2014
Acres	55.5000	Sold	Sales Amount 0.00

### VALUE

District	030-CENTER TWP	
Land Use	100-AGRICULTURAL VACANT LAND	
	Appraised	Assessed
Land	99,900	34,970
Improvement	0	0
<b>Total</b>	<b>99,900</b>	<b>34,970</b>
CAUV	0	0
Homestead	0	0
OOC	0	0
<b>Taxable</b>	<b>99,900</b>	<b>34,970</b>

### CURRENT CHARGES

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	556.54	556.54	1,113.08
Special	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>556.54</b>	<b>556.54</b>	<b>1,113.08</b>
Paid	0.00	556.54	556.54	1,113.08
Due	0.00	0.00	0.00	0.00

### TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/16/2014	OHIO FRANKLIN REALTY LLC	14 283	UNKNOWN	\$0.00	N	0
04/04/2014	AEP GENERATION RESOURCES INC	14 061	UNKNOWN	\$0.00	N	0

### LAND

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	55.5000	Acres	99,900
		Total	99,900

### UTILITIES

Water	N Sewer	N Electric	N Gas	N Well	N Septic	N
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# TAX STATEMENTS

## TRACTS 4-15

Parcel: 030-006-040-0  
**GARY D. WOODWARD**

Year: 2020

Morgan County Auditor | Morgan County, Ohio



**SUMMARY**

Deeded Name	OHIO POWER COMPANY ATTN: TAX DEPT	Taxpayer	OHIO FRANKIN REALTY LLC
Owner	OHIO POWER COMPANY ATTN: TAX DEPT ** NOT ON FILE ** CANTON OH 44701		PO BOX 16428 COLUMBUS OH 43216
Tax District	030-CENTER TWP	Land Use	100-AGRICULTURAL VACANT LAND
School District	FORT FRYE LSD	Subdivision	
Neighborhood	00018000-CENTER TWP	Legal	R10 T06 S28 MC 95 SD 40 11
Location	S R 83 SD 40	0001-00	Routing Number 477-01
CD Year		Map Number	
Acres	24.2400	Sold	01/01/1900
			Sales Amount 0.00

**VALUE**

District	030-CENTER TWP	
Land Use	100-AGRICULTURAL VACANT LAND	
	Appraised	Assessed
Land	43,630	15,270
Improvement	0	0
<b>Total</b>	<b>43,630</b>	<b>15,270</b>
CAUV	N	0
Homestead	N	0
OOC	N	0
<b>Taxable</b>	<b>43,630</b>	<b>15,270</b>

**CURRENT CHARGES**

Full Rate	60.870000			
Effective Rate	34.908818			
Qualifying Rate	30.813820			
	Prior	First	Second	Total
Tax	0.00	243.04	243.04	486.08
Special	0.00	6.00	0.00	6.00
<b>Total</b>	<b>0.00</b>	<b>249.04</b>	<b>243.04</b>	<b>492.08</b>
Paid	0.00	249.04	243.04	492.08
Due	0.00	0.00	0.00	0.00

**LAND**

Type	Dimensions	Description	Value
A8-UNDEVELOPED/RESIDUAL	24.2400	Acres	43,630
		Total	43,630

**UTILITIES**

Water	N Sewer	N Electric	N Gas	N Well	N Septic	N
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# PARCEL IDENTIFICATION MAP

## TRACT 16

Parcel # →  
0100-93016-000

← Parcel #  
0100-93021-000



# TAX STATEMENTS

## TRACT 16



**Matthew Livengood**

WASHINGTON COUNTY AUDITOR'S OFFICE | WASHINGTON COUNTY, OHIO

### Summary

**Parcel Number** 010093016000  
**Location Address** BIG RUN RD  
**Legal Description** 100 AC LOT 38 BIG RUN 51.60 AC  
(Note: Not to be used on legal documents.)  
**Property Class** 300  
**Land Use** IND VACANT LAND  
**Neighborhood** 400 ADAMS TWP/FFLSD  
**Acres** 51.6  
**Tax District** 01 - ADAMS TWP / FORT FRYE LSD

[View Map](#)

### Owners

**Mail**  
[OHIO FRANKLIN REALTY LLC](#)  
1 RIVERSIDE PLAZA 29TH FL  
COLUMBUS OH 43215-2355

### Land

Description	Acres/Frontage	Effective Frontage	Depth	Actual Value
SA - Small Acre (WOODLAND)	51.6	0	0	\$57,680
<b>Total</b>				<b>\$57,680</b>

### Valuation

<b>Assessed Year</b>	<b>2020</b>
Land Value	\$13,170.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Appraised 100%)</b>	<b>\$13,170.00</b>
Land Value	\$4,610.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Assessed 35%)</b>	<b>\$4,610.00</b>

### Tax History

Gross Charge	\$277.38
Reduction Factor	(\$72.98)
10% Rollback	\$0.00
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Net Annual Tax	
Current Special Assessments	

This site DOES NOT reflect any delinquencies or penalties.  
For more information, please refer to the [Treasurer's Website](#).

### Sales

Sale Number	Sale Date	Sale Price	Sale Type	Buyer	Valid Sale	Number of Properties	SalesBookPage
0	12/9/2014	\$0	26W	OHIO FRANKLIN REALTY LLC	False	26	0
0	3/5/2014	\$0	2WD	AEP RESOURCES INC	False	2	0

# TAX STATEMENTS

## TRACT 16



**Matthew Livengood**

WASHINGTON COUNTY AUDITOR'S OFFICE | WASHINGTON COUNTY, OHIO

### Summary

**Parcel Number** 010093021000  
**Location Address** BIG RUN RD REAR  
**Legal Description** 100 AC LOT 52 CATS CREEK 8.58 AC  
(Note: Not to be used on legal documents.)  
**Property Class** 300  
**Land Use** IND VACANT LAND  
**Neighborhood** 400 ADAMS TWP/FFLSD  
**Acres** 8.58  
**Tax District** 01 - ADAMS TWP / FORT FRYE LSD

[View Map](#)

### Owners

**Mail**  
[OHIO FRANKLIN REALTY LLC](#)  
1 RIVERSIDE PLAZA 29TH FL  
COLUMBUS OH 43215-2355

### Land

Description	Acres/Frontage	Effective Frontage	Depth	Depth Factor	Actual Rate	Effective Rate	Actual Value
SA - Small Acre (WOODLAND)	8.58	0	0	0	972	972	\$9,590
<b>Total</b>							<b>\$9,590</b>

### Valuation

<b>Assessed Year</b>	<b>2020</b>
Land Value	\$2,200.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Appraised 100%)</b>	<b>\$2,200.00</b>
Land Value	\$770.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Assessed 35%)</b>	<b>\$770.00</b>

### Tax History

Gross Charge	\$46.34
Reduction Factor	(\$12.20)
10% Rollback	\$0.00
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Net Annual Tax	
Current Special Assessments	

This site DOES NOT reflect any delinquencies or penalties.  
For more information, please refer to the [Treasurer's Website](#).

### Sales

Sale Number	Sale Date	Sale Price	Sale Type	Buyer	Valid Sale	Number of Properties	SalesBookPage
0	12/9/2014	\$0	26W	OHIO FRANKLIN REALTY LLC	False	26	0
0	3/5/2014	\$0	2WD	AEP RESOURCES INC	False	2	0

# PARCEL IDENTIFICATION MAP

## TRACT 17

Parcel # →  
0100-93036-000

← Parcel #  
0100-93037-000



# TAX STATEMENTS

## TRACT 17



**Matthew Livengood**

WASHINGTON COUNTY AUDITOR'S OFFICE | WASHINGTON COUNTY, OHIO

### Summary

**Parcel Number** 010093036000  
**Location** EAST BRANCH RD  
**Address**  
**Legal** 100 AC LOT 29 N MID PT CA TS CRK 18.180 AC BY SURV CERT 6-  
**Description** 30-14  
*(Note: Not to be used on legal documents.)*  
**Property Class** 400  
**Land Use** COM VAC LAND  
**Neighborhood** 400 ADAMS TWP/FFLSD  
**Acres** 18.18  
**Tax District** 01 - ADAMS TWP / FORT FRYE LSD

[View Map](#)

### Owners

**Mail**  
[OHIO FRANKLIN REALTY LLC](#)  
1 RIVERSIDE PLAZA 29TH FL  
COLUMBUS OH 43215-2355

### Land

Description	Acres/Frontage	Effective Frontage	Depth	Depth Factor	Actual Rate	Effective Rate	Actual Value
SA - Small Acre (WOODLAND)	18.18	0	0	0	972	972	\$20,320
<b>Total</b>							<b>\$20,320</b>

### Valuation

Assessed Year	2020
Land Value	\$22,630.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Appraised 100%)</b>	<b>\$22,630.00</b>
Land Value	\$7,920.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Assessed 35%)</b>	<b>\$7,920.00</b>

### Tax History

Gross Charge	\$476.54
Reduction Factor	(\$125.36)
10% Rollback	\$0.00
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Net Annual Tax	
Current Special Assessments	

This site DOES NOT reflect any delinquencies or penalties.  
For more information, please refer to the [Treasurer's Website](#).

### Sales

Sale Number	Sale Date	Sale Price	Sale Type	Buyer	Valid Sale	Number of Properties	SalesBookPage
0	12/9/2014	\$0	26W	OHIO FRANKLIN REALTY LLC	False	26	0
0	3/13/2014	\$0	16U	OHIO POWER	False	16	0
0	3/13/2014	\$0	34W	AEP GENERATION RESOURCES	False	34	0



# TAX STATEMENTS

## TRACT 17



**Matthew Livengood**

WASHINGTON COUNTY AUDITOR'S OFFICE | WASHINGTON COUNTY, OHIO

### Summary

**Parcel Number** 010093037000  
**Location** CATS CREEK RD  
**Address**  
**Legal Description** 100 AC LOT 29 N MID PT CA TS CRK 2.779 AC SURV CERT 6-30-14  
 (Note: Not to be used on legal documents.)  
**Property Class** 400  
**Land Use** COM VAC LAND  
**Neighborhood** 400 ADAMS TWP/FFLSD  
**Acres** 2.779  
**Tax District** 01 - ADAMS TWP / FORT FRYE LSD

[View Map](#)

### Owners

**Mail**  
[OHIO FRANKLIN REALTY LLC](#)  
 1 RIVERSIDE PLAZA 29TH FL  
 COLUMBUS OH 43215-2355

### Land

Description	Acres/Frontage	Effective Frontage	Depth	Depth Factor	Actual Rate	Effective Rate	Actual Value
SA - Small Acre (WOODLANDOPED)	2.87	0	0	0	972	972	\$3,210
<b>Total</b>							<b>\$3,210</b>

### Valuation

Assessed Year	2020
Land Value	\$1,740.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Appraised 100%)</b>	<b>\$1,740.00</b>
Land Value	\$610.00
Building Value	\$0.00
CAUV Value	\$0.00
<b>Total Value (Assessed 35%)</b>	<b>\$610.00</b>

### Tax History

Gross Charge	\$36.70
Reduction Factor	(\$9.66)
10% Rollback	\$0.00
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Net Annual Tax	
Current Special Assessments	

This site DOES NOT reflect any delinquencies or penalties.  
 For more information, please refer to the [Treasurer's Website](#).

### Sales

Sale Number	Sale Date	Sale Price	Sale Type	Buyer	Valid Sale	Number of Properties	SalesBookPage
0	12/9/2014	\$0	26W	OHIO FRANKLIN REALTY LLC	False	26	0
0	3/13/2014	\$0	16U	OHIO POWER	False	16	0
0	3/13/2014	\$0	34W	AEP GENERATION RESOURCES	False	34	0





**WASHINGTON  
COUNTY SURVEYS**

# WASHINGTON COUNTY SURVEYS

Instrument 201500000378 OR Volume Page 576 1501



Page 1 of 1

## DESCRIPTION OF 20.959 ACRE TRACT

The following described tract located in Cats Creek Allotment 100 Acre Lot #29, Adams Township, Washington County, Ohio. Being part of the AEP Generation Resources Inc.'s tracts as recorded in Official Record 561 at Page 2603. Being all of Tract 4 in Exhibit A-1 and being more accurately described as follows;

Beginning at a 5/8" rebar with Id cap stamped "Worthington S-7054" found at the northeast corner of Lot #29, thence South 01°47'00" West, along the east line of Lot #29, a distance of 709.10 feet to a stone with "x" carved found, said stone being the TRUE POINT OF BEGINNING for the herein described tract;

Thence South 01°47'00" West, continuing along the east line of Lot #29, a distance of 422.61 feet to a stone with "x" carved found at the northeast corner of Walter E. Oliver's tract as recorded in Official Record 445 at Page 226, passing an iron pin set online at a distance of 481.69 feet and 521.89 feet;

Thence North 71°18'29" West, along the north line of Oliver's tract and along the north line of Melissa D. Frederick tract as recorded in Official Record 551 at Page 1221, a distance of 1,681.16 feet to a 5/8" rebar with Id cap stamped "Worthington S-7054" found in the west line of Lot #29;

Thence North 04°03'40" East, along the west line of Lot #29, a distance of 375.88 feet to a stone with "x" carved found at the southeast corner to David L. Garvin and Lisa M. Garvin's tract as recorded in Deed Book 695 at Page 303;

Thence South 88°12'12" East, along the south line of Garvin tract, a distance of 1,254.94 feet to an iron pin set at the southeast corner of Garvin and in the west line of Michael Hendershot and Leanne Hendershot's tract as recorded in Official Record 507 at page 342;

Thence South 29°39'39" East, along the west line of said Hendershot's tract, a distance of 223.10 feet to a 5/8" rebar with Id cap stamped "Worthington S-7054" found, passing an iron pin set online at a distance of 97.88 feet and 137.90 feet;

Thence South 39°42'05" East, continuing along the west line of Hendershot's tract and the west line of Larry R. Augenstein's tract as recorded in Volume 464 at page 1821, a distance of 335.45 feet to the true point of beginning, passing iron pins set for reference at distances of 97.88 feet and 137.90 feet;

Containing 20.959 total acres of which;  
18.180 acres being all of Auditor's Parcel #01-0093036.000,  
2.779 acres being all of Auditor's Parcel #01-0093037.000.

Being more particularly described and delineated on a 8 1/2" x 14" plat (drawing #I3091A06) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in anyway.

Bearings are oriented to the Ohio State Plane Coordinate System, South Zone, NAD 1983. All distances are grid distances.

The above description was prepared from an actual field survey completed in June of 2014 by Dana A. Exline, Ohio Professional Surveyor #7060.

All iron pins set are 5/8" rebar (30" long) with Id. cap set stamped "Dana Exline 7060."

Subject to all easements and/or encumbrances.

Handwritten signature of Dana A. Exline in black ink.  
Dana A. Exline  
Professional Surveyor #7060  
State of Ohio  
Date: 9/30/14



# WASHINGTON COUNTY SURVEYS

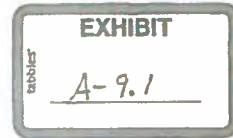


**Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434 • FAX 740-452-5198

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086



**TRACT 36**

**Instrument**  
20150000378 OR

**Volume Page**  
576 1503

Situated in the State of Ohio, County of Washington, Township of Adams, bounded and described as follows:

Being a part of Lots 38 of Big Run Allotment and Part of Lot 52 of Cats Creek Allotment, Donation Tract of the Ohio Company Purchase, Township 4, Range 9, also being part of lands now owned by Ohio Power Company as described in Washington County Deed Reference 390-337, Parcel One and Parcel Two, and 377-112, Parcel Five, and more particularly described as follows:

Beginning at a stone found at the Northwest Corner of Lot 38 of the Big Run Allotment of the Donation Tract, Adams Township;  
thence along the north line of Lots 38 and 52, said line being the Noble/Washington County line and the south line of lands now owned by D. H. Addlesburger (DR 158-656) South 88 degrees 24 minutes 33 seconds East for a distance of 2270.07 feet to the centerline of County Road 56 and the principal place of beginning, passing the northeast corner of said Lot 38 at 1700.43 feet and passing iron pins set at 2102.97 feet and 2250.07 feet;

thence along the centerline of said County Road 56 the following twenty-three courses:

- 1) South 18 degrees 38 minutes 37 seconds West for a distance of 200.89 feet to a point;
- 2) South 10 degrees 03 minutes 52 seconds West for a distance of 115.53 feet to a point;
- 3) South 02 degrees 42 minutes 30 seconds West for a distance of 145.37 feet to a point;
- 4) South 15 degrees 45 minutes 10 seconds West for a distance of 52.07 feet to a point;
- 5) South 27 degrees 21 minutes 52 seconds West for a distance of 40.52 feet to a point;
- 6) South 40 degrees 03 minutes 59 seconds West for a distance of 54.77 feet to a point;
- 7) South 47 degrees 13 minutes 49 seconds West for a distance of 227.32 feet to a point;
- 8) South 45 degrees 53 minutes 57 seconds West for a distance of 380.12 feet to a point;
- 9) South 51 degrees 07 minutes 40 seconds West for a distance of 106.81 feet to a point;
- 10) South 75 degrees 55 minutes 13 seconds West for a distance of 97.20 feet to a point;
- 11) North 80 degrees 47 minutes 51 seconds West for a distance of 115.16 feet to a point;
- 12) North 77 degrees 34 minutes 47 seconds West for a distance of 219.74 feet to a point;
- 13) North 83 degrees 52 minutes 47 seconds West for a distance of 107.15 feet to a point;
- 14) North 86 degrees 35 minutes 29 seconds West for a distance of 268.93 feet to a point;
- 15) South 88 degrees 14 minutes 34 seconds West for a distance of 75.20 feet to a point;
- 16) South 71 degrees 07 minutes 59 seconds West for a distance of 55.40 feet to a point;
- 17) South 43 degrees 34 minutes 22 seconds West for a distance of 67.89 feet to a point;
- 18) South 12 degrees 10 minutes 44 seconds West for a distance of 76.96 feet to a point;
- 19) South 00 degrees 27 minutes 06 seconds West for a distance of 321.46 feet to a point;
- 20) South 04 degrees 48 minutes 02 seconds West for a distance of 126.13 feet to a point;
- 21) South 10 degrees 54 minutes 53 seconds West for a distance of 175.98 feet to a point;

# WASHINGTON COUNTY SURVEYS

Instrument 201500000378 OR Volume Page 576 1504

- 22) South 14 degrees 36 minutes 32 seconds West for a distance of 189.26 feet to a point;
  - 23) South 10 degrees 19 minutes 07 seconds West for a distance of 136.39 feet to a point;
  - 24) South 00 degrees 34 minutes 15 seconds East for a distance of 125.67 feet to a point;
  - 25) South 12 degrees 33 minutes 01 seconds East for a distance of 122.46 feet to the south line of Lot 38 and the north line of lands now owned by P.H. Stengal, etux (OR 377-68);
- thence along said Stengal's north line North 88 degrees 29 minutes 58 seconds West for a distance of 50.95 feet to the centerline of Bug Run Creek and the east line of lands now owned by T.P. and T.M. Porter (DR 432-229 and DR 479-8), passing an iron pin set at 20.95 feet;
- thence along said centerline of Big Run and Porters' east line the following nine courses:
- 1) North 17 degrees 59 minutes 24 seconds West for a distance of 101.41 feet to a point;
  - 2) North 10 degrees 56 minutes 27 seconds West for a distance of 76.99 feet to a point;
  - 3) North 13 degrees 01 minutes 20 seconds East for a distance of 100.81 feet to a point;
  - 4) North 07 degrees 52 minutes 43 seconds West for a distance of 186.78 feet to a point;
  - 5) North 21 degrees 02 minutes 55 seconds West for a distance of 77.51 feet to a point;
  - 6) North 01 degrees 52 minutes 15 seconds West for a distance of 94.00 feet to a point;
  - 7) North 03 degrees 02 minutes 14 seconds West for a distance of 31.57 feet to a point;
  - 8) North 87 degrees 51 minutes 18 seconds West for a distance of 365.61 feet to a point on the west line of said Lot 38;
  - 9) North 00 degrees 20 minutes 44 seconds West for a distance of 1715.83 feet to the place of beginning;

containing 60.10 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

8.58 ACRES IN 100 ACRES lot #52  
51.60 ACRES IN 100 ACRES lot #38

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on NAD 83, Ohio State Plane Coordinate System, South Zone, Grid North, as per GPS observations.

This description is written based on a survey completed March 3, 2004 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome 3-17-04  
Jack D. Newcome, Reg. No. 7321 Date

**Parcel Number:**  
Part of: 01-93016.000 (± 60.10 acres)  
All of 01-93021.000  
DATE MAR 24 2004

APPROVED  
BY R. Baughen  
ROBERT IRVIN BAUGHEN  
Washington County  
Licenses P.E.P.S.  
0.001 fl



# WASHINGTON COUNTY SURVEYS

Instrument  
201500000378 OR

Volume Page  
576 1505

EXHIBIT  
tabular  
A-9.2

**SITUATED IN**  
The State of Ohio, County of Washington, Township of Adams, and being part of Lot 38, of Big Run Allotment, and Lot 52, of Cats Creek Allotment, of the Donation Tract.

**BASIS OF BEARING**  
Bearings are based on Ohio State Plane Coordinate System, NAD 83, Grid North, as per GPS Observations.

P.O.B.  
Stone Found at the Northwest Corner of Lot No. 38, of Big Run Allotment, Donation Tract, Adams Township, Washington County.

D.H. Adlesburger  
DR 158-656  
S88°24'33"E 2270.07'

Ohio Power Company  
DR 128-610  
(Parcel One)  
Tract JJ

Section 33 Jackson Township Noble County

Big Run Allotment

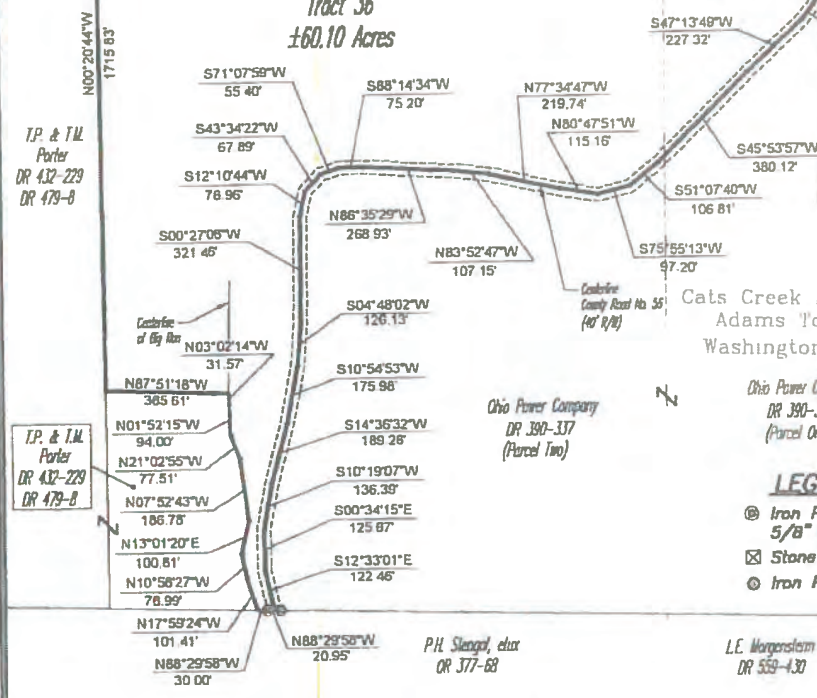
Ohio Power Company  
DR 390-337  
(Parcel Two)  
Tract 36  
±60.10 Acres

LOT 38

Ohio Power Company  
DR 377-112  
(Parcel Five)  
LOT 52

T.P. & T.M.  
Porter  
DR 432-229  
DR 479-8

T.P. & T.M.  
Porter  
DR 432-229  
DR 479-8



Cats Creek Allotment  
Adams Township  
Washington County

Ohio Power Company  
DR 390-337  
(Parcel One)

**LEGEND**

- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Stone Found
- ⊙ Iron Pin Found

**REFERENCES**

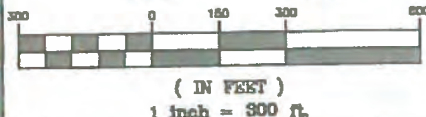
- DR 377-112
- DR 432-229
- DR 158-656
- DR 390-337
- DR 479-8
- DR 377-68



**PARCEL NO.**  
Part of: 01-93016 (±60.10 Ac.)

*Jack D. Newcorn*  
Jack D. Newcorn  
Reg. Surveyor No. 7321  
3-17-04  
Date

**GRAPHIC SCALE**



Project No.: AEP-424

**Linn Engineering, Inc.** 740-468-7484  
Civil Engineering Consultants  
P.O. Box 2088 Xenia, Ohio 45302-2088

G:\civil\ae\p\ae\p-424\survey-tracts32-36.dwg, 03/04/04 02:04:26 PM, VHC

201500000378  
AEP  
SEE FILE  
RIVERSIDE PLAZA  
COLUMBUS OH 43215



# POWERLINE EASEMENT

# POWERLINE EASEMENT

DATE 2-21-14

APPROVED

Instrument 201400002573 OR Volume Page 561 2592

BY [Signature]  
ROGER E. WRIGHT, P.E., P.S.  
WASHINGTON COUNTY  
ENGINEER

TRANSFERRED NO.	<u>1</u>
TRANSFER FEE	<u>1.00</u>
SEC. 319 202 R.C. COMPLIED WITH 322.02	
MAR 05 2014	
IN AMOUNT	<u>24</u>
WILLIAM D. MCFARLAND, AUDITOR WASHINGTON COUNTY, OHIO	
BY	<u>[Signature]</u>

201400002573 ✓  
Filed for Record in  
WASHINGTON COUNTY, OHIO  
TRACEY WRIGHT, RECORDER  
03-31-2014 At 01:58 PM.  
DEED 120.00  
OR Volume 561 Page 2592 - 2602

Sw  
2-21-14

## LIMITED WARRANTY DEED

OHIO POWER COMPANY, an Ohio corporation having an office at 1 Riverside Plaza, Columbus, Ohio 43215, "GRANTOR", for valuable consideration, receipt of which is hereby acknowledged, subject to the exceptions, reservations and conditions hereinafter set forth, hereby GRANTS AND CONVEYS, with LIMITED WARRANTY COVENANTS pursuant to Ohio Revised Code §5302.07 effective as of December 31, 2013, to AEP GENERATION RESOURCES INC., a Delaware corporation whose tax mailing address is 1 Riverside Plaza, Columbus, Ohio 43215, "GRANTEE", its successors and assigns, the following described real estate situated in Adams Township, Washington County, Ohio, together with all rights and interests appertaining thereto (hereinafter called the "Premises"):

### CUMBERLAND COAL FIELD LANDS Washington County

Situated in the State of Ohio, County of Washington, Township of Adams and being more particularly described in the legal description of Tract 36, prepared by Linn Engineering, Inc. dated March 17, 2004 as set forth in Exhibit "A" which exhibit is attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Ohio Power Company by Nellie Stengel, by Deed dated by May 6, 1970, recorded in Volume 390, Page 377, and part of the same property conveyed to Ohio Power Company by Bert McNabb and Anna McNabb, by Deed dated April 29, 1968, recorded in Volume 377, Page 112, of the Deed Records of Washington County, Ohio.

Tax Parcel Number: 01-0093016.000

For the same consideration, Grantor Releases and Quitclaims to Grantee any and all right, title and interest of Grantor in and to: (1) any gaps and gores adjoining the Premises and, (2) adjacent roads, highways or rights-of-way, easements, privileges, rights of ingress and egress to and from public roads, and (3) any and all coal, oil, gas, coalbed methane gas, shale gas and

# POWERLINE EASEMENT

Instrument  
201400002573 OR

Volume Page  
561 2593

other liquid or gaseous hydrocarbons or other constituents thereof and all other minerals produced in association therewith whether or not similar to those mentioned, sand, gravel, clay, and all other minerals of any kind or nature now owned by Grantor underlying the Premises, and (4) to all solar, water, wind or other rights or benefits affecting or accruing to the Premises, and (5) to all improvements now located on the Premises, except as herein reserved by the Grantor.

OHIO POWER COMPANY EXCEPTS AND RESERVES from this conveyance any and all interests it now holds in any and all structures, equipment and facilities, including any easements relating thereto, which are part of the electric transmission substation(s), electric transmission lines, electric distribution lines, communications lines and all poles, towers, steelwork, conductors, controls, transformers and any other equipment, facilities and rights related thereto.

This conveyance is also made subject to the following exceptions, reservations and conditions:

## 1. RESERVED TRANSMISSION LINE EASEMENT(S)

Grantor EXCEPTS AND RESERVES from this conveyance, unto Grantor, and its successors and assigns, easements on and across the surface of the following described tracts or parcels of land, for existing electric power transmission lines and appurtenant poles, towers, supporting structures, crossarms, conductors, wires, cables and other facilities and associated equipment now located on the property herein conveyed; for the purpose of distributing and transmitting electric or other energy, and for telephone, telegraph or communication purposes, said easements being herein referred to as the "Reserved Transmission Line Easements", said Reserved Transmission Line Easements being more particularly described in the metes and bounds legal descriptions and survey plats, prepared by Exline Surveying, Inc. dated December 16, 2013 in Exhibit A-1.1 and Exhibit A-1.2, which exhibits are attached hereto and incorporated herein by this reference.

## 2. EXISTING FACILITIES RESERVATION

Grantor EXCEPTS AND RESERVES from this conveyance, unto Grantor, and its successors and assigns, the existing electric transmission and distribution and communication lines and appurtenant poles, anchors, towers, structures, crossarms, conductors, wires, cables, fixtures and other facilities, and associated equipment, now located on the Premises herein conveyed, together with the right to Grantor, and its successors and assigns, to construct, operate, maintain and remove said existing, and future, electric transmission and distribution and communication lines, with all necessary poles, towers, structures, crossarms, conductors, cables, anchors, wires, fixtures and other associated facilities and equipment, and the right to permit the attachments of others thereto, on, upon, over, under, and through and across the Premises.

# POWERLINE EASEMENT

Instrument  
201400002573 OR

Volume Page  
561 2594

Grantor also excepts and reserves unto Grantor, and its successors and assigns, the right to construct, reconstruct, re-design (including changing voltages), operate, maintain, inspect, protect, repair, replace, renew, relocate and remove poles, towers and supporting structures, with crossarms, guys, anchors, grounding systems and fixtures and all other facilities and associated equipment, and to string conductors, wires and cables, adding thereto from time to time on the rights-of-way and easements herein reserved.

### 3. EASEMENT MAINTENANCE RESERVATION

Grantor EXCEPTS AND RESERVES from this conveyance, unto Grantor, and its successors and assigns, with respect to Reserved Transmission Line Easements the right to cut, trim and/or otherwise control, and, at Grantor's option, to remove from the rights-of-way and easements herein reserved, or from the lands of the Grantee adjoining the same on either side, any trees, overhanging branches, brush, buildings, structures, or other obstructions, which may endanger the safety or interfere with the construction, operation or maintenance of said poles, towers, supporting structures, crossarms, guys, anchors, grounding systems, fixtures, conductors, wires and cables and related equipment and facilities, together with the rights, easements, privileges, and appurtenances which may be required or desirable for the full exercise of the rights herein reserved. It is further understood and agreed that the Grantee will not change the grade of the surface of the land nor place any building or other structure within any of the rights-of-way and easements herein reserved without the prior written consent of Grantor, its successors and assigns.

This conveyance is also made subject to the following:

1. The lien of real estate taxes and assessments for the year 2014. Grantor shall pay all real estate taxes and assessments for all years prior and including 2013, and Grantee shall pay all real estate taxes and assessments due for the calendar year 2014 and thereafter,

2. All existing public highways and streets, easements, rights of way, prescriptive rights, oil and gas rights and leases, coal and other mineral rights and leases, covenants, conditions, restrictions and reservations, if any, whether or not of record, and to all zoning and other governmental regulations and restrictions, and non-delinquent real estate taxes and assessments, and to such state of facts as an examination and/or an accurate survey of the Premises would reveal.

3. By acceptance of this deed, the Grantee acknowledges and agrees that the property described herein and the improvements located thereon are being sold and conveyed in its present condition. "AS-IS, WHERE-IS, WITH ALL FAULTS", without representations or warranties of any kind, express or implied, or arising by operation of law, including without limitation, any warranties of suitability, merchantability, design, or fitness for a specific or particular purpose, and Grantee hereby assumes the risk that adverse past, present, and future

# POWERLINE EASEMENT

Instrument  
201400002573 OR

Volume Page  
561 2595

physical characteristics and conditions may not be apparent, revealed or investigated. Grantee hereby waives and releases Grantor from any and all objections to or claims with respect to any and all physical characteristics and existing conditions of the Premises including, without limitation, any hazardous material, hazardous substances, contaminants, or pollutants of any kind in, at, on, under or related to the Premises.

TO HAVE AND TO HOLD the Premises unto Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee, and its successors and assigns that, except as provided herein, the above-described real estate is free from all encumbrances made by Grantor and Grantor will warrant and defend the same to the Grantee, and its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise. The covenants of limited warranty of Grantor are subject to those items referred to in this deed, and are hereby expressly limited to the acts of Grantor during the time in which it has been the holder of record of title to the real estate hereby conveyed.

[The remainder of this page is intentionally left blank – the signature and notary acknowledgement are on the next page.]

# POWERLINE EASEMENT

Instrument  
201400002573 OK

Volume Page  
561 2596

EXECUTED this 31<sup>st</sup> day of December, 2013.

OHIO POWER COMPANY

By: Dean A. Berry  
Dean A. Berry  
Manager, Real Estate Asset Management  
American Electric Power Service Corporation  
Authorized Signer

STATE OF OHIO                    )  
                                          ) SS:  
COUNTY OF FRANKLIN        )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 20  , by Dean A. Berry, Manager, Real Estate Asset Management, American Electric Power Service Corporation, as Authorized Signer for Ohio Power Company, an Ohio corporation, on behalf of the corporation.

Joyce H. Leachman  
Notary Public

My Commission Expires: 8/1/2015



**Joyce H. Leachman**  
Notary Public for the  
State of Ohio

My commission expires 8/1/2015

This instrument was prepared by Kenneth E. McDonough, Assistant General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, Ohio 43215, for and on behalf of Ohio Power Company, a unit of American Electric Power.

After Recording, Please Return To:  
Dean A. Berry  
Manager, Real Estate Asset Management  
American Electric Power  
1 Riverside Plaza  
Columbus, Ohio 43215-9921

# POWERLINE EASEMENT

*Exhibit "A"*



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434 • FAX 740-452-5198

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

Instrument  
201400002573 OR

Volume Page  
561 2597

## TRACT 36

Situated in the State of Ohio, County of Washington, Township of Adams, bounded and described as follows:

Being a part of Lots 38 of Big Run Allotment and Part of Lot 52 of Cats Creek Allotment, Donation Tract of the Ohio Company Purchase, Township 4, Range 9, also being part of lands now owned by Ohio Power Company as described in Washington County Deed Reference 390-337, Parcel One and Parcel Two, and 377-112, Parcel Five, and more particularly described as follows:

Beginning at a stone found at the Northwest Corner of Lot 38 of the Big Run Allotment of the Donation Tract, Adams Township;

thence along the north line of Lots 38 and 52, said line being the Noble/Washington County line and the south line of lands now owned by D. H. Addlesburger (DR 158-656) South 88 degrees 24 minutes 33 seconds East for a distance of 2270.07 feet to the centerline of County Road 56 and the principal place of beginning, passing the northeast corner of said Lot 38 at 1700.43 feet and passing iron pins set at 2102.97 feet and 2250.07 feet;

thence along the centerline of said County Road 56 the following twenty-three courses:

- 1) South 18 degrees 38 minutes 37 seconds West for a distance of 200.89 feet to a point;
- 2) South 10 degrees 03 minutes 52 seconds West for a distance of 115.53 feet to a point;
- 3) South 02 degrees 42 minutes 30 seconds West for a distance of 145.37 feet to a point;
- 4) South 15 degrees 45 minutes 10 seconds West for a distance of 52.07 feet to a point;
- 5) South 27 degrees 21 minutes 52 seconds West for a distance of 40.52 feet to a point;
- 6) South 40 degrees 03 minutes 59 seconds West for a distance of 54.77 feet to a point;
- 7) South 47 degrees 13 minutes 49 seconds West for a distance of 227.32 feet to a point;
- 8) South 45 degrees 53 minutes 57 seconds West for a distance of 380.12 feet to a point;
- 9) South 51 degrees 07 minutes 40 seconds West for a distance of 106.81 feet to a point;
- 10) South 75 degrees 55 minutes 13 seconds West for a distance of 97.20 feet to a point;
- 11) North 80 degrees 47 minutes 51 seconds West for a distance of 115.16 feet to a point;
- 12) North 77 degrees 34 minutes 47 seconds West for a distance of 219.74 feet to a point;
- 13) North 83 degrees 52 minutes 47 seconds West for a distance of 107.15 feet to a point;
- 14) North 86 degrees 35 minutes 29 seconds West for a distance of 268.93 feet to a point;
- 15) South 88 degrees 14 minutes 34 seconds West for a distance of 75.20 feet to a point;
- 16) South 71 degrees 07 minutes 59 seconds West for a distance of 55.40 feet to a point;
- 17) South 43 degrees 34 minutes 22 seconds West for a distance of 67.89 feet to a point;
- 18) South 12 degrees 10 minutes 44 seconds West for a distance of 76.96 feet to a point;
- 19) South 00 degrees 27 minutes 06 seconds West for a distance of 321.46 feet to a point;
- 20) South 04 degrees 48 minutes 02 seconds West for a distance of 126.13 feet to a point;
- 21) South 10 degrees 54 minutes 53 seconds West for a distance of 175.98 feet to a point;

# POWERLINE EASEMENT

Instrument  
201400002573 OR

Volume Page  
561 2598

- 22) South 14 degrees 36 minutes 32 seconds West for a distance of 189.26 feet to a point;  
23) South 10 degrees 19 minutes 07 seconds West for a distance of 136.39 feet to a point;  
24) South 00 degrees 34 minutes 15 seconds East for a distance of 125.67 feet to a point;  
25) South 12 degrees 33 minutes 01 seconds East for a distance of 122.46 feet to the south line of Lot 38 and the north line of lands now owned by P.H. Stengal, etux (OR 377-68);  
thence along said Stengal's north line North 88 degrees 29 minutes 58 seconds West for a distance of 50.95 feet to the centerline of Bug Run Creek and the east line of lands now owned by T.P. and T.M. Porter (DR 432-229 and DR 479-8), passing an iron pin set at 20.95 feet;  
thence along said centerline of Big Run and Porters' east line the following nine courses:
- 1) North 17 degrees 59 minutes 24 seconds West for a distance of 101.41 feet to a point;
  - 2) North 10 degrees 56 minutes 27 seconds West for a distance of 76.99 feet to a point;
  - 3) North 13 degrees 01 minutes 20 seconds East for a distance of 100.81 feet to a point;
  - 4) North 07 degrees 52 minutes 43 seconds West for a distance of 186.78 feet to a point;
  - 5) North 21 degrees 02 minutes 55 seconds West for a distance of 77.51 feet to a point;
  - 6) North 01 degrees 52 minutes 15 seconds West for a distance of 94.00 feet to a point;
  - 7) North 03 degrees 02 minutes 14 seconds West for a distance of 31.57 feet to a point;
  - 8) North 87 degrees 51 minutes 18 seconds West for a distance of 365.61 feet to a point on the west line of said Lot 38;
  - 9) North 00 degrees 20 minutes 44 seconds West for a distance of 1715.83 feet to the place of beginning;

containing 60.10 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

*8.58 acres in 100 acre lot #52  
51.6 acres in 100 acre lot #38*

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on NAD 83, Ohio State Plane Coordinate System, South Zone, Grid North, as per GPS observations.

This description is written based on a survey completed March 3, 2004 by Jack D. Newcome, Reg. No. 7321.

*Jack D. Newcome*  
\_\_\_\_\_  
Jack D. Newcome, Reg. No. 7321

*3-17-04*  
Date

**Parcel Number:**

Part of: 01-93016.000 ( $\pm$  60.10 acres)  
*and all of 01-93021.000*

DATE *MAR 24 2004*

APPROVED  
*R. Badger*  
BY ROBERT IRVIN BADGER  
Washington County  
Engineer P.E.P.S.

*0.001 FL*



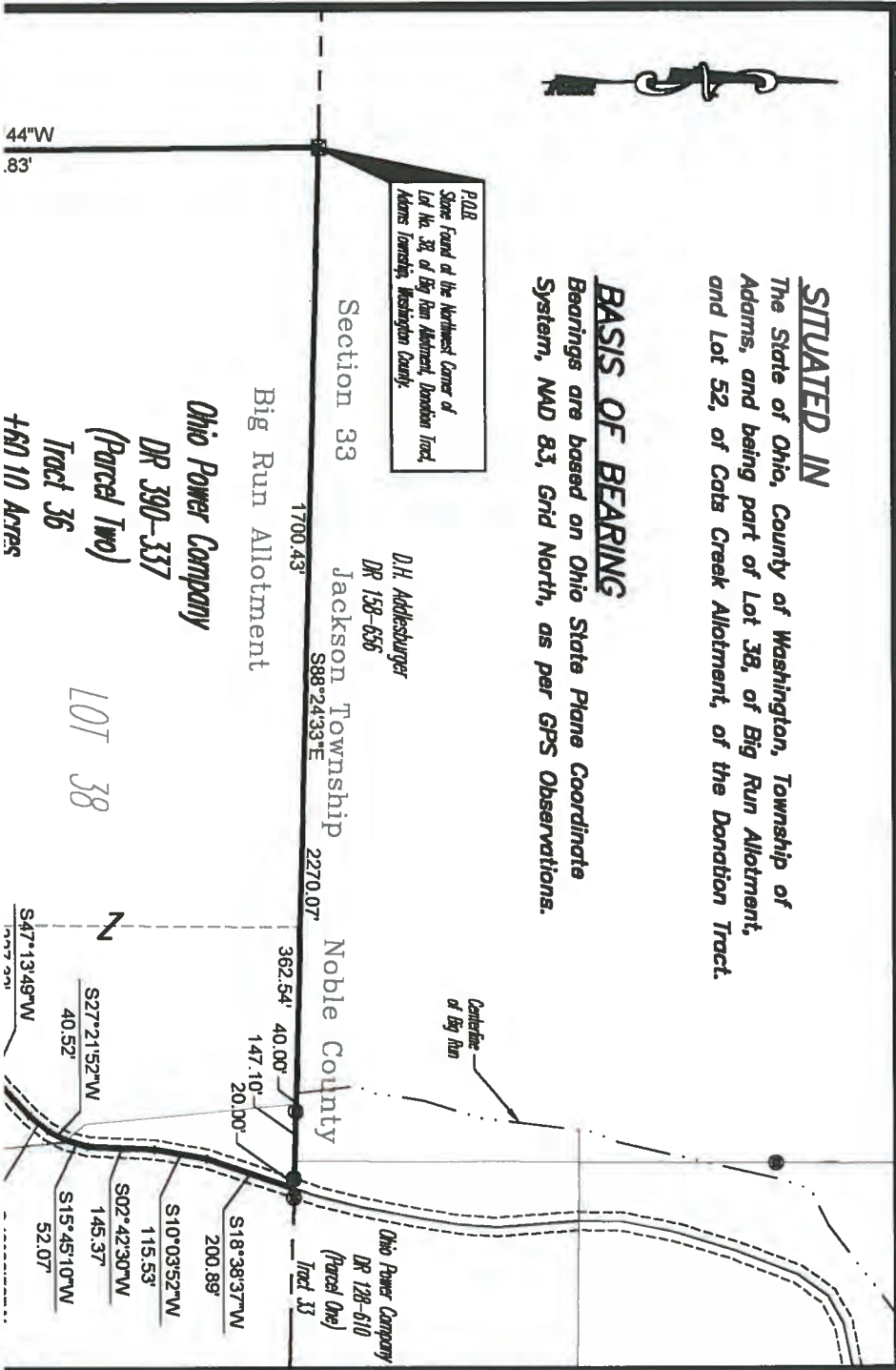


# POWERLINE EASEMENT

Instrument  
201400002573 OR  
Volume Page  
561 2599

**SITUATED IN**  
The State of Ohio, County of Washington, Township of Adams, and being part of Lot 38, of Big Run Allotment, and Lot 52, of Cats Creek Allotment, of the Donation Tract.

**BASIS OF BEARING**  
Bearings are based on Ohio State Plane Coordinate System, NAD 83, Grid North, as per GPS Observations.



# POWERLINE EASEMENT

Instrument  
201400002573 OR

Volume Page  
561 2600

**OHIO POWER COMPANY  
WASHINGTON COUNTY, OHIO  
5.604 ACRE TRANSMISSION LINE EASEMENT  
23.5kV MACKSBURG TIE TRANSMISSION LINE**

EXHIBIT- A-1.1

## DESCRIPTION OF A 5.604 ACRE TRACT

The following described easement being located in Lot #38 of Big Run Allotment and Lot #52 of Cats Creek Allotment, Donation Tract of The Ohio Company Purchase, Township #4 North, Range #9 West, Adams Township, Washington County, Ohio. Being part of Ohio Power Company's tract as recorded in Deed Book 390 at Page 337, Recorder's Office, Washington County, Ohio. Being more accurately described as follows:

Beginning at stone found at the northwest corner of Lot #38 on the Noble County and Washington County Line, thence South 88°24'33" East, along the north line of Lot #38, a distance of 1,615.71 feet to a point (Ohio State Plane Coordinates Northing: 578,826.25 Easting: 2,238,679.15), being the **TRUE POINT OF BEGINNING** of the following described tract;

Thence South 88°24'33" East, along the north line of Lot #38, a distance of 139.32 feet to a point, passing the centerline of the herein described 100' wide utility easement at a distance of 69.66 feet (Ohio State Plane Coordinates Northing: 576602.81 Easting: 2,237,486.38);

Thence South 45°43'09" West, through the tract of which this description is a part, a distance of 1,447.03 feet to a point in the centerline of County Road #56;

Thence along the easterly line of the tract of which this description is a part and the centerline of County Road #56 the following six (6) courses;

South 88°14'34" West, a distance of 4.19 feet to a point;

South 71°07'59" West, a distance of 55.40 feet to a point;

South 43°34'22" West, a distance of 67.89 feet to a point;

South 12°10'44" West, a distance of 76.96 feet to a point;

South 00°27'06" West, a distance of 321.46 feet to a point;

South 04°48'02" West, a distance of 44.42 feet to a point;

Thence South 09°40'06" West, through the tract of which this description is a part, a distance of 293.28 feet to a point in the centerline of County Road #56;

Thence South 14°36'32" West, along the easterly line of the tract of which this description is a part and the centerline of County Road #56, a distance of 153.21 feet to a point;

# POWERLINE EASEMENT

Instrument 201400002573 OR Volume Page 561 2601

Thence South 10°19'07" West, continuing along the easterly line of the tract of which this description is a part and the centerline of County Road #56, a distance of 136.39 feet to a point;

Thence South 00°34'15" East, continuing along the centerline of County Road #56, a distance of 82.94 feet to a point;

Thence South 09°40'06" West, through the tract of which this description is a part, a distance of 156.03 feet to a point on a westerly line of the tract of which this description is a part;

Thence along the westerly line of the tract of which this description is a part and the centerline of a stream the following four (4) courses;

North 17°59'24" West, a distance of 93.94 feet to a point;

North 10°56'27" West, a distance of 76.99 feet to a point, passing the centerline of the herein described 100' wide utility easement at a distance of 18.17 feet (Ohio State Plane Coordinates Northing; 576,602.81 Easting; 2,237,486.38);

North 13°01'20" East, a distance of 100.81 feet to a point;

North 07°52'43" West, a distance of 116.73 feet to a point;

Thence North 09°40'06" East, through the tract of which this description is a part, a distance of 954.12 feet to a point;

Thence North 45°43'09" East, continuing through the tract of which this description is a part, a distance of 1,448.45 feet to the true point of beginning.

**Containing 5.604 acres total.**

**The above described tract being more particularly described and delineated on an 8 ½" by 11" plat (drawing #13084A01) attached hereto as EXHIBIT-A-1.2 and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in any way.**

Bearings are oriented to the Ohio State Plane Coordinate System, South Zone NAD 1983.

Coordinates shown hereon are grid.

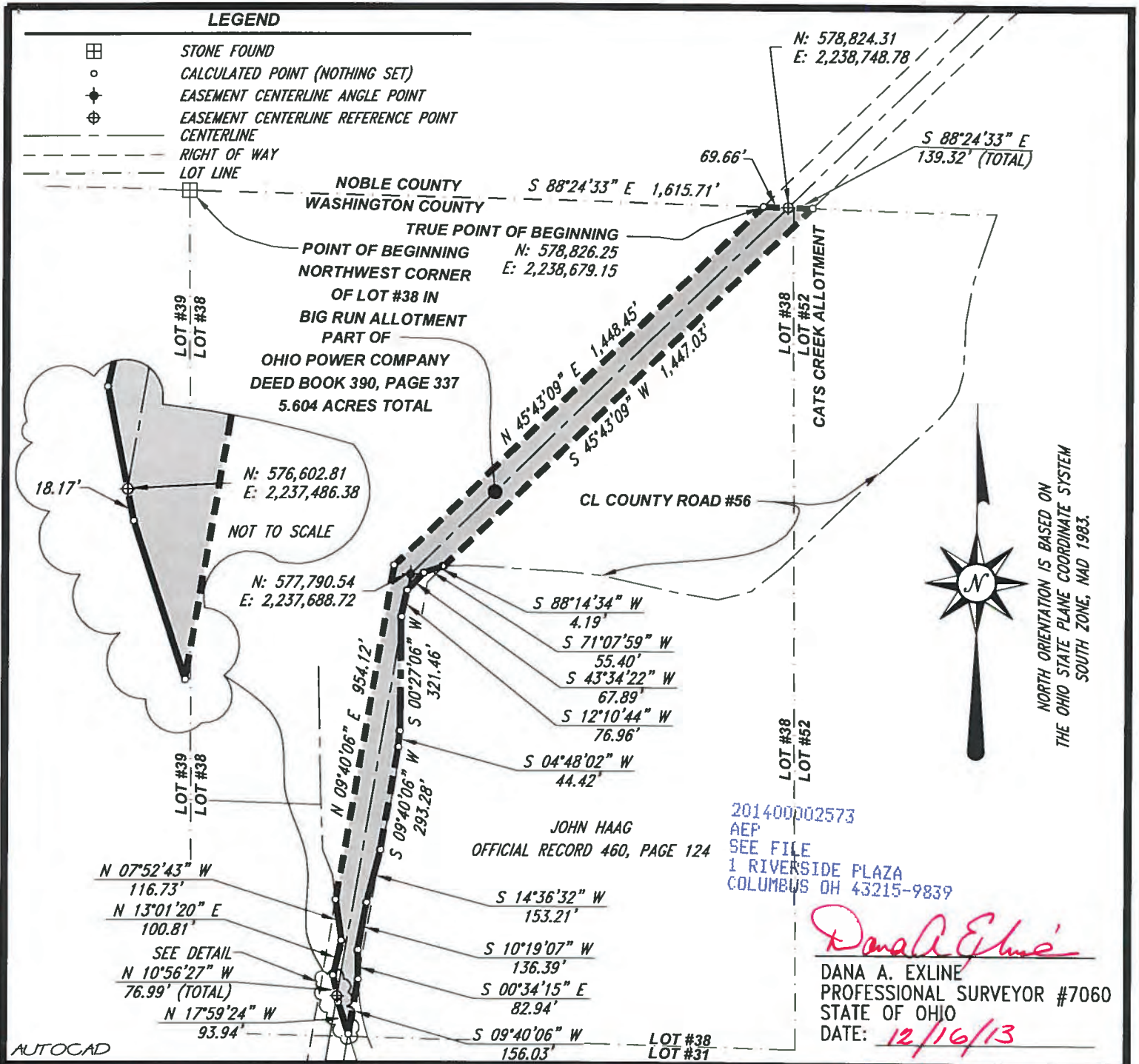
All distances shown hereon are grid.

The above description was created from an actual field survey completed in November of 2013 by Dana A. Exline, Ohio Professional Surveyor #7060.

Being subject to all legal rights of way and easements.

Dana A. Exline  
Professional Surveyor #7060  
State of Ohio  
Date: 12/16/13

# POWERLINE EASEMENT



- NOTES:**
- 1) THIS POWER LINE EASEMENT DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
  - 2) NO TITLE REPORT FURNISHED.
  - 3) DEED REFERENCE: DEED BOOK 390, PAGE 337
  - 4) DISTANCES SHOWN HEREON ARE GRID.

**EXHIBIT- A-1.2**

**5.604 ACRE POWER LINE EASEMENT**  
23.5kV MACKSBURG TIE TRANSMISSION LINE  
**OHIO POWER COMPANY**

LOT #38 BIG RUN ALLOTMENT AND LOT #52 CATS CREEK ALLOTMENT,  
DONATION TRACT OF THE OHIO COMPANY PURCHASE, TOWNSHIP #4 NORTH,  
RANGE #9 WEST, ADAMS TOWNSHIP, WASHINGTON COUNTY, OHIO

CALCULATED BY: B. MURPHY	SCALE: 1" = 400'	DWG NO.: 13084A01
DRAWN BY: B. MURPHY	SURVEY DATE: NOVEMBER 2013	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: OCTOBER 2013	



# PROPERTY PHOTOS

TRACTS 1-3



TRACTS 1-2



TRACTS 1-2



TRACTS 1-2



TRACTS 1-2



TRACT 2





TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACTS 4-13



TRACTS 4-8, 11-12



TRACTS 4-5



TRACTS 4-7



TRACT 6



TRACTS 8-11



TRACT 11



TRACT 11





TRACTS 11-12



TRACT 12



TRACTS 13-14



TRACT 14



TRACTS 13-14



TRACT 15



TRACT 16



TRACT 16



TRACT 16



TRACT 16



TRACT 16



TRACT 16



TRACT 16



TRACT 16



TRACT 16



TRACT 16





TRACT 17



TRACT 17





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