

LAND AUCTION

Wednesday, March 2 • 6 PM

At the Milford Township Community Center

This farm combines productive tillable ground with development or residential possibilities.

Come examine all this farm has to offer!



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

INFORMATION BOOKLET

HAMILTON, OHIO **Butler County** (Hanover Township) 4 miles north of Hamilton, Ohio

116[±] Acres
IN 8 TRACTS
RANGING FROM 7-32 ACRES

- 80± FSA Crop Acres - 2016 Crop Rights to Buyer
- Farmstead w/ 1800's updated home, vintage barns
- Beautiful potential building sites
- Municipal water adjacent to the property
- Wooded acreage with attractive pond
- Talawanda Schools
- **OUTSTANDING LOCATION** - Only 8 miles to Miami University, 30 minutes to Cincinnati!

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.

AUCTION MANAGER: ANDY WALTHER
765-969-0401 • andy@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.SchraderAuction.com

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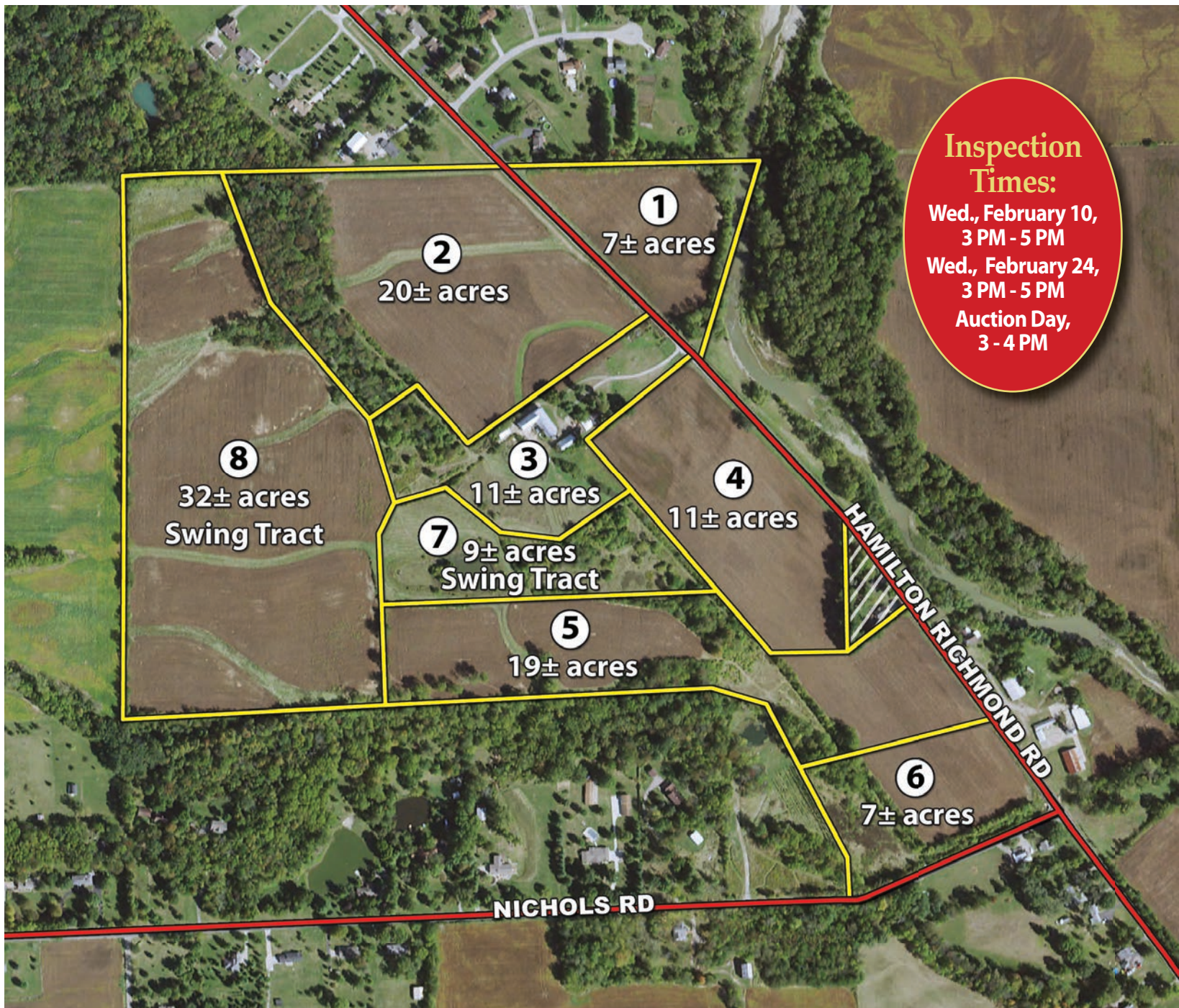
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LOCATION MAP

AERIAL MAP



Inspection Times:

Wed., February 10,
3 PM - 5 PM

Wed., February 24,
3 PM - 5 PM

Auction Day,
3 - 4 PM

TRACT DESCRIPTIONS: (ALL ACREAGES ARE APPROXIMATES) BUTLER County, HANOVER Township

TRACT 1: 7± Acres with 5.5± tillable acres. 850'± of frontage on Hamilton Richmond Rd. A very attractive tract that overlooks the Four Mile Creek. Quality Eldean & Wea soils for farming, or imagine your home-site here. Municipal water near the property.

TRACT 2: 20± Acres. A great mix of tillable & wooded land. 725'± of frontage on Hamilton Richmond Rd. 8± acres of woods with 12± acres of crop land & waterways. Access via easement along existing lane on Tract 3.

TRACT 3: 11± Acres with brick home & barns. 210'± of frontage.

This tract has a lot to offer. 2-story brick home w/ 2,700 sf of living space. 3 baths & 4+ bedrooms, with an efficiency apartment upstairs. Numerous barns & outbuildings including picturesque 2-story hay/livestock barn. Come examine all the possibilities these improvements have to offer.

TRACT 4: 11± Acres nearly all tillable. 770'± of frontage. Productive tillable land with quality Eldean & Wea soils. Nearly level field for ease of farming. Consider combining this with surrounding tracts.

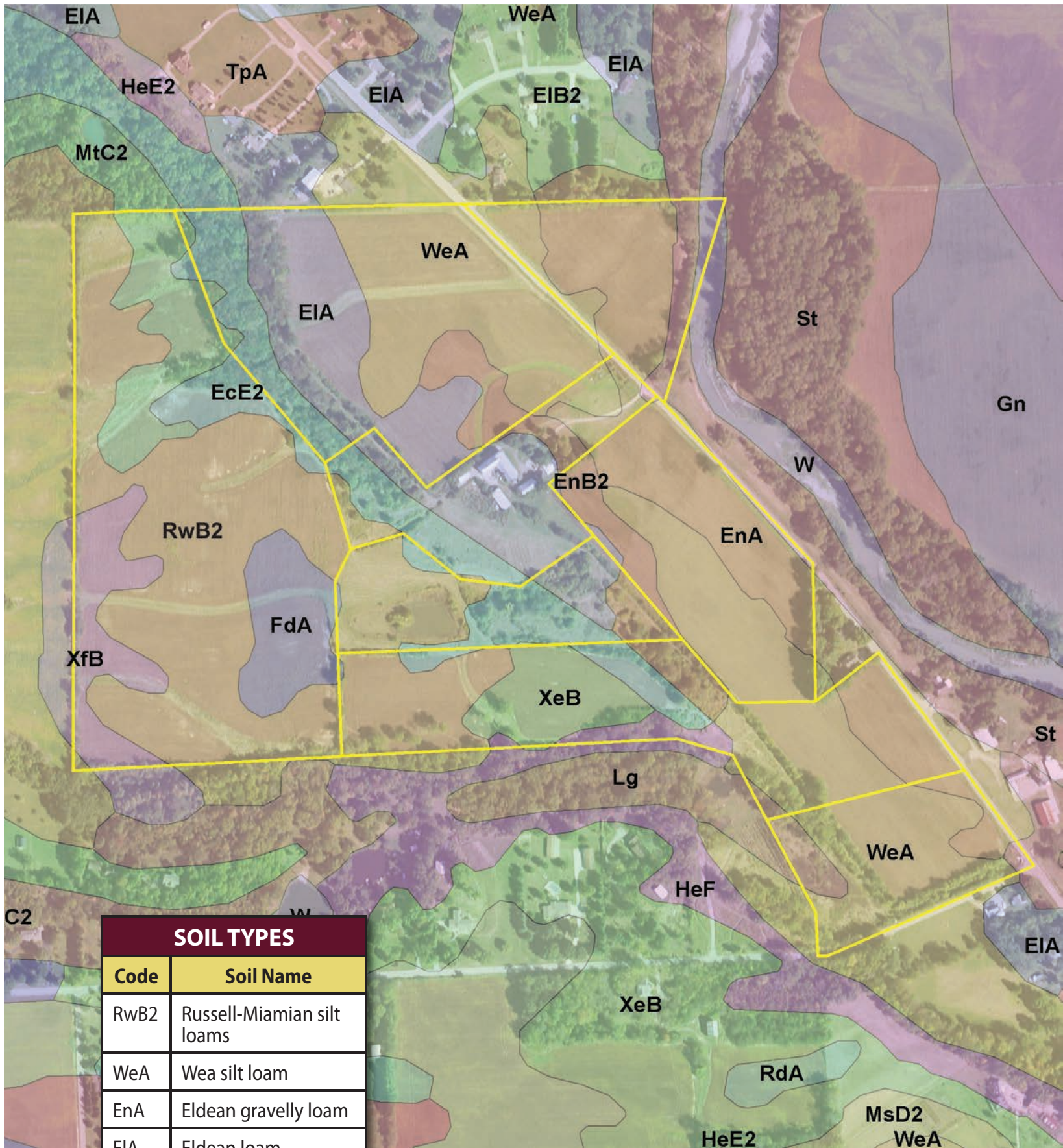
TRACT 5: 19± Acres with a great mix of open tillable land and wooded hills. 480'± of frontage on Hamilton Richmond Rd. This tract provides excellent elevated views. 11± acres of crop land. Examine the possibility of making this your estate-size building site.

TRACT 6: 7± Acres with 4± tillable acres. 410'± of frontage on Hamilton Richmond Rd & 700'± on Nichols Rd. Nice mix of trees at the back of this tract. Examine the possibility of a corner lot building tract. Municipal water along Nichols Rd.

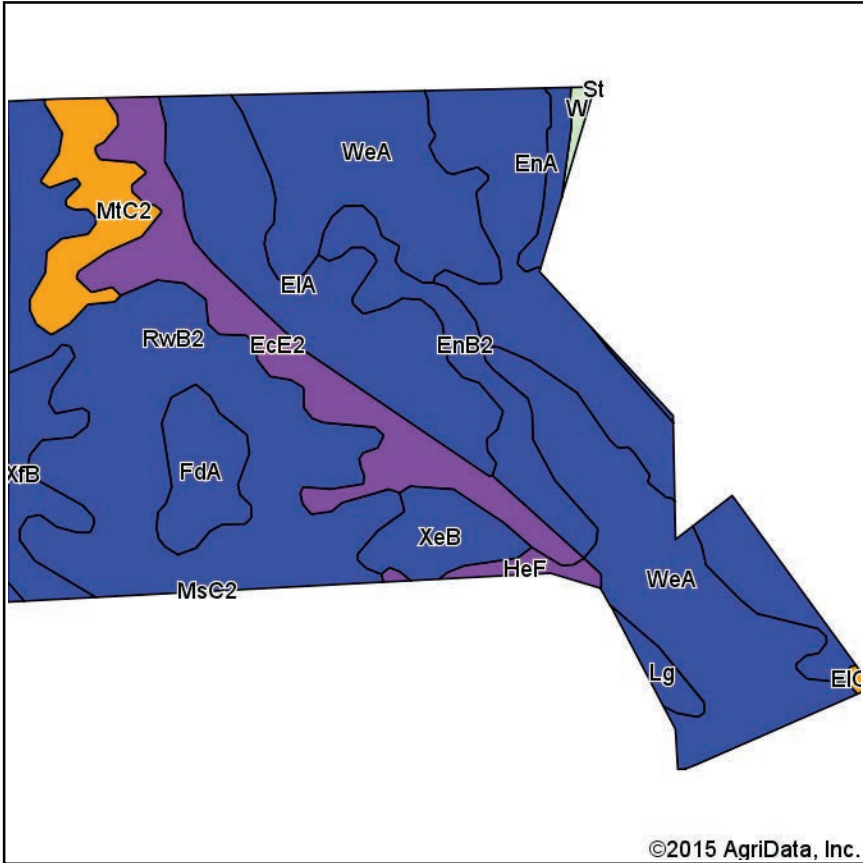
TRACT 7: 9± Acres (Swing Tract). This tract features a great combination of open grassland, wooded rolling hills & an attractive pond. This tract is a swing tract & must be combined with an adjoining auction tract. A must see, what a gem!

TRACT 8: 32± Acres (Swing Tract) with 26± tillable acres. Productive land with a mix of Xenia, Fincastle & Miamian soils. Consider combining this tract to increase your purchase. Must be bid in combination or by an adjoining landowner.

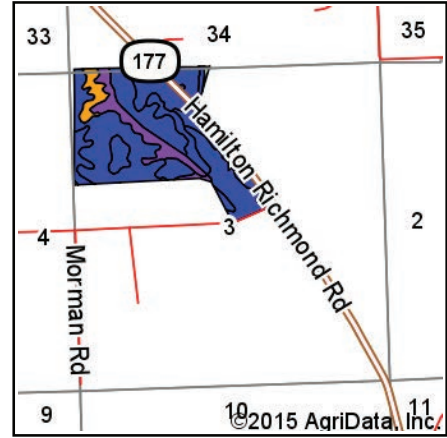
SOIL MAPS



SOIL TYPES	
Code	Soil Name
RwB2	Russell-Miamian silt loams
WeA	Wea silt loam
EnA	Eldean gravelly loam
EIA	Eldean loam
EcE2	Eden silty clay loam
EnB2	Eldean gravelly loam



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Butler**
 Location: **3-4N-2E**
 Township: **Hanover**
 Acres: **115.49**
 Date: **1/13/2016**

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 Real Estate and Auction Company, Inc.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2015 www.AgriDataInc.com



Area Symbol: OH017, Soil Area Version: 14

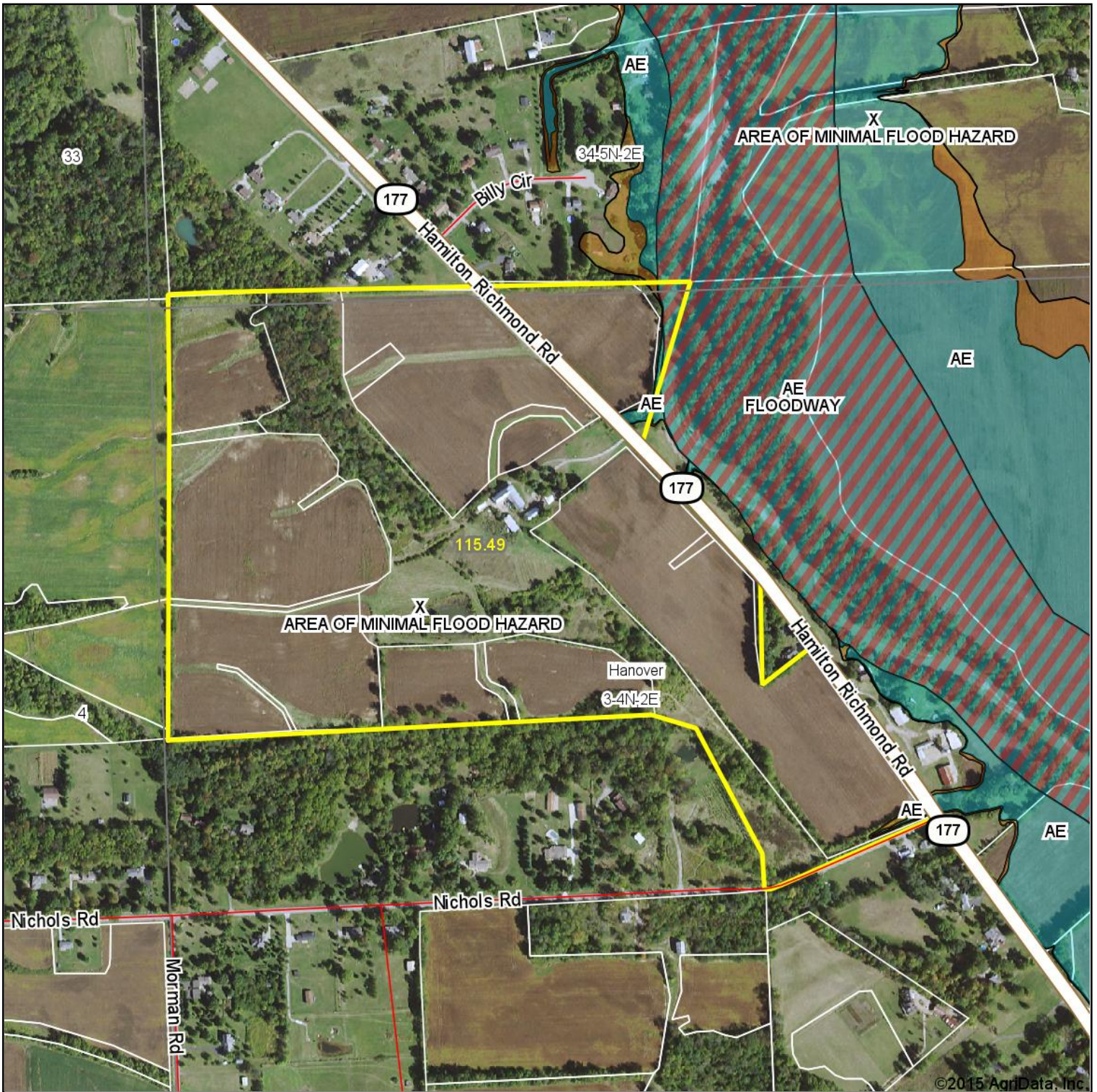
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Grass legume hay	Orchardgrass	Orchardgrass alfalfa hay	Soybeans	Tall fescue	Tobacco	Winter wheat	*eFOTG PI	
RwB2	Russell-Miamian silt loams, bedrock substratum, 2 to 6 percent slopes, moderately eroded	27.24	23.6%		Ile		136	3.7			45	6.8	2900	57	68	
WeA	Wea silt loam, 0 to 2 percent slopes	25.71	22.3%		Ils		159	4		4	55	8		64	81	
EnA	Eldean gravelly loam, 0 to 2 percent slopes	13.99	12.1%		Ils	4	144	4.5		4.5	46		2600	57	70	
EIA	Eldean loam, 0 to 2 percent slopes	12.97	11.2%		Ils	4	144	4.5		4.5	46		2600	57	71	
EcE2	Eden silty clay loam, 15 to 25 percent slopes, moderately eroded	10.54	9.1%		Vle			2.5							41	
EnB2	Eldean gravelly loam, 2 to 6 percent slopes, moderately eroded	5.41	4.7%		Ile	4	131	4.5		4.5	46		2600	54	67	
MtC2	Miamian-Russell silt loams, bedrock substratum, 6 to 12 percent slopes, moderately eroded	4.77	4.1%		Ille		105	3			35			50	69	
XfB	Xenia silt loam, bedrock substratum, 2 to 6 percent slopes	3.93	3.4%		Ile		142	3.8			49	7.6		58	73	
FdA	Fincastle silt loam, bedrock substratum, 0 to 2 percent slopes	3.75	3.2%		Ilw		130	3.9			52	7.8		64	68	
XeB	Xenia silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	3.36	2.9%		Ile		132			4.2	45	7.2		56	0	
St	Stonelick fine sandy loam	1.34	1.2%		Ilw		105	3.5		3.5	32			47	62	
Lg	Lanier fine sandy loam	1.00	0.9%		Ilw		126	3.5			39	8		47	61	
HeF	Hennepin-Miamian silt loams, 25 to 50 percent slopes	0.95	0.8%		Vlle										0	
W	Water	0.38	0.3%													
EIC2	Eldean loam, 6 to 12 percent slopes, moderately eroded	0.15	0.1%		Ille	3.5	113	4		4	32			47	63	
Weighted Average						1.1	126.9	3.7	*-		2.3	42.6	4.2	1412.7	52.3	66.3

Area Symbol: OH017, Soil Area Version: 14

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

Soils data provided by USDA and NRCS.

FLOOD ZONE MAP



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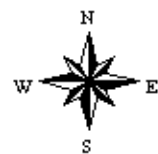
map center: 39° 28' 31.96, 84° 38' 27.55

0ft 676ft 1352ft

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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3-4N-2E
Butler County
Ohio



1/13/2016

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

WATER LINE MAP



3545 Hamilton Richmond Rd

HAMILTON-RICHMOND RD

177

NICHOLS RD

MORMAN RD

PRELIMINARY SURVEY

COUNTY ESTIMATES

**ROGER
REYNOLDS**
BUTLER COUNTY AUDITOR CPA

Office Phone: 513-887-3154
Office Fax: 513-887-3149

130 High Street
Hamilton, Ohio 45011



	<u>CAUV RECOUP</u>	<u>Taxes with CAUV</u>	<u>Taxes without CAUV</u>
<u>Tract 1</u>	\$940.30	\$192.88	\$491.22
Tract 2	\$ 2868.58	\$ 551.38	\$ 1403.50
Tract 3	\$ 1343.28	\$ 2539.54	\$ 2965.40
Tract 4	\$ 1477.62	\$ 303.16	\$ 771.94
Tract 5	\$2529.38	\$ 569.58	\$1333.32
Tract 6	\$ 894.42	\$285.10	\$491.22
Tract 7	\$ 1208.96	\$ 248.22	\$ 631.56
Tract 8	\$4298.50	\$ 882.20	\$ 2245.60

These figures are strictly estimates as of 2015. Figures will most likely change for future years. If and when tracts are split up, appraisal values may change. These figures are based on the original 106.0560 acre parcel and the 10.4890 acre parcel.

Harold Baxter
CAUV Administrator

PARCEL REPORTS

PARID: B1010003000001
LAKE JAMES A ETAL

HAMILTON RICHMOND RD

Parcel

Parcel Id	B1010003000001
Address	HAMILTON RICHMOND RD
Class	AGRICULTURAL
Land Use Code	110, A - AGRICULTURAL VACANT LAND
Neighborhood	00001009
Total Acres	10.4890
Taxing District	B10
District Name	HANOVER TWP TAL CSD
Gross Tax Rate	72.67
Effective Tax Rate	44.555478
Non Business Credit	.1
Owner Occupied Credit	N/A

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	NONE
Utility 2	NONE
Utility 3	NONE
Roads 1	HEAVY
Roads 2	

Owner and Legal

Owner 1	LAKE JAMES A ETAL
Owner 2	
Legal 1	2 4 3 CTR PT NE 1/4
Legal 2	
Legal 3	

Taxbill Mailing Address [Can I change my mailing address?](#)

Mailing Name 1	JAMES A AND KATHY S LAKE
Mailing Name 2	
Address 1	PO BOX 214
Address 2	
Address 3	OXFORD OH 45056 0341

Sales

Sale Date	Sale Amount
10-MAR-14	

Dwelling

Stories
Gross Living Area
Construction
Total Rooms
Bedrooms
Year Built
Finished Basement

Current Value

Land (100%)	\$26,030
Building (100%)	\$0

Total Value (100%)		\$26,030
CAUV		\$26,030
Assessed Tax Year	2015	
Land (35%)		\$9,110
Building (35%)		\$0
Assessed Total (35%)		\$9,110

Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
B1010003000001	Base Parcel(before CAUV reduction)	52,450
	Total Value	52,450

Homestead Credits [How do I qualify?](#)

Homestead Exemption	NO
Owner Occupied Credit	NO
100% Disabled Veteran Exemption	NO

CAUV & Agricultural District [What is this?](#)

CAUV	YES
Agricultural District	NO

Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	182.65	182.65	365.30
Special Assessments	0.00	6.50	6.50	13.00
Total:	0.00	189.15	189.15	378.30

PARID: B1010003000039
LAKE NORETTA CO-TR ETAL

3545 HAMILTON RICHMOND RD

Parcel

Parcel Id	B1010003000039
Address	3545 HAMILTON RICHMOND RD
Class	AGRICULTURAL
Land Use Code	112, A - LIVESTOCK FARM OTHER THAN DRY&POLRY
Neighborhood	00001009
Total Acres	106.0560
Taxing District	B10
District Name	HANOVER TWP TAL CSD
Gross Tax Rate	72.67
Effective Tax Rate	44.555478
Non Business Credit	.1
Owner Occupied Credit	N/A

Factors

Topography 1	
Topography 2	ROLLING
Topography 3	
Utility 1	WELL
Utility 2	SEPTIC
Utility 3	NONE
Roads 1	HEAVY
Roads 2	

Owner and Legal

Owner 1	LAKE NORETTA CO-TR ETAL
Owner 2	
Legal 1	2 4 3 NW 1/4
Legal 2	
Legal 3	

Taxbill Mailing Address [Can I change my mailing address?](#)

Mailing Name 1	NORETTA LAKE
Mailing Name 2	
Address 1	3422 HAMILTON RICHMOND RD
Address 2	
Address 3	HAMILTON OH 45013 9369

Dwelling

Stories	2
Gross Living Area	3,520
Construction	BRICK
Total Rooms	8
Bedrooms	4
Year Built	1864
Finished Basement	0

Current Value

Land (100%)		\$246,310
Building (100%)		\$121,290
Total Value (100%)		\$367,600
CAUV		\$246,310
Assessed Tax Year	2015	
Land (35%)		\$86,210
Building (35%)		\$42,450
Assessed Total (35%)		\$128,660

Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
B1010003000039	Base Parcel(before CAUV reduction)	679,740
	Total Value	679,740

Homestead Credits [How do I qualify?](#)

Homestead Exemption	NO
Owner Occupied Credit	NO
100% Disabled Veteran Exemption	NO

CAUV & Agricultural District [What is this?](#)

CAUV	YES
Agricultural District	NO

Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	5,411.50	2,579.62	2,579.62	10,570.74
Special Assessments	13.00	6.50	6.50	26.00
Tot Payments	-5,424.50	0.00	0.00	-5,424.50
Total:	0.00	2,586.12	2,586.12	5,172.24

LEAD BASE PAINT DISCLOSURE



LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Street Address 3545 Hamilton Richmond Rd, Hamilton, Ohio City, Village, Township Hamilton, Ohio State OH
Sellers: Estate of Noretta Lake and George Lake Trust

Lead Warning Statement

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

I. Seller's Disclosure (initial)

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

☐ Known lead-based and/or lead-based paint hazards are present in the housing (explain):

or _____

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

_____ (b) Records and reports available to the seller (check one below):

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

or _____

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

Seller certifies that to the best of his/her knowledge, the Seller's statement above are true and accurate.

Date: 12-11-15

Seller May Jane Lake 12-11-15

Date: 12-11-15

Seller George Lake 12-11-15

II. Agent's Acknowledgment (initial)

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

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 12-11-2016

Agent Am W

III. Purchaser's Acknowledgment (initial)

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

_____ (b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

_____ (c) Purchaser has (check one below):

☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based hazards;

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: _____

Purchaser _____

Date: _____

Purchaser _____

AGENCY DISCLOSURES



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: 3545 Hamilton - Richmond Rd. Hamilton, Ohio (consisting of 106+- Acres)

Buyer(s): _____

Seller(s): George Lake Trust and the Estate of Noretta Lake, James A. Lake Executor

~~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) Andrew M. Walther and real estate brokerage Schrader Real Estate and Auction of Ohio 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 _____

BUYER/TENANT _____ DATE _____

Matthew D. Schuler 12-11-15
SELLER/LANDLORD DATE

Myron John 12-11-15
SELLER/LANDLORD DATE

James A. Lake 12-11-15
James A. Lake 12-11-15
Effective 01/01/05

WS KR

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



SS KR YL

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.

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or,

KR [Signature]

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.

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 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.

KR 

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.

Kathryn S. Roschberger
Name (Please Print)

[Signature] 12-11-15
Signature (Date)

Jenna Lake Teresa Lake 12-11-15

[Signature] Mary 4 Lake
Name (Please Print)

[Signature] 12-11-15
Signature (Date)

James A. Lake

Revised: 9/2011

TITLE

COMMITMENT

William C. Keck
John J. Reister
Jeffrey L. Rulon
Paul G. Franke
Catherine L. Evans
Heather Sanderson Lewis
Jon P. Whalen
Steven A. Tooman
Thomas A. Dierling
Salvatore A. Gilene
Craig D. Havens
Samantha R. Wicktora

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association

232 HIGH STREET
HAMILTON, OHIO 45011
(513) 863-6700
Fax: (513) 863-0031

Established 1840

Hamilton Office
232 High Street
Hamilton, Ohio 45011

West Chester Office
9032 Union Centre Boulevard
Suite 200
West Chester, Ohio 45069

Oxford Office
Hours By Appointment Only
5020-B College Corner Pike
Oxford, Ohio 45056

CERTIFICATE OF TITLE

Schrader Real Estate & Auction Company
ATTN: Andy Walther
300 N. Morton Avenue
Centerville, IN 47330

RE: 3545 Hamilton Richmond Road (106+ acres), Hamilton, OH 45013

Dear Andy:

We hereby certify that we have examined the records of Butler County, Ohio as disclosed by the public indices in accordance with the Ohio Marketable Title Act (from 40 years to date), relating to the premises hereinafter described as:

See attached Exhibit "A"

We further certify that based on said records, the fee simple title to said premises is vested as follows: (i) an undivided one-half interest in Noretta Lake, now deceased, by virtue of a deed recorded in Volume 977, Page 746, Deed Records, Butler County, Ohio, and (ii) an undivided one-half interest in Kathryn Sue Dillhoff and Teresa Beth Metzger, Co-Trustees by virtue of a Certificate of Transfer from the Estate of George Allen Lake dated December 20, 1988 and recorded in Volume 1653, Page 457, Deed Records, Butler County, Ohio; and as appears from said county records, the title is marketable and free from encumbrances except as to the matters set forth herein as follows:

1. Easement to the State of Ohio for Highway Purposes dated February 16, 2007 and recorded in Volume 7902, Page 2395, Official Records, Butler County, Ohio.
2. Right of way and easement to the Cincinnati Gas & Electric Company dated June 18, 1965 and recorded in Volume 822, Page 556, Deed Records, Butler County, Ohio.

3. Fifteen (15) right of way and easement to The Cincinnati Gas & Electric Company dated August 19, 1964 and recorded in Volume 803, Page 39, Deed Records, Butler County, Ohio.
4. **A new survey is required to transfer this property.**

For purposes of taxation, the above described real estate is known as Auditor's Tax Parcel Number: B1010-003.000-039 and is valued as follows: Land: \$86,210.00; Buildings: \$42,450.00; for a total tax valuation of \$128,660.00. The real estate taxes are \$2,586.12 per half year which amount includes (1) storm water assessment in the amount of \$6.50 per half year.. Real estate taxes and assessments for the 2014 tax year have been paid. Real estate taxes and assessments for the first half of the 2015 tax year are currently due and payable. Real estate taxes and assessments for the second half of the 2015 tax year and thereafter are a lien against the premises, but said taxes are not yet due and payable. The real estate described above appears on the Agricultural Land Tax List, and therefore, it will be subject to current agricultural use valuation recapture upon use change as provided for in Sections 5713.34 and 5713.35 of the Ohio Revised Code.

This certificate does not purport to cover matters not of record in said county, including deficiency in quantity of ground, boundary lines and other matters which a correct survey or inspection would disclose; forgeries; rights to file mechanics' liens; rights to file Medicaid liens; special taxes and assessments not shown by the County Treasurer's Records; unpaid utilities; liens asserted by the United States and the State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization Acts and receivership liens, unless the lien is filed in the public records of the county in which the property is located; zoning and other governmental regulations; encroachments, overlaps, overhangs; and rights of persons in possession.

Respectfully submitted,

Millikin & Fitton Law Firm
A Legal Professional Association



Paul G. Franke

This Certificate of Title
is dated January 25, 2016
at 7:59 a.m.

#112-16

EXHIBIT "A"

Being the northwest quarter of Section 3, Township 4, Range 2, east of the meridian line drawn from the mouth of the Great Miami River in the Hanover Township, Butler County, Ohio, and bounded and described as follows: BEGINNING at the northwest corner of said Section 3; thence running east along the north line of said Section 37 chains and 75 links to a corner; thence south 40 chains and 7 links to a corner; thence west along the half section line 39 chains and 22 links to a corner; thence north along the section line 40 chains and 40 links to the northwest corner of said section and place of beginning, containing 154.81 acres of land.

Save and excepting from said tract the following three tracts:

TRACT 1: Beginning at the northeast corner of said quarter section; running thence south 16 chains and 23 links; thence north 37° west 10 chains; thence north 134° east 8 chains and 45 links; thence east 4 chains and 5 links to the place of beginning, containing 6.55 acres of land.

There is however also conveyed hereby the right to pass over the above described excepted tract to and from the Creek for water privilege which was reserved by William H. Miller in his deed to Beningson McVicker for said excepted tract, which is recorded in Volume 84, at page 192 of the deed records of Butler County, Ohio.

TRACT 2: Situated in the northwest quarter of Section 3, Township 4, Range 2 East, Hanover Township, Butler County, State of Ohio, and more particularly described as follows: BEGINNING at the west intersection of said Section 3, with the centerline of Nichols Road then along the centerline of said road North 88° 55' East 300 feet to a spike. Thence North 750 feet to a stake; thence South 88° 55' West 300 feet to a stake which lies on the west line of Section 3; then South along the said western line 750 feet to a spike in Nichols Road and the place of beginning. Said tract contains 5.16 acres.

TRACT 3: Situated in the Northwest quarter of Section 3, Township 4, Range 2 East, in Hanover Township, Butler County, State of Ohio, and more particularly described as follows: BEGINNING at the west intersection of said Section 3, with the centerline of Nichols Road then along the centerline of said road North 88° 55' East 300 feet to a spike and the real place of beginning. Then continuing along said Road North 88° 55' East, 300 feet to a spike. Then North 750 feet to a stake; thence South 88° 55' West, 300 feet to a stake; thence South 750 feet to a spike in Nichols Road and the place of beginning. Said tract contains 5.16 acres.

The tract herein conveyed contains 137.94 acres of land more or less.

Prior Deed Reference; Book 977, Page 746

AND ALSO SAVE AND EXCEPTING FROM SAID TRACT the following tracts:

TRACT A: Situate in the northwest quarter of Section 3, Town 4, Range 2 East, Hanover Township, Butler County, Ohio, and more particularly described as follows: Beginning at a point found by measuring from the intersection of the west line of said Section 3 with the center line of Nichols Road, north 88° 55' east, and along the center line of said Road, a distance of 600.00 feet; thence from the point of beginning thus found and continuing along the center line of said Road, north 88° 55' east, 326.14 feet to a railroad spike; thence north 750.00 feet to an iron pin; thence south 88° 55' west, 326.14 feet to a stake; thence south 750.00 feet to a railroad spike and the said point of beginning. Said tract contains 5.614 acres, more or less, and is subject to all easements of record;

Prior Deed Reference: Book 1006, Page 23.

TRACT B: Situate in the northwest quarter of Section 3, Town 4, Range 2 East, Hanover Township, Butler County, Ohio, bounded and described as follows: Beginning at a point found by measuring from the intersection of the west line of said Section 3 with the center line of Nichols Road, north 88° 55' east, and along the center line of said Road a distance of 926.14 feet to a railroad spike; thence from the point of beginning thus found and continuing along the center line of said Road, north 89° 09' east, a distance of 300.00 feet to a point; thence north 750.00 feet to a point; thence south 89° 09' west, 300.00 feet; thence south 750.00 feet to the point of beginning; containing 5.165 acres of land, more or less, according to a survey by Willard R. Hall, Registered Ohio Surveyor #5939; said tract being subject to the right of way of Nichols Road and all other easements of record.

Prior Deed Reference: Book 1039, Page 177.

TRACT C: Situate in the northwest quarter of Section 3, town 4, Range 2 East, Hanover Township, Butler County, Ohio, bounded and described as follows: Beginning at a point found by measuring from the intersection of the west line of said Section 3 with the center line of Nichols Road, north 88° 55' east and along the center line of said Road a distance of 926.14 feet to a railroad spike; thence north 89° 09' east and along the center line of said Road, 300.00 feet; thence from the point of beginning thus found and continuing along the center line of said Road, 300.00 feet to a point; thence north 750.00 feet to a point; thence south 89° 09' west, 300.00 feet; thence south 750.00 feet to the point of beginning; containing 5.165 acres

of land, more or less, according to a survey by Willard R. Hall, Registered Ohio Surveyor #5939; said tract being subject to the legal right of way of Nichols Road and all other easements of record.

Prior deed reference: Book 1039, Page 177

TRACT D: Situated in the Northwest Quarter of Section 3, Township 4, Range 2 East, Hanover Township, Butler County, Ohio, bounded and described as follows: Beginning at a point found by measuring from the intersection of the west line of said Section 3, with the center line of Nichols Road, North 88° 55' East and along the centerline of said road 926.14 feet to a railroad spike; thence North 89° 09' East and along the centerline of said road 600.00 feet to a point; thence from the point of beginning thus found and continuing along the centerline of said road North 89° 09' East 300.00 feet to a point; thence North 750.00 feet to a point; thence South 89° 09' West 300.00 feet to a point; thence South 750.00 feet to the point of beginning, containing 5.165 acres of land, more or less, according to a survey by Willard R. Hall, Registered Ohio Surveyor #5939. Said tract being subject to the legal right of way of Nichols Road and all other easements of record.

Prior Deed Reference: Book 1092, Page 37.

TRACT E: Situated in the Northwest Quarter of Section 3, Township 4, Range 2 East, Hanover Township, Butler County, Ohio bounded and described as follows: Beginning at a point found by measuring from the intersection of the west line of said Section 3 with the centerline of Nichols Road, North 88° 55' East and along the centerline of said road 926.14 feet to a railroad spike; thence North 89° 09' East and along the centerline of said road 900.00 feet to a point; thence from the point of beginning thus found and continuing along the centerline of said road North 89° 09' East 300.00 feet to a point; thence North 750.00 feet to a point; thence South 89° 09' East 300.00 feet to a point; thence South 750.00 feet to the point of beginning, containing 5.165 acres of land, more or less, according to a survey by Willard R. Hall, Registered Ohio Surveyor #5939. Said tract being subject to the legal right of way of Nichols Road and all other easements of record.

Prior Deed Reference: Book 1092, Page 78

Also save and except the property recorded in the deed at Volume 7966, Page 998, Butler County, Ohio Official Records. See following page for legal description.

1108396
Save and except the following tract:

Situated in Section 3, Town 4, Range 2, Hanover Township, Butler County, Ohio and being more particularly bounded and described as follows:

M/L
"Sp."

Beginning at a steel axle (found) at the southeast corner of the northwest quarter of said Section 3, said point being an angle point in Nichols Road;

THENCE FROM THE BEGINNING POINT THUS FOUND North 88° 11' 23" West along Nichols Road a distance of 457.67 feet to a mag nail (set) at the southeast corner of a 5.165 acre tract of land (Deed Book 1598, Page 428);

Thence North 0° 00' 07" East along the east line of said tract (passing an iron pin set at 20.00 feet) a distance of 750.00 feet to an iron pin (found);

Thence South 71° 33' 21" East, 178.39 feet to an iron pin (set);

Thence South 27° 09' 30" East, 630.14 feet to an iron pin (set);

Thence South 0° 13' 10" East, 147.35 feet to the point of beginning containing 5.610 acres of land and being subject to the legal right-of-way for Nichols Road and all other easements and restrictions of record.

Bearings shown herein are based on an assumed meridian and are used to denote angles only.

A Plat of Survey of the herein described property is recorded in Volume 51, Page 06, of the Butler County Engineer's Record of Land Surveys.

All iron pins set are 5/8" iron rods with an orange cap bearing the surveyors name and number.

This description was prepared by Daniel R. Brosey, Registered Surveyor 6492 in Ohio.

APPROVED BY
BUTLER COUNTY PLANNING COMMISSION
FOR THE PURPOSES OF CONVEYANCE
TITLE DOES NOT CONSTITUTE A ZONING
CERTIFICATE OR BUILDING PERMIT.
NO PLAT REQUIRED.

11/29/07
D.F.

NOTE: a new boundary survey will be completed for the entirety and or any newly created tracts.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: **Noretta Lake, Life Estate in undivided one-half interest, unmarried, and Teresa Beth Metzger, married, and Kathryn Sue (Dillhoff) Rosenberger, married, Co-Trustees, Estate in remainder in undivided one-half interest.**, the Grantor(s) herein, in consideration of the sum of \$ 5,000.00, to be paid by the State of Ohio, Department of Transportation, does hereby grant, bargain, sell, convey and release to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee herein, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 9 SH

BUT 177 7.70

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Prior Instrument Reference: Volume 1653, Pages 457 and 467, Butler County Recorder's Office.

And the said Grantor(s), for them and their successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that they are the true and lawful owner(s) of said premises, and is lawfully seized of the same in fee simple, and have good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

Image ID: 000006779213 Type: OFF
Kind: EASEMENT
Recorded: 06/06/2007 at 03:09:11 PM
Fee Amt: \$80.00 Page 1 of 6
Workflow# 1724380
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2007-00034331
BK 7902 PG 2395

TRANSFER NOT NECESSARY
KAY ROGERS
BY 6/6/07 TY DEPT.
AUDITOR, BUTLER CO., OHIO

IN WITNESS WHEREOF Noretta Lake, Life Estate in undivided one-half interest,
unmarried, and Teresa Beth Metzger, married, and Kathryn Sue (Dillhoff) Rosenberger, married,
Co-Trustees, Estate in remainder in undivided one-half interest have hereunto set their hands on the _

16th day of February, 2007.



LEISA G. ROBINSON
Notary Public
In and for the State of Ohio
My Commission Expires
July 18, 2009

Noretta Lake
Noretta Lake, Life Est



Image ID: 000006779214 Type: OFF
Kind: EASEMENT

Page 2 of 6
File# 2007-00034331

BK 7902 PG 2396

STATE OF OHIO, COUNTY OF Butler SS:

BE IT REMEMBERED, that on the 16 day of Feb, 2007,

before me the subscriber, a Notary Public in and for said state and county, personally came the above
named Noretta Lake, who signed or acknowledged the signing of the foregoing instrument to be their
voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal
on the day and year last aforesaid.

Leisa G. Robinson
NOTARY PUBLIC
My Commission expires: 7/18/09



Image ID: 000006770215 Type: OFF
Kind: EASEMENT

Page 3 of 6
File# 2007-00034331

BK 7902 PG 2397

Page 5 of 6

IN WITNESS WHEREOF Noretta Lake, Life Estate in undivided one-half interest,
unmarried, and Teresa Beth Metzger, married, and Kathryn Sue (Dillhoff) Rosenberger, married,
Co-Trustees, Estate in remainder in undivided one-half interest have hereunto set their hands on the
16 day of February, 2007.

Teresa Beth Metzger
Teresa Beth Metzger, Co-Trustee
(64DL6RL67891)

STATE OF OHIO, COUNTY OF Butler SS:

BE IT REMEMBERED, that on the 16th day of February, 2007,

before me the subscriber, a Notary Public in and for said state and county, personally came the above
named **Teresa Beth Metzger, Co-Trustee**, who signed or acknowledged the signing of the foregoing
instrument to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal
on the day and year last aforesaid.

LISA A. WINSTEAD
Notary Public, State of Ohio
My Commission Expires Aug. 13, 2008

Lisa A. Winstead
NOTARY PUBLIC
My Commission expires: Aug 13, 2008

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

Page 5 of 6

Image ID: 00006779216 Type: OFF
Kind: EASEMENT Page 4 of 8
File# 2007-00034331
BK 7902 PG 2398

Page 6 of 6

IN WITNESS WHEREOF Noretta Lake, Life Estate in undivided one-half interest,
unmarried, and Teresa Beth Metzger, married, and Kathryn Sue (Dillhoff) Rosenberger, married,
Co-Trustees, Estate in remainder in undivided one-half interest have hereunto set their hands on the
16 day of February, 2007.

Kathryn Sue (Dillhoff) Rosenberger
Kathryn Sue (Dillhoff) Rosenberger, Co-
Trustee
(INDU0180-00-7223)

STATE OF OHIO, COUNTY OF Butler SS:

BE IT REMEMBERED, that on the 16th day of February, 2007,

before me the subscriber, a Notary Public in and for said state and county, personally came the above
named Kathryn Sue (Dillhoff) Rosenberger, Co-Trustee, who signed or acknowledged the signing of
the foregoing instrument to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal
on the day and year last aforesaid.

LISA A. WINSTEND
Notary Public, State of Ohio
My Commission Expires Aug. 13, 2008

Lisa A. Winstend
NOTARY PUBLIC
My Commission expires: Aug 13, 2008

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

Page 6 of 6

RX 270
Rev. 09/03

EXHIBIT A

Page 2 of 6
Page 1 of 2
PID 76678
PARCEL 9
CTY-KTE-SEC BUT-177-7.70
Version Date 3-15-06

**PARCEL 9-SH
BUT-177-7.70
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the Northeast quarter of Section 3, Town 4, Range 2, Hanover Township, Butler County, Ohio and being more particularly bounded and described as follows:

Commencing at the South West corner of Section 34, Town 5 Range 2 thence with said section line and the grantors North property line North 88° 27' 04" East a distance of 1245.14 feet to an iron pin and O.D.O.T cap set 78.31 feet left of Station 56+22.19 and the **TRUE POINT OF BEGINNING**:

Thence leaving said property line with a new division line South 0° 40' 54" East a distance of 9.57 feet to an iron pin and O.D.O.T cap set 84.63 feet left of Station 56+15.00;

Thence South 78° 37' 59" East a distance of 48.08 feet to an iron pin and O.D.O.T. cap set 55.93 feet left of Station 55+76.29;

Thence South 42° 39' 45" East a distance of 441.33 feet to an iron pin and O.D.O.T. cap set 50.00 feet left of Station 51+35.00;

Thence South 68° 22' 01" East a distance of 44.69 feet to an iron pin and O.D.O.T. cap set on the Existing Right of Way 30.08 feet left of Station 50+95.00;

Thence with Existing Right of Way North 41° 56' 24" West a distance of 486.33 feet to a point on the grantors property line 30.48 feet left of Station 55+81.33;

Thence with said property line South 88° 27' 04" West a distance of 62.85 feet to the **POINT OF BEGINNING**.

The above described area is contained within the Butler County Auditor's Permanent Parcel Number B1010003000039 and contains 0.2601 acres, of this 0.00 acres is located in the present road occupied.

The description was prepared and reviewed March 15, 2006 by Howard J. Hardin Registered Surveyor Number 7381.

Image ID: 000008779217 Type: OFF
Kind: EASEMENT
Page 5 of 8
File# 2007-00034331
BK 7902 PG 2399

RX 270
Rev. 09/03

EXHIBIT A


Page 3 of 6
Page 2 of 2
PID 76678
PARCEL 9
CTY-RTE-SEC BUT-177-7.70
Version Date 3-15-06

This description is based on a survey made by O.D.O.T. Survey Department under the direction and supervision of Dennis M. Blevins Registered Surveyor Number 6804 and Howard J. Hardin Registered Surveyor Number 7381.

The monuments referred to as iron pins set are 3/4 inch diameter X 30 inch long bars with a 2 inch diameter aluminum cap marked "ODOT DISTRICT 08 RW". The Stations referred to herein are from Center line Right of Way of S.R. 177.

Image ID: 000006779218 Type: OFF
Kind: EASEMENT
Page 6 of 6
File# 2007-00034331
BK 7902 PG 2400




Howard J. Hardin, P.S. 7381 Date 3-15-06

Only Original Contains a Red Seal

Page 3 of 6

Form A-1905-R-1 ELec.-500

GRANT

Robert C. Burke
Mary Louise Burke
Ruth B. Barry

FOR and in CONSIDERATION OF One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we do hereby grant unto The Cincinnati Gas & Electric Company its successors and assigns, the perpetual right, privilege and authority to install and maintain anchors and all necessary guy wires, in, on, and over the following described real estate, situate in Section 3, T4, R2, Hanover Township, Butler County, State of Ohio, being part of the same real estate conveyed to Robert C. Burke, Mary Louise Burke and Ruth B. Barry by deed from Grace M. Colina dated March 27, 1959 and recorded in Deed Book 707, Page 630, Butler County Recorder's Office.

Anchors and associated guy wires shall be located along or near each of three lines which are radial to the curve of the center line of Hamilton-Richmond Road (St. Rt. 177) at points 131.0 feet, 325.5 feet and 533.0 feet, respectively, north of the intersection of the center line of said road with the easterly boundary line of the grantors' property, measured along the center line of said Hamilton-Richmond Road (St. Rt. 177), said anchors to be not more than 35.0 feet east of the center line of said road, measured along said radial lines respectively.

for the purpose of supporting poles of an electric line being re-built along Hamilton-Richmond Road (St. Rt. 177)

and, in the event said road is widened or improved, to move said anchors and guy wires on said real estate to permit said widening or improvement; together with the right to cut, trim or remove any trees, overhanging branches, or other obstructions which may endanger the safety of, or interfere with the construction, operation or maintenance of said pole line, and the right to enter said premises for such purposes.

Said Grantee, its successors or assigns, shall pay all damages to growing crops, roads and fences caused by its employees, agents, licensees and construction equipment in the installation and/or maintenance of said facilities.

Grantor S. ha ve full power to convey said easement and warrant and will defend the same against all claims of all persons.

WITNESS our hand S. this 18th day of JUNE, 1965.

Signed and acknowledged in the presence of

GRANTORS:
Robert C. Burke
Mary Louise Burke
Ruth B. Barry *
Margaret L. D. Burke
*aka Ruth B. Barry

WITNESSES:

Woodrow W. Pemberton
Philip A. Priess

STATE OF Ohio, Hamilton COUNTY, ss:

Personally appeared before me, a Notary Public in and for said County, Robert C. Burke and Margaret L. Burke, his wife;
Mary Louise Burke and Ruth B. Barry, both unmarried (Ruth B. Barry aka Ruth B. Barry)

who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this 18th day of June, 1965.

NO.	4244
TRANSFERRED	7-10-65
RECEIVED	7-10-65
TIME	7-20-65
RECORDED	Deed
FEE	1.00
EARL R. HOGAN RECORDER, BUTLER CO.	

W. R. Hill
Notary Public
My Commission Expires December 4, 1967

THIS INSTRUMENT WAS PREPARED BY
CARL H. LINDELL

GRANT

Robert C. Burke
Mary Louise Burke
Ruth B. Barry

IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we hereby grant unto The Cincinnati Gas & Electric Company, its successors and assigns, a right of way and easement 15.0 feet in width, to construct, reconstruct, operate, maintain, repair, replace and remove poles and all necessary and incidental wires, cables, anchors, fixtures and equipment for the transmission and distribution of electrical energy and associated uses, with the right, from time to time, to add to the number of such wires, cables and other incidental fixtures and equipment for such purposes, in, on, over, through and across the following described real estate situated in Section 3, T4, R2, Hanover Township, Butler County, State of Ohio, and being part of the same property conveyed to Robert C. Burke, Mary Louise Burke, and Ruth B. Barry by deed from Grace M. Colina, dated March 27, 1959, and recorded in Deed Book 707, Page 630, Butler County Recorder's Office.

The center line of said 15.0 foot right of way and easement is described as follows:

Beginning at the intersection of the easterly boundary line of the grantors' property with the center line of Hamilton-Richmond Road (S.R. 177); thence northwestwardly with said center line 850.0 feet to a point, the real place of beginning of the right of way and easement herein conveyed; thence westwardly 400.0 feet, more or less, to a location on the grantors' property to be selected by the grantee for the purpose of rendering electric service to the grantors.



together with the right to permit the attachment of the wires, cables and equipment of any other company or person to said poles and fixtures, the right to cut, trim or remove any trees, overhanging branches or other obstructions on the above described property, both within and without the limits of this right of way and easement, which in the opinion of the grantee's engineers, may endanger the safety of, or interfere with the construction, reconstruction, operation, maintenance, repair, replacement or removal of said systems, and the right of ingress and egress for the purpose of exercising the rights herein granted.

Said Grantee shall pay all damages to growing crops, roads and fences caused by its employees, agents, licensees and construction equipment in the construction, reconstruction, maintenance, repair, replacement or removal of said systems.

Grantor S have full power to convey said easement and warrant and will defend the same against all claims of all persons.

WITNESS OUR hand S this 19th day of June, 1964.
Signed and acknowledged in the presence of:

Philip D. Jones
Donald E. Brockman

Robert C. Burke
Mary Louise Burke
Ruth B. Barry
Margaret L. Burke

STATE OF Ohio, Hamilton COUNTY, ss:

Personally appeared before me, a Notary Public in and for said County, Robert C. Burke and Margaret L. Burke his wife, Mary Louise Burke, unmarried and Ruth B. Barry unmarried

who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this 19th day of June, 1964.



THIS INSTRUMENT WAS PREPARED BY
CARL H. LINDELL

Notary Public, Hamilton County, Ohio

DONALD E. BROCKMAN
MY COMMISSION EXPIRES
FEB. 19, 1968



Home

Home **Property Records**
[Owner Name](#) [Address](#) [Parcel](#) [Advanced Search](#) [Map Search](#) [Sales](#)

- ▶ Profile
- Proposed Levies for Nov. 3, 2015 Election
- Sales
- Residential
- Manufactured Homes
- Commercial
- Out Buildings
- Permits
- Land
- Photos
- Tax Detail 2015
- Tax Detail 2014
- Tax Detail 2013
- Tax Detail 2012
- Tax Detail 2011
- Tax Detail 2010
- Tax Detail 2009
- Tax Detail 2008
- Tax Detail 2007
- Tax Detail 2006
- Tax Detail 2005
- Tax Detail 2004
- Tax Detail 2003
- Tax Detail 2002
- Tax Detail 2001
- Sketch
- Value History
- Maps
- Special Assessments

PARID: B1010003000039
LAKE NORETTA CO-TR ETAL
3545 HAMILTON RICHMOND RD

CURRENT RECORD

1 of 1

[Return to Search Results](#)[Create Workflow](#)**Parcel**

Parcel Id	B1010003000039
Address	3545 HAMILTON RICHMOND RD
Class	AGRICULTURAL
Land Use Code	112, A - LIVESTOCK FARM OTHER THAN DRY&POLRY
Neighborhood	00001009
Total Acres	106.0560
Taxing District	B10
District Name	HANOVER TWP TAL CSD
Gross Tax Rate	72.67
Effective Tax Rate	44.555478
Non Business Credit	.1
Owner Occupied Credit	N/A

REPORTS
[Mailing List Export](#)
[Csv/Buffer Export](#)
[Property Report Card](#)
**Factors**

Topography 1	
Topography 2	ROLLING
Topography 3	
Utility 1	WELL
Utility 2	SEPTIC
Utility 3	NONE
Roads 1	HEAVY
Roads 2	

Printable Summary

Printable Version

\$ Pay My Tax Bill

Tax Codes, Descriptions,
Calc Formula and Rollback
RatesSpecial Assesment
Project Codes

Pending Specials

Land Use/sketch Codes

Commercial Structure Codes

Owner and Legal

Owner 1	LAKE NORETTA CO-TR ETAL
Owner 2	
Legal 1	2 4 3 NW 1/4
Legal 2	
Legal 3	

Taxbill Mailing Address [Can I change my mailing address?](#)

Mailing Name 1	NORETTA LAKE
Mailing Name 2	
Address 1	3422 HAMILTON RICHMOND RD
Address 2	
Address 3	HAMILTON OH 45013 9369

Dwelling

Stories	2
Gross Living Area	3,520
Construction	BRICK
Total Rooms	8
Bedrooms	4
Year Built	1864
Finished Basement	0

Current Value

Land (100%)		\$246,310
Building (100%)		\$121,290
Total Value (100%)		\$367,600
CAUV		\$246,310
Assessed Tax Year	2015	
Land (35%)		\$86,210
Building (35%)		\$42,450
Assessed Total (35%)		\$128,660

Incentive District Parcels What is this?

Parcel identifier	Value Type	value
B1010003000039	Base Parcel(before CAUV reduction)	679,740
	Total Value	679,740

Homestead Credits How do I qualify?

Homestead Exemption	NO
Owner Occupied Credit	NO
100% Disabled Veteran Exemption	NO

CAUV & Agricultural District What is this?


CAUV	YES
Agricultural District	NO

Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	5,411.50	2,579.62	2,579.62	10,570.74
Special Assessments	13.00	6.50	6.50	26.00
Tot Payments	-5,424.50	0.00	0.00	-5,424.50
Total:	0.00	2,586.12	2,586.12	5,172.24

Copyright Butler County Auditor - last updated 28-JAN-16

The Butler County Auditor's office strives to provide the public with only the most current and accurate data, the contents herein are not updated in real-time and may not reflect the most recent changes.

Butler County Real Estate Tax Bill		 Butler County Treasurer		REAL PROPERTY 1st HALF 2015 03/03/2016	
Butler County Treasurer		Visit our website at http://www.butlercountytreasurer.org			
Gov't. Services Center, 315 High Street, 10th Floor, Hamilton, OH 45011					
NORETTA LAKE			Parcel No. B1010003000039		
Gross Tax Rate 72.670000			Taxing District HANOVER TWP TAL CSD		
Reduction Factor 0.38687			Parcel Location 3545 HAMILTON RICHMOND RD		
Effective Tax Rate 44.555478			Owner Name LAKE NORETTA CO-TR ETAL		
			Legal Description 2 4 3 NW 1/4		
Gross Taxes 9,349.72			100% Appraised Value		
Reduction Factor -3,617.22			Land 558,450		
Subtotal 5,732.50			Bldg/Improv 121,290		
Non Business Credit -573.26			Total 679,740		
			35% Taxable Value		
Current Net Real Estate Taxes 5,159.24			Land 86,210		
Current Special Assessments 13.00			Bldg/Improv 42,450		
Current Net Taxes & Asmts(YEAR) 5,172.24			Total 128,660		
Current Net Taxes & Asmts(HALF) 2,586.12			Special Assessments		
Penalties 250.70			Delq Current Yr		
Past Due Real Estate Taxes 2,506.97			16001-STORMWATER-NPDES 0.00 13.00		
			PH II		
			Assessment Totals 0.00 13.00		
Full Year Total 5,172.24			Homestead Reduction Value		
Half Year Total 2,586.12			CAUV Value 246,310		
Payments 2,757.67					
Other Credits 0.00					
Half Year Balance Due 2,586.12			Due Date		
Full Year Balance Due 5,172.24			03/03/2016		
For information on monthly payment programs, please contact the Treasurers office at (513) 887-3181. Please save top portion of bill for income tax purposes.					

<< Go Back

Make Payment >>

Print

William C. Keck
John J. Reister
Jeffrey L. Rulon
Paul G. Franke
Catherine L. Evans
Heather Sanderson Lewis
Jon P. Whalen
Steven A. Tooman
Thomas A. Dierling
Salvatore A. Gilene
Craig D. Havens
Samantha R. Wicktora

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association

232 HIGH STREET
HAMILTON, OHIO 45011
(513) 863-6700
Fax: (513) 863-0031

Established 1840

Hamilton Office
232 High Street
Hamilton, Ohio 45011

West Chester Office
9032 Union Centre Boulevard
Suite 200
West Chester, Ohio 45069

Oxford Office
Hours By Appointment Only
5020-B College Corner Pike
Oxford, Ohio 45056

CERTIFICATE OF TITLE

Schrader Real Estate & Auction Company
ATTN: Andy Walther
300 N. Morton Avenue
Centerville, IN 47330

RE: Hamilton Richmond Road (10.489 acres), Hanover Twp., Butler Co., OH

Dear Andy:

We hereby certify that we have examined the records of Butler County, Ohio as disclosed by the public indices in accordance with the Ohio Marketable Title Act (from 40 years to date), relating to the premises hereinafter described as:

See attached Exhibit "A"

We further certify that based on said records, the fee simple title to said premises is vested as follows: (i) in an undivided one-half interest in James A. Lake and Kathy S. Lake by virtue of a deed from Noretta Lake aka Norma Lake aka Nora Etta Lake, unmarried, dated March 6, 2014 and recorded in Volume 8675, Page 1466, Official Records, Butler County, Ohio, and (ii) an undivided one-half interest in Kathryn Sue Dillhoff and Teresa Beth Metzger, Co-Trustees by virtue of a Certificate of Transfer from the Estate of George Allen Lake, dated December 20, 1988 and recorded in Volume 1653, Page 457, Deed Records, Butler County, Ohio; and as appears from said county records, the title is marketable and free from encumbrances except as to the matters set forth herein as follows:

1. Right of way and easement to The Cincinnati Gas & Electric Company dated May 28, 1965 and recorded in Volume 820, Page 244, Deed Records, Butler County, Ohio.

February 1, 2016

Page 2.

2. Easement for Road Purposes to the County of Butler, State of Ohio dated May 3, 1994 and recorded May 9, 1994 in Volume 5109, Page 682, Official Records, Butler County, Ohio.

For purposes of taxation, the above described real estate is known as Auditor's Tax Parcel Number: B1010-003.000-001 and is valued as follows: Land: \$9,110.00; Buildings: \$0.00; for a total tax valuation of \$9,110.00. The real estate taxes are \$189.15 per half year which amount includes (1) storm water assessment in the amount of \$6.50 per half year. Real estate taxes and assessments for the 2014 tax year have been paid. Real estate taxes and assessments for the first half of the 2015 tax year are currently due and payable. Real estate taxes and assessments for the second half of the 2015 tax year and thereafter are a lien against the premises, but said taxes are not yet due and payable. The real estate described above appears on the Agricultural Land Tax List, and therefore, it will be subject to current agricultural use valuation recapture upon use change as provided for in Sections 5713.34 and 5713.35 of the Ohio Revised Code.

This certificate does not purport to cover matters not of record in said county, including deficiency in quantity of ground, boundary lines and other matters which a correct survey or inspection would disclose; forgeries; rights to file mechanics' liens; rights to file Medicaid liens; special taxes and assessments not shown by the County Treasurer's Records; unpaid utilities; liens asserted by the United States and the State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization Acts and receivership liens, unless the lien is filed in the public records of the county in which the property is located; zoning and other governmental regulations; encroachments, overlaps, overhangs; and rights of persons in possession.

Respectfully submitted,

Millikin & Fitton Law Firm
A Legal Professional Association



Paul G. Franke

This Certificate of Title
is dated January 25, 2016
at 7:59 a.m.

#112-16

EXHIBIT "A"
Legal Description

Situate in the northeast quarter of Section 3, Town 4, Range 2 East, Hanover Township, Butler County, Ohio and bounded and described as follows: Beginning at the southwest corner of said northeast quarter and described as being 2655.43 feet north of the south line of said section; thence North 0° 10' West along the half section line 908.43 feet; thence North 57° 52' East along the southeast line of a lot recorded in the name of Jack L. and Patricia Wiley 275.22 feet to a point in the center line of the Hamilton-Richmond Road (State Highway #177); thence South 34° 44' East along said center line 457.38 feet; thence South 34° 16' East along said center line 457.45 feet to the point of intersection of said center line and the center line of the Nichols Road; thence South 68° 06' West along said Nichols Road 806.69 feet to the point of beginning containing 10.721 acres more or less and being subject to the legal right of way of the public highways.

Being the same premises previously conveyed by Certificate of Transfer recorded in Volume 1653, Page 467, and Book 915, Page 348 of the Butler County, Ohio Deed Records.

SAVE AND EXCEPT the following described property:

Situated in the State of Ohio, Butler County, Hanover Township, Situated in Section 3, Township 4 East, Range 2 and being more particularly described as follows:

Being a parcel of land lying on the right and left side of a survey of the centerline of Right of Way of BUT-177-7.22 made by the Ohio Department of Transportation and filed in the records of Butler County and being located within the following described points in the boundary thereof:

Commencing for reference at the intersection of S.R. 177 and Nichols Road, 1.55 feet left of station 381+68.75 and the POINT OF BEGINNING for the parcel herein described;
thence South 69° 31' 49" West a distance of 95.45 feet to a point, 91.59 feet right of station 381+47.90;
thence North 21° 04' 00" West a distance of 73.46 feet to an ODOT iron pin and cap set, 76.29 feet right of station 380+76.05;
thence North 47° 26' 55" East a distance of 36.79 feet to an ODOT iron pin and cap set, 40 feet right of Station 380+70.00;
thence North 24° 57' 32" West a distance of 70.71 feet to an ODOT iron pin and cap set, 30.00 feet right of station 380+00.00;
thence North 56° 54' 40" East a distance of 32.30 feet to a point, 2.30 feet left of station 380+00.00;
thence South 32° 50' 11" East a distance of 25.00 feet to a point, 2.19 feet left of station 380+25.00;
thence North 56° 54' 40" East a distance of 27.81 feet to an ODOT iron pin and cap set 30.00 feet left of station 380+25.00;
thence South 40° 41' 01" East a distance of 75.66 feet to an ODOT iron pin and cap set, 40.00 feet left of station 381+00.00;
thence South 83° 17' 00" East a distance of 23.43 feet to an ODOT iron pin and cap set, 58.00 feet left of station 381+15.00;
thence South 26° 14' 46" East a distance of 25.18 feet to an ODOT iron pin and cap set, 55.00 feet left of station 381+40.00;
Thence South 11° 54' 40" West a distance of 35.36 feet to an ODOT iron pin and cap set, 30.00 feet left of station 381+65.00;

(EXHIBIT "A" - Legal Desc. continues)

(EXHIBIT "A" - Legal Desc. continues)

thence South 56° 54' 40" West a distance of 28.43 feet to a point, 1.57 feet left of station 381+65.00;
thence South 32° 50' 11" East a distance of 3.75 feet to the POINT OF BEGINNING.

The above described parcel containing 0.3597 acres.

Bearings are based upon GPS Survey of Project. This description was prepared and reviewed on April 4, 2002 by Howard J. Hardin, P.S. Registered Surveyor No. S-7381. The above description is based upon a survey of BUT-177-7.22 by ODOT Survey Department under the direction of Dennis M. Blevins Registered Surveyor No. S-6804.

Being the same premises previously conveyed by deed and recorded in Volume 7542, Page 1459 of the Butler County, Ohio Official Records.

(End of EXHIBIT "A" - Legal Desc.)

Parcel ID: B1010-003.000-001

TRANSFERRED
DATE 5-10-14
CONVEYANCE 0
FEE \$ 0
EXEMPT 2008 KO

Roger Reynolds, Butler Co. Auditor

This conveyance has been examined and the grantor has complied with Sec 319.202 of the ORC.



Image ID: 000008721461 Type: OFF
Recorded: 03/10/2014 at 02:37:22 PM
Fee Amt: \$36.00 Page 1 of 3
Workflow# 0000207689-0002
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2014-00008282

BK **8675** PG **1466**

GENERAL WARRANTY DEED

NORETTA LAKE, AKA NORMA LAKE, AKA NORA ET TA LAKE, an unmarried woman, of Butler County, Ohio ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to **JAMES A. LAKE** and **KATHY S. LAKE**, husband and wife ("Grantees"), for their joint lives, remainder to the survivor of them, whose tax mailing address is 5215 Hamilton Richmond Road, Oxford, Ohio 45056, the following real property:

BEING AN UNDIVIDED ONE-HALF INTEREST IN FEE SIMPLE IN THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to all easements, covenants, conditions and restrictions of record, if any.

Prior Instrument Reference: Volume 915, Page 348 of the Butler County, Ohio Deed Records.

Auditor's Parcel Number: B1010-003-000-001

Executed this Deed this 6th day of March, 2014.

GRANTOR:


Noretta Lake, aka Norma Lake, aka Nora Etta Lake

STATE OF OHIO

COUNTY OF BUTLER

)
) SS
)

The foregoing instrument was acknowledged before me this 6th day of March, 2014 by Noretta Lake.



LARRY ROBERT BOLIN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My Comm. Has No Expiration Date
Section 147.03 R. C.


Notary Public

This instrument was prepared by L. Robert Bolin, Esq., 29 N. Beech Street, Oxford, Ohio 45056.



Image ID: 000008721462 Type: OFF
Page 2 of 3

File# 2014-00008282

BK 8675 PG 1467

APPROVED
BCEQ
BY ML
3-10-17

Exhibit A

Situate in the northeast quarter of Section 3, Town 4, Range 2 East, Hanover Township, Butler County, Ohio and bounded and described as follows: Beginning at the southwest corner of said northeast quarter and described as being 2655.43 feet north of the south line of said section; thence North 0° 10' West along the half section line 908.43 feet; thence North 57° 52' East along the southeast line of a lot recorded in the name of Jack L. and Patricia Wiley 275.22 feet to a point in the center line of the Hamilton-Richmond Road (State Highway #177); thence South 34° 44' East along said center line 457.38 feet; thence South 34° 16' East along said center line 457.45 feet to the point of intersection of said center line and the center line of the Nichols Road; thence South 68° 06' West along said Nichols Road 806.69 feet to the point of the beginning containing 10.721 acres more or less and being subject to the legal right of way of the public highways.

Being the same premises previously conveyed by Certificate of Transfer recorded in Volume 1653, Page 467, and Book 915, Page 348 of the Butler County, Ohio Deed Records.

SAVE AND EXCEPT the following described property:

Situated in the State of Ohio, Butler County, Hanover Township, Situated in Section 3, Township 4 East, Range 2 and being more particularly described as follows:

Being a parcel of land lying on the right and left side of a survey of the centerline of Right of Way of BUT-177-7.22 made by the Ohio Department of Transportation and filed in the records of Butler County and being located within the following described points in the boundary thereof:

Commencing for reference at the intersection of S.R. 177 and Nichols Road, 1.55 feet left of station 381+68.75 and the POINT OF BEGINNING for the parcel herein described;

thence South 69° 31' 49" West a distance of 95.45 feet to a point, 91.59 feet right of station 381+47.90;

thence North 21° 04' 00" West a distance of 73.46 feet to an ODOT iron pin and cap set, 76.29 feet right of station 380+76.05;

thence North 47° 26' 55" East a distance of 36.79 feet to an ODOT iron pin and cap set, 40 feet right of Station 380+70.00;

thence North 24° 57' 32" West a distance of 70.71 feet to an ODOT iron pin and cap set, 30.00 feet right of station 380+00.00;

thence North 56° 54' 40" East a distance of 32.30 feet to a point, 2.30 feet left of station 380+00.00;

thence South 32° 50' 11" East a distance of 25.00 feet to a point, 2.19 feet left of station 380+25.00;

thence North 56° 54' 40" East a distance of 27.81 feet to an ODOT iron pin and cap set 30.00 feet left of station 380+25.00;

thence South 40° 41' 01" East a distance of 75.66 feet to an ODOT iron pin and cap set, 40.00 feet left of station 381+00.00;

thence South 83° 17' 00" East a distance of 23.43 feet to an ODOT iron pin and cap set, 58.00 feet left of station 381+15.00;

thence South 26° 14' 46" East a distance of 25.18 feet to an ODOT iron pin and cap set, 55.00 feet left of station 381+40.00;

thence South 11° 54' 40" West a distance of 35.36 feet to an ODOT iron pin and cap set, 30.00 feet left of station 381+65.00;

thence South 56° 54' 40" West a distance of 28.43 feet to a point, 1.57 feet left of station 381+65.00;

thence South 32° 50' 11" East a distance of 3.75 feet to the POINT OF BEGINNING.

The above described parcel containing 0.3597 acres.

Bearings are based upon GPS Survey of Project. This description was prepared and reviewed on April 4, 2002 by Howard J. Hardin, P.S., Registered Surveyor No. S-7381. The above description is based upon a survey of BUT-177-7.22 by ODOT Survey Department under the direction of Dennis M. Blevins Registered Surveyor No. S-6804.

Being the same premises previously conveyed by deed and recorded in Volume 7542, Page 1459 of the Butler County, Ohio Official Records.

Image ID: 000008721463 Type: OFF
File# 2014-00008282 Page 3 of 3
BK 8675 PG 1468

EASEMENT FOR ROAD PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Noretta Lake, the Grantors for and in consideration of Two Hundred Twenty Five Dollars (\$ 225⁰⁰) and other good and valuable considerations to her paid by the County of Butler, State of Ohio, the Grantee, a complete compensation and damage, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns forever, the perpetual easement and right of way for public highway and road purposes in, upon and over the lands hereinafter described, Situated in Hanover Township, County of Butler, State of Ohio, and in Section 3, Town 4, Range 2, and bounded and described as follows:

PARCEL # 1

Beginning at an old stone at the southwest corner of the southeast quarter of said section; thence along the west line of said quarter section N 0° 8' E, a distance of 2655.43 feet to an old axle in the center of Nichols Road; thence along the centerline of Nichols Road N 68° 26' 30" E, a distance of 239.55 feet to the TRUE POINT OF BEGINNING for parcel of land herein described; thence departing said centerline N 21° 33' 30" W, a distance of 35.00 feet to a point; thence N 68° 26' 30" E, a distance of 25.00 feet to a point; thence S 21° 33' 30" E, a distance of 35.00 feet to a point on the said centerline; thence along said centerline S 68° 26' 30" W, a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

Gross = 0.020 Acres of Land
P.R.O. = 0.011 Acres of Land
Net = 0.009 Acres of Land

00028251
Filed for Record in:
Butler County Ohio
Joyce B. Thall, Recorder
On 05/09/1994 At 12:33P
COUNT 0.00
BOOK 5109 PAGE 682

Grantor claims title by instrument of record in Deed book 1653, Page 467, of the Butler County Deed Records.

This description is based on a centerline survey made by the Butler County Engineer's Office.

This instrument was prepared by the Butler County Engineer's Office.

Project # C/195/04.437

TRANSFER NOT NECESSARY
JAMES M. BROWN
BY 5-9-94 JWB DEPT.
AUDITOR, BUTLER CO., OHIO

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever, and the said Grantor HER for HER and HER heirs, executors, and administrators, hereby covenant S with the said Grantee, its successors and assigns that SHE IS the true and lawful owner of said premises, and SHE lawfully seized of the same in fee simple and ha S good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that SHE will warrant and defend the same against all claims of all persons, whomsoever.

And for the consideration aforesaid NORETTA LAKE

hereby relinquish ES to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF NORETTA LAKE

have hereunto set HER hand, the 3RD day of MAY 94 in the year of our Lord one thousand nine hundred and

Signed and sealed in the presence of:

Tom Lake
WITNESS

Noretta Lake
OWNER

[Signature]
WITNESS

OWNER

STATE OF OHIO

BUTLER County ss:
Before me, a Notary Public in and for said County and State, personally appeared the above named NORETTA LAKE who acknowledged that SHE did sign the foregoing instrument and that same is HER free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at 1921 FRANK GROVE AVE this _____ day of _____, A.D. 1994.



[Signature]
Notary Public

My Commission Expires:

RONALD H. PORTER
Notary Public, State of Ohio
My Commission Expires June 22, 1998

Form A-1303-R-1 Elec.-500

GRANT

Robert Sheerin
M. Wencella Sheerin

FOR and in CONSIDERATION OF One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we do hereby grant unto The Cincinnati Gas & Electric Company its successors and assigns, the perpetual right, privilege and authority to install and maintain anchors and all necessary guy wires, in, on, and over the following described real estate, situate in Section 3, T4, R2, Hanover Township, Butler County, State of Ohio, being part of the same real estate conveyed to Robert Sheerin and M. Wencella Sheerin by deed from Mary A. Mense dated February 2, 1959 and recorded in Deed Book 688, Page 235, Butler County Recorder's Office.

Anchors and associated guy wires shall be located along or near a line which is radial to the curve of the center line of Hamilton-Richmond Road (St. Rt. 177), at a point which is 1177.0 feet north of the intersection of the center line of said road with the center line of Nichols Road, measured along the center line of said Hamilton-Richmond Road, said anchors to be not more than 35.0 feet east of the center line of said road, measured along said radial line.

for the purpose of supporting poles of an electric line being re-built along S.R. 177

and, in the event said road is widened or improved, to move said anchors and guy wires on said real estate to permit said widening or improvement; together with the right to cut, trim or remove any trees, overhanging branches, or other obstructions which may endanger the safety of, or interfere with the construction, operation or maintenance of said pole line, and the right to enter said premises for such purposes.

Said Grantee, its successors or assigns, shall pay all damages to growing crops, roads and fences caused by its employees, agents, licensees and construction equipment in the installation and/or maintenance of said facilities.

Grantor S ha ve full power to convey said easement and warrant and will defend the same against all claims of all persons.

WITNESS our hand S this 26th day of May, 19 65

Signed and acknowledged in the presence of:

Hallie Miller
Agnes R. Harmsen

X Robert J. Sheerin *
M. Wencella Sheerin
(* - aka Robert Sheerin)

STATE OF Ohio, Butler COUNTY, ss:
Personally appeared before me, a Notary Public in and for said County, Robert J. Sheerin and
M. Wencella Sheerin, husband and wife,

who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein set forth.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this 26th day of May, 19 65.



THIS INSTRUMENT WAS PREPARED BY
CARL H. LINDELL

Woodrow Wilson Pemberton, Jr.
Notary Public, Butler County, Ohio

Woodrow Wilson Pemberton, Jr.
Notary Public
My Commission Expires March 23, 1969



ROGER REYNOLDS
BUTLER COUNTY AUDITOR CPA

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PARID: B1010003000001
LAKE JAMES A ETAL

HAMILTON RICHMOND RD

CURRENT RECORD

7 of 8

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Parcel

Parcel Id	B1010003000001
Address	HAMILTON RICHMOND RD
Class	AGRICULTURAL
Land Use Code	110, A - AGRICULTURAL VACANT LAND
Neighborhood	00001009
Total Acres	10.4890
Taxing District	B10
District Name	HANOVER TWP TAL CSD
Gross Tax Rate	72.67
Effective Tax Rate	44.555478
Non Business Credit	.1
Owner Occupied Credit	N/A

REPORTS

[Mailing List Export](#)
[Csv/Buffer Export](#)
[Property Report Card](#)

Factors

Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	NONE
Utility 2	NONE
Utility 3	NONE
Roads 1	HEAVY
Roads 2	

Printable Summary

Printable Version

\$ Pay My Tax Bill

Tax Codes, Descriptions,
Calc Formula and Rollback
Rates

Special Assesment
Project Codes

Pending Specials

Land Use/sketch Codes

Commercial Structure Codes

Owner and Legal

Owner 1	LAKE JAMES A ETAL
Owner 2	
Legal 1	2 4 3 CTR PT NE 1/4
Legal 2	
Legal 3	

Taxbill Mailing Address [Can I change my mailing address?](#)

Mailing Name 1	JAMES A AND KATHY S LAKE
Mailing Name 2	
Address 1	PO BOX 214
Address 2	
Address 3	OXFORD OH 45056 0341

Sales

Sale Date	Sale Amount
10-MAR-14	

Dwelling

Stories
Gross Living Area
Construction
Total Rooms
Bedrooms
Year Built
Finished Basement

Current Value

Land (100%)	\$26,030
Building (100%)	\$0
Total Value (100%)	\$26,030
CAUV	\$26,030

Assessed Tax Year	2015	
Land (35%)		\$9,110
Building (35%)		\$0
Assessed Total (35%)		\$9,110

Incentive District Parcels What is this?

Parcel identifier	Value Type	value
B1010003000001	Base Parcel(before CAUV reduction)	52,450
	Total Value	52,450

Homestead Credits How do I qualify?

Homestead Exemption	NO
Owner Occupied Credit	NO
100% Disabled Veteran Exemption	NO

CAUV & Agricultural District What is this?


CAUV	YES
Agricultural District	NO

Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	182.65	182.65	365.30
Special Assessments	0.00	6.50	6.50	13.00
Total:	0.00	189.15	189.15	378.30

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The Butler County Auditor's office strives to provide the public with only the most current and accurate data, the contents herein are not updated in real-time and may not reflect the most recent changes.

Butler County Real Estate Tax Bill		 Butler County Treasurer		REAL PROPERTY 1st HALF 2015 03/03/2016	
Butler County Treasurer Gov't. Services Center, 315 High Street, 10th Floor, Hamilton, OH 45011		Visit our website at http://www.butlercountytreasurer.org			
JAMES A AND KATHY S LAKE			Parcel No. B1010003000001		
Gross Tax Rate 72.670000 Acres 10.4890			Taxing District HANOVER TWP TAL CSD		
Reduction Factor 0.38687 Class A			Parcel Location HAMILTON RICHMOND RD		
Effective Tax Rate 44.555478 Code 110			Owner Name LAKE JAMES A ETAL		
			Legal Description 2 4 3 CTR PT NE 1/4		
Gross Taxes 662.04		Annual Tax Distribution		100% Appraised Value	
Reduction Factor -256.14	General Fund 15.74	Land 52,450			
Subtotal 405.90	Developmental Disabilities 21.87	Bldg/Improv 0			
Non Business Credit -40.60	Lane Public Library 6.15	Total 52,450			
	Mental Health 10.17	35% Taxable Value			
Current Net Real Estate Taxes 365.30	Children Services 16.38	Land 9,110			
Current Special Assessments 13.00	Senior Citizens 10.65	Bldg/Improv 0			
Current Net Taxes & Asmts(YEAR) 378.30	Talawanda Csd 228.31	Total 9,110			
Current Net Taxes & Asmts(HALF) 189.15	Butler Tech Jvs 15.82	Special Assessments			
	Hanover Township Exc Milv 36.11	Delq Current Yr			
	Metroparks Of Butler County 4.1	16001-STORMWATER-NPDES PH II 0.00 13.00			
	Assessments 13.00				
	Total 378.30	Assessment Totals 0.00 13.00			
Full Year Total 378.30	Stub No. 240466		Homestead Reduction Value		
Half Year Total 189.15			CAUV Value 26,030		
Payments					
Other Credits 0.00					
Half Year Balance Due 189.15	Due Date 03/03/2016		For information on monthly payment programs, please contact the Treasurers office at (513) 887-3181. Please save top portion of bill for income tax purposes.		
Full Year Balance Due 378.30					

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Make Payment >>

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