

OHIO LAND AUCTION

THURSDAY, DECEMBER 19 • 6 PM

PRODUCTIVE TILLABLE LAND
WOODED RECREATIONAL LAND
THREE PONDS
POTENTIAL BUILDING SITES

HILLSBORO,
OHIO
Highland Co.

119.272[±]
ACRES
OFFERED IN 3 TRACTS

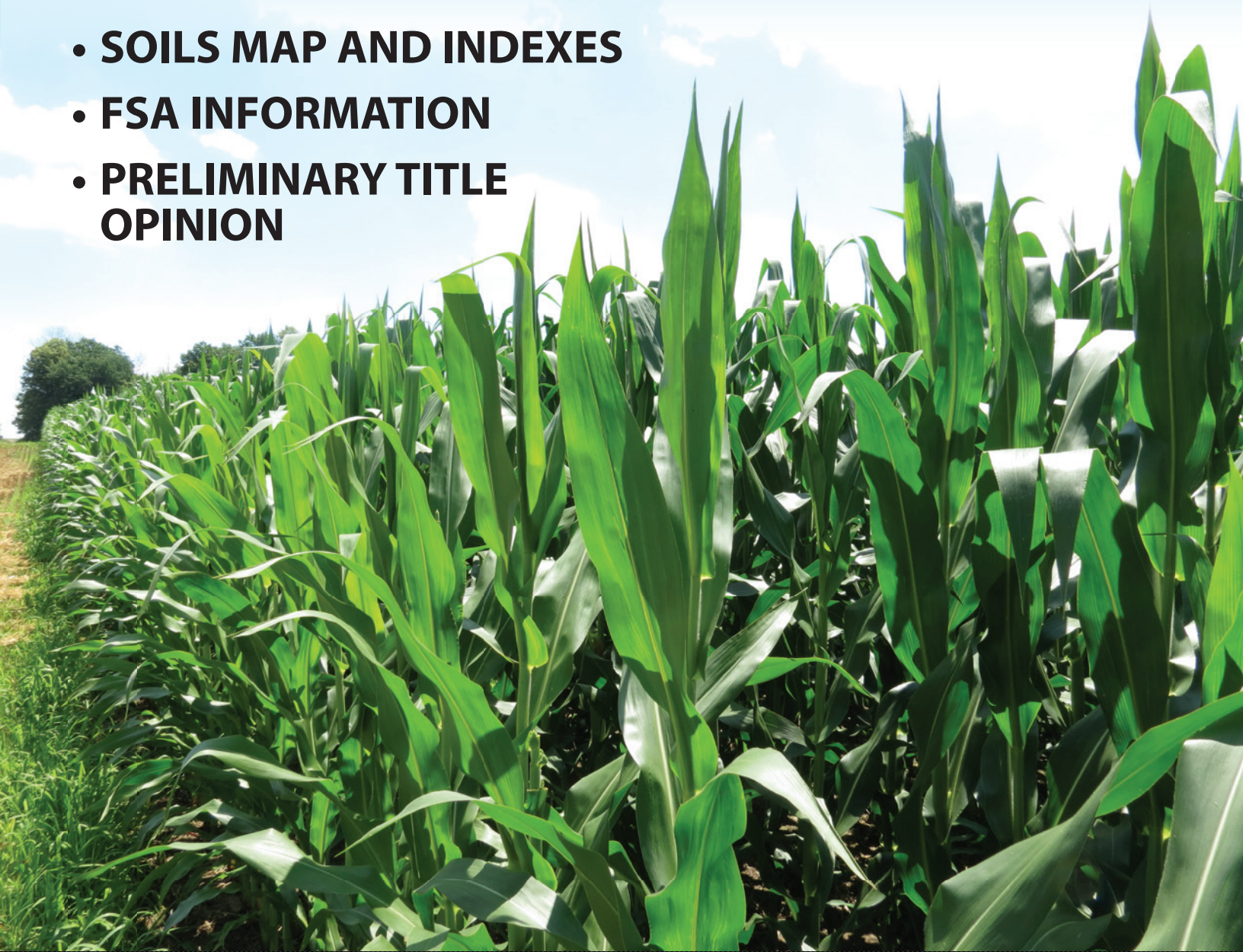
SCHRADER
Real Estate and Auction Company, Inc.

INFORMATION BOOKLET



Booklet Index

- LOCATION MAPS
- AERIAL & TRACT MAP
- SOILS MAP AND INDEXES
- FSA INFORMATION
- PRELIMINARY TITLE
OPINION



AUCTION MANAGERS:

Dale Evans • 260-894-0458 | Nick Cummings • 740-572-0756



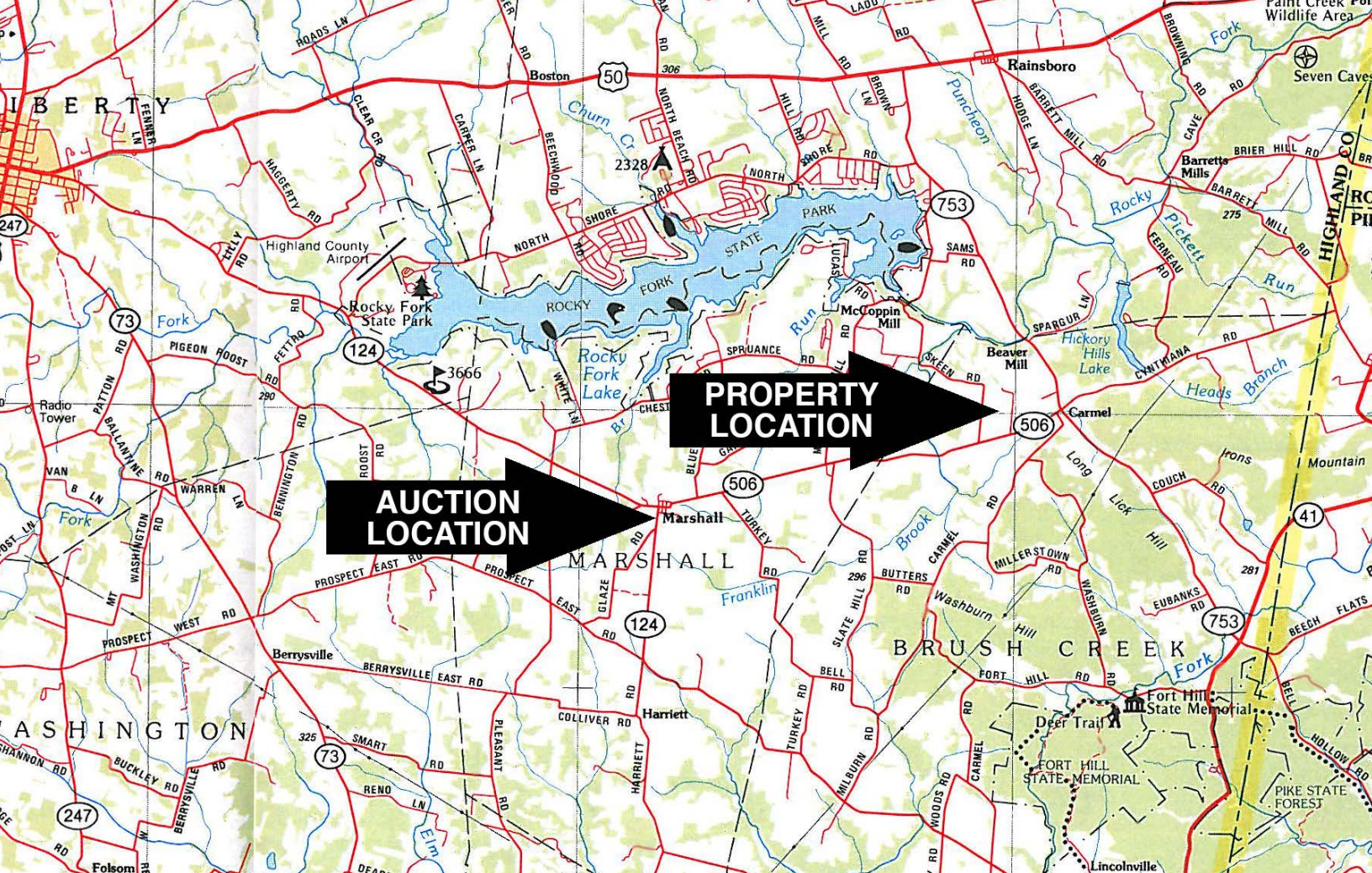
SCHRADER REAL ESTATE AND AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com





AUCTION LOCATION:

Marshall Township Community Center, 11096 OH-124, Hillsboro, Ohio 45133. From the Marathon Station at the intersection of OH-506 & OH-124 in Marshall, OH, turn on OH-124 East and travel a short distance to the Community Center on the west side of road.

PROPERTY LOCATION:

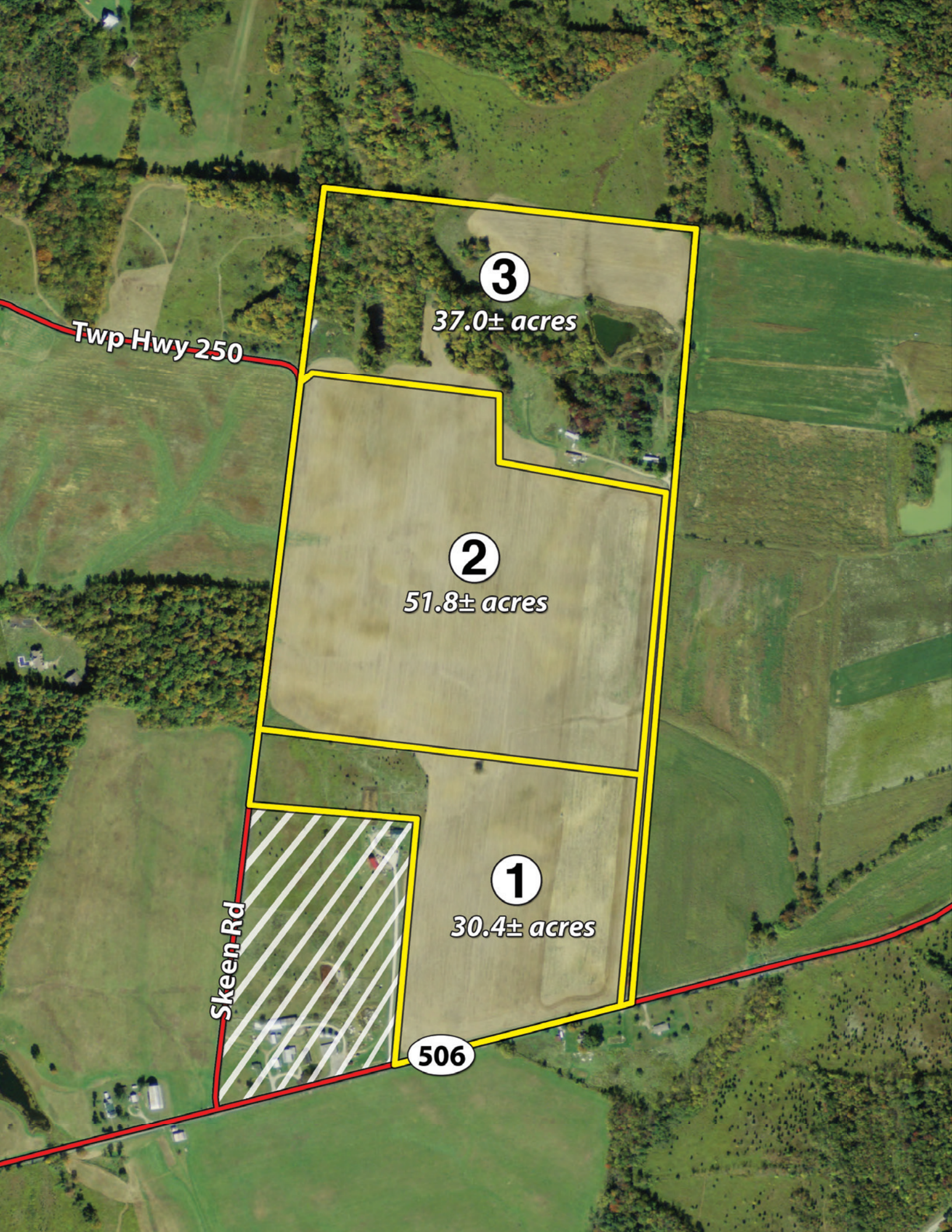
Skeen Road and OH-506, Hillsboro, OH (near Carmel, OH.) From Hillsboro, travel on OH-124 E. for 7.5 miles. Continue straight onto OH-506 E. for 3.5 miles to the property on north side of road. From Rainsboro, travel on OH-753 S./US-50 W. for 1 mile. Turn south and continue on OH-753 S. for 4 miles to OH-506 W. Turn west and travel .5 mile to property on north side of road.



***6± miles south of Rainsboro, OH • 9± miles southeast of Rocky Fork State Park
10± miles southeast of Hillsboro, OH • 15± miles south of Paint Creek State Park
17± miles south of Greenfield, OH • 33± miles southwest of Chillicothe, OH***

DISCLAIMER

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



3

37.0± acres

2

51.8± acres

1

30.4± acres

Twp Hwy 250

Skeen Rd

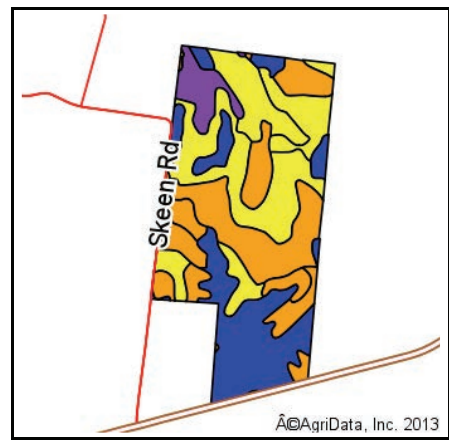
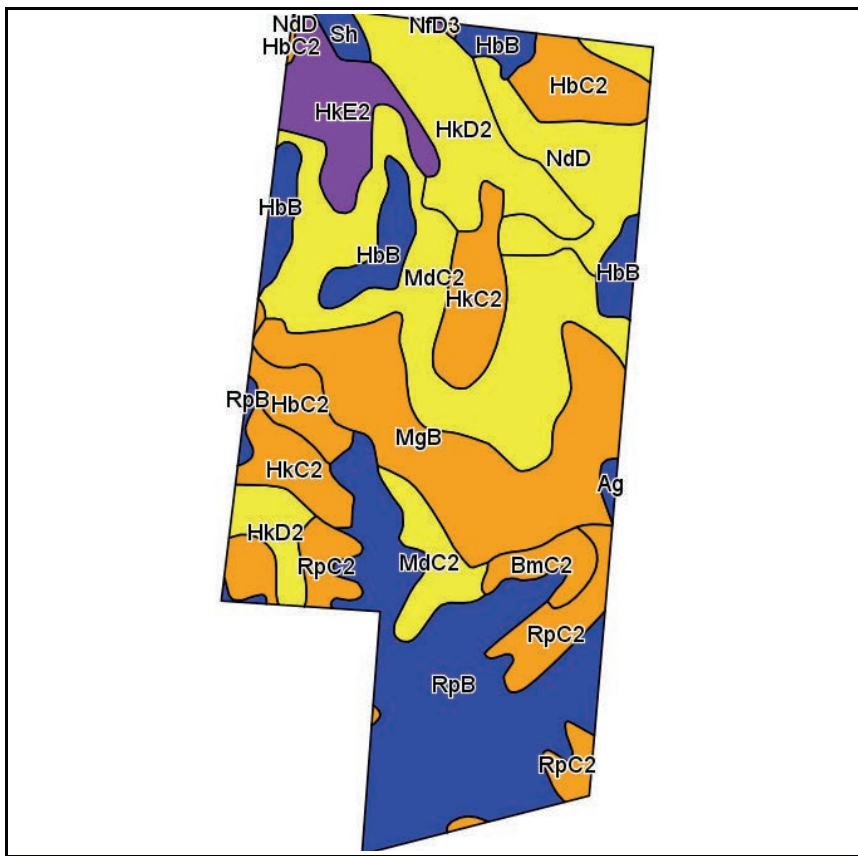
506

Tract 1



Tract 2





State: **Ohio**
 County: **Highland**
 Map Center: **39° 10' 4.04, 83° 25' 14.3**
 Township: **Brushcreek**
 Acres: **119.26**
 Date: **10/1/2013**



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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa	Corn	Grass legume hay	Kentucky bluegrass	Oats	Orchardgrass	Orchardgrass alfalfa hay	Orchardgrass trefoil	Pasture	Soybeans	Tall fescue	Tobacco	Wheat	Winter wheat
RpB	Rossmoyne silt loam, 2 to 6 percent slopes	23.46	19.7%		Ile			105	4.2			7	4.5			38		3500	44	44
MdC2	Markland silt loam, 6 to 12 percent slopes, moderately eroded	22.93	19.2%		IVe			85	3.8				2.3				4.6		40	40
MgB	McGary silt loam, 0 to 4 percent slopes	16.77	14.1%		IIle			90	4.6	4			3.3			34	6.6		40	40
HKD2	Hickory silt loam, 12 to 18 percent slopes, moderately eroded	11.47	9.6%		IVe		4.2		3.4		46		2.5							
NdD	Negley loam, 12 to 18 percent slopes	7.73	6.5%		IVe	3.6			2.8			6.5	4	5						
RpC2	Rossmoyne silt loam, 6 to 12 percent slopes, moderately eroded	7.32	6.1%		IIle			95	3.8			6.5	3.8					3100	38	38
HkC2	Hickory silt loam, 6 to 12 percent slopes, moderately eroded	7.18	6.0%		IIle		4.7	85	3.8		52		2.8						30	30
HbC2	Haubstadt silt loam, 6 to 12 percent slopes, moderately eroded	6.67	5.6%		IIle			90	4.2				4						30	30
HbB	Haubstadt silt loam, 2 to 6 percent slopes	6.34	5.3%		Ile			110	4.4				4.5			34			40	40
HKE2	Hickory silt loam, 18 to 25 percent slopes, moderately eroded	6.14	5.1%		Vle		3.6		3.2				2.1							
BmC2	Boston-Bratton complex, 6 to 12 percent slopes, moderately eroded	2.00	1.7%		IIle			100	4.6						5			3200	40	40
Sh	Shoals silt loam	0.86	0.7%		IIlw			110	4.5							40	8.2		42	42
Ag	Algiers silt loam	0.32	0.3%		IIlw			125	5		80	6.5		3.8		40			44	44

Tract 3





NATIONAL GEODETIC SURVEY CONTROL MONUMENTS									
NAME	STATE	COUNTY	TOWNSHIP	RANGE	SECTION	DEED FILE	PLAT	DATE	MARK
10001	ALABAMA	CHEROKEE	10N	10E	36S	10001	10001	10001	10001
10002	ALABAMA	CHEROKEE	10N	10E	36S	10002	10002	10002	10002
10003	ALABAMA	CHEROKEE	10N	10E	36S	10003	10003	10003	10003
10004	ALABAMA	CHEROKEE	10N	10E	36S	10004	10004	10004	10004
10005	ALABAMA	CHEROKEE	10N	10E	36S	10005	10005	10005	10005
10006	ALABAMA	CHEROKEE	10N	10E	36S	10006	10006	10006	10006
10007	ALABAMA	CHEROKEE	10N	10E	36S	10007	10007	10007	10007
10008	ALABAMA	CHEROKEE	10N	10E	36S	10008	10008	10008	10008
10009	ALABAMA	CHEROKEE	10N	10E	36S	10009	10009	10009	10009
10010	ALABAMA	CHEROKEE	10N	10E	36S	10010	10010	10010	10010
10011	ALABAMA	CHEROKEE	10N	10E	36S	10011	10011	10011	10011
10012	ALABAMA	CHEROKEE	10N	10E	36S	10012	10012	10012	10012
10013	ALABAMA	CHEROKEE	10N	10E	36S	10013	10013	10013	10013
10014	ALABAMA	CHEROKEE	10N	10E	36S	10014	10014	10014	10014
10015	ALABAMA	CHEROKEE	10N	10E	36S	10015	10015	10015	10015
10016	ALABAMA	CHEROKEE	10N	10E	36S	10016	10016	10016	10016
10017	ALABAMA	CHEROKEE	10N	10E	36S	10017	10017	10017	10017
10018	ALABAMA	CHEROKEE	10N	10E	36S	10018	10018	10018	10018
10019	ALABAMA	CHEROKEE	10N	10E	36S	10019	10019	10019	10019
10020	ALABAMA	CHEROKEE	10N	10E	36S	10020	10020	10020	10020
10021	ALABAMA	CHEROKEE	10N	10E	36S	10021	10021	10021	10021
10022	ALABAMA	CHEROKEE	10N	10E	36S	10022	10022	10022	10022
10023	ALABAMA	CHEROKEE	10N	10E	36S	10023	10023	10023	10023
10024	ALABAMA	CHEROKEE	10N	10E	36S	10024	10024	10024	10024
10025	ALABAMA	CHEROKEE	10N	10E	36S	10025	10025	10025	10025
10026	ALABAMA	CHEROKEE	10N	10E	36S	10026	10026	10026	10026
10027	ALABAMA	CHEROKEE	10N	10E	36S	10027	10027	10027	10027
10028	ALABAMA	CHEROKEE	10N	10E	36S	10028	10028	10028	10028
10029	ALABAMA	CHEROKEE	10N	10E	36S	10029	10029	10029	10029
10030	ALABAMA	CHEROKEE	10N	10E	36S	10030	10030	10030	10030
10031	ALABAMA	CHEROKEE	10N	10E	36S	10031	10031	10031	10031
10032	ALABAMA	CHEROKEE	10N	10E	36S	10032	10032	10032	10032
10033	ALABAMA	CHEROKEE	10N	10E	36S	10033	10033	10033	10033
10034	ALABAMA	CHEROKEE	10N	10E	36S	10034	10034	10034	10034
10035	ALABAMA	CHEROKEE	10N	10E	36S	10035	10035	10035	10035
10036	ALABAMA	CHEROKEE	10N	10E	36S	10036	10036	10036	10036
10037	ALABAMA	CHEROKEE	10N	10E	36S	10037	10037</		

THE FOLLOWING INFORMATION WILL BE USED TO PREPARE YOUR TAX RETURN:

OPINION

100-443887-1

DATE: 11/11/2011

WAS LUT. [FOUR]

44-38861-1000

of 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673,

1/2" x 1/2" x 1/2" (control) 1/2" x 1/2" x 1/2" (control)

2025 RELEASE UNDER E.O. 14176

SECRET

BY MAILING
STREET ADDRESS
AND ZIP CODE TO
CAROLYN P. GARDEN

SURVEY FOR
CAROLYN P. GAREN

BRUSHCREEK TOWNSHIP
HIGHLAND COUNTY, OHIO
U.M.S. NO. 2884

MCCARTHY CONTRACTORS, LLC
A Division of
MCCARTHY CONSTRUCTION COMPANY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 06-08-2007 BY 60322 UCBAW/BJS

DATE	FILE	PROJECT #
NOVEMBER 4, 2003	1"=300'	SP-3-2003



I HAD TO LEAVE THIS TO BE A PLAY
OF A CLAYTON MOORE WAGON MY FRIEND
I AM SURE. NOT

THOMAS & PARCELL P/R BRT

RECEIVED 2/26/68, WITH INFORMATION CONCERNING THE
DEATH OF JOHN LEE DE LOACH, SUBMITTED TO THE
FBI ON 2/26/68.

[illegible]

[illegible]

OLYMPIA

- [illegible]

11

CAROLYN P. CARMICHAEL

SURVEY FOR
CAROLYN P. GAREN
BRUSHCREEK TOWNSHIP
HIGHLAND COUNTY, OHIO
V.M.S. NO. 2844

MCCARTHY CONTRACTORS, LLC
A Division of McCarthy Building Companies, Inc.

STANDARD INFORMATION

NAME: [REDACTED]

DATE OF BIRTH: [REDACTED]

PLACE OF BIRTH: [REDACTED]

CITY: [REDACTED] **STATE:** [REDACTED] **COUNTRY:** [REDACTED]

TELEPHONE: [REDACTED]

FAX: [REDACTED]

E-MAIL: [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED] **STATE:** [REDACTED] **COUNTRY:** [REDACTED]

ZIP CODE: [REDACTED]

PAGE 1 OF 1

DATE	FILE	PROJECT NO.
1983	100-1	100-100

I HATE TO COPY THIS TO BE A PLAT
OF A COURT CASE. I AM NOT SURE

THOMAS E. FOSTER

THE ABOVE LISTED BOOKS REFERENCED WERE USED AS A GUIDE FOR PRINTING OUT THE BOOKS AND PAGES OF ACQUILATION EVENTS ALONG WITH THE BOOKS. THE BOOKS WERE PRINTED BY THE BUREAU OF THE ARMY AND THE BUREAU OF THE ARMY.

A vertical color calibration bar featuring a grayscale ramp from black to white, with intermediate steps of gray. Below the grayscale ramp are several color patches, including primary and secondary colors, used for ensuring color accuracy in digital imaging.

~~ARCHITECTS—ENGINEERS—SURVIVORS~~

14. 7. 22-20
22. 11. 2023

www.elsevier.com/locate/jbiotec



United States Department of Agriculture Farm Service Agency



Farm Number 9332

Tract Number 14543



Jan 10, 2012

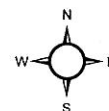
Ohio Highland

514 Harry Sauner Rd, Suite 4
Hillsboro, OH 45133
Ph: 937-393-1921
Fax: 937-393-8106

Legend	
Wetland Determination Identifiers	
	Limited Restrictions
	Exempt from Conservation Provisions
	Restricted Use
	CLU field boundary
	CRP
	Road
HEL	Highly Erodible Land
NHEL	Non-Highly Erodible Land
UHEL	Undetermined

1 inch equals 675.113435 feet

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the 2011 ortho rectified imagery for Ohio. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
All crops used for grain
Wheat=SRW
Corn=Yellow
Soybeans=COM



Abbreviated 156 Farm Record

State : OHIO

Farm Number : 9332

County : HIGHLAND

Operator Name :

CAROLYN GAREN

Farm Associated with operators :

39-071-9332

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
116.01	95.73	95.73	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	95.73	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	26.30	0.00	0.00	38	38
Corn	42.70	0.00	0.00	104	104

TOTAL	69.00	0.00	0.00
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NOTES

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Oct 18, 2013

Abbreviated 156 Farm Record

State : OHIO

Farm Number : 9332

County : HIGHLAND

Tract Number : 14543

Description : div 12499 into 14543 & 544

FAV/WR History :No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : CAROLYN GAREN

Other Producers : ROBERT N REA , WILLIAM B REA

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
116.01	95.73	95.73	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	95.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	26.30	0.00	0.00	38	38
Corn	42.70	0.00	0.00	104	104

TOTAL 69.00 0.00 0.00

NOTES

State: Ohio
 County: Highland
 County Office: Highland County Farm Service Agency

U.S. Department of Agriculture
 Farm Service Agency
 2013-DCP CCC-509B Worksheet

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
Farm 9332									
Corn	42.7	36.3	104	104	0.28	ROBERT N REA	OT	50%	\$529
	42.7	36.3	104	104	0.28	WILLIAM B REA	OT	50%	\$529
Wheat	26.3	22.4	38	38	0.52	ROBERT N REA	OT	50%	\$221
	26.3	22.4	38	38	0.52	WILLIAM B REA	OT	50%	\$221
Total:									\$1,500

10/18/13 7:30 AM

Page 1 of 1

Disclaimer:

The direct payment amounts reflected on this statement are based on 2013-DCP payment rates. The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares. The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

Note: Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.

PRELIMINARY TITLE OPINION

October 21, 2013

Attention: Schrader R.E. & Auction Co.
Dale A. Evans

**RE: PRELIMINARY TITLE OPINION
H13-4369M, TBD
119.272 Acres St. Rt. 506, Highland County, OH**

Dear Schrader Auction Dale Evans w:

The undersigned hereby certifies that he has made a thorough examination of the Records of Highland County, Ohio, as disclosed by the public indexes covering the period required by the Marketable Title Act (OHIO REV. CODE Sec. 5301.47 et seq.) to the date hereof, relating to the premises hereinafter described as Item 1.

Item 1. LEGAL DESCRIPTION OF PREMISES EXAMINED.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This certificate does not purport to cover: (a) matters not of record in said county, including rights of persons in possession, questions which an inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the County Treasurer's Records, or Zoning and other governmental regulations, (b) liens asserted by the United States and 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.

This undersigned further certifies that, in his opinion, based upon said records, the fee simple title to said premises is vested in Carolyn P. Garen by a Quit Claim Deed dated 9/11/09, filed for record on 9/14/09 and recorded in Official Records Volume 740, Page 891 of the deed records as appears in said County records, the title is marketable and free from encumbrances except and subject to the matters set forth herein at Items 2 to 6, inclusive.

ITEM 2. REAL ESTATE TAXES.

The premises herein described appear in the Highland County Treasurer's 2012 tax duplicate in the Township of Brushcreek, under Treasurer's Number 01-17-000-141.00 in the name(s) of Carolyn P. Garen and are valued for tax purposes as follows:

LAND	BUILDING	TOTAL
\$83,440.00	\$1,470.00	\$84,910.00

Taxes for the first half of 2012 are unpaid in the amount of \$660.57.

Taxes for the second half of 2012 are unpaid in the amount of \$660.57.

Taxes for subsequent years are a lien not yet due and payable.

Total taxes due with penalty and interest plus prior delinquency in the amount of \$365.98 is \$1,794.80.

CAUV

There is a 1982 Holly Park Manufactured home on this property Ser. No. FPCK21DCSMRA and Certificate #3600185842 on this property. Now on homestead but still owes prior delinquencies of \$1,222.79.

Homestead Reduction in the amount of \$56.69 per half.

ITEM 3. SPECIAL ASSESSMENTS.

NONE

ITEM 4. MORTGAGES.

A mortgage from Carolyn P. Garen to Merchants National Bank in the original amount of \$112,750.00 dated 3/12/12 recorded on 3/15/12 in Official Records Volume 804, Page 594 and re-recorded on 03/19/13 in OR 804 page 804 in the records of Highland County, Ohio.

ITEM 5. EASEMENTS

Right of way easement to South Central Power Company as recorded in DB 352, page 137 and OR 317 page 633 in the records of Highland County, Ohio.

Right of way easement recorded in DB 289 page 745 to Highland County Water Company in the records of Highland County, Ohio.

ITEM 6. OTHER MATTERS OF RECORD.

Rights of the public in State Route 506.

Per Auditors office there are 4 manufactured homes on this property, but he does not know who owns 3 of them the other info is above.

Need affidavit of non-production for oil and gas lease between J. Robert Garen and Carolyn P. Garen husband and wife and Belden and Blake Corporation dated January 28, 1992 and filed of record March 24, 1992 in Vol. 50 page 26, in the records of Highland County, Ohio.