

Williams County, OH

WEDNESDAY, MAY 6 • 6:00 PM

115[±]
acres
offered in 4 tracts

65[±] miles West of Toledo, OH
55[±] miles NE of Fort Wayne, IN

INFORMATION booklet

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com

real estate

- 2020 Crop Rights • Immediate Possession Available
- Productive Tillable Land • 105[±] Tillable Acres per FSA

Online & Phone Bid

AUCTION

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 | RD SCHRADER • auctions@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our Schrader iOS app



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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MAY 6, 2020
115 ACRES – MONTPELIER, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, April 29, 2020.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
115± Acres • Williams County, Ohio
Wednesday, May 6, 2020, 6:00PM

Bidder#

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, May 6, 2020 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
7. This document must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, May 6, 2020**. Return this form via fax to: **260-244-4431** or it can be emailed to **kevin@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

Questions about ONLINE BIDDING

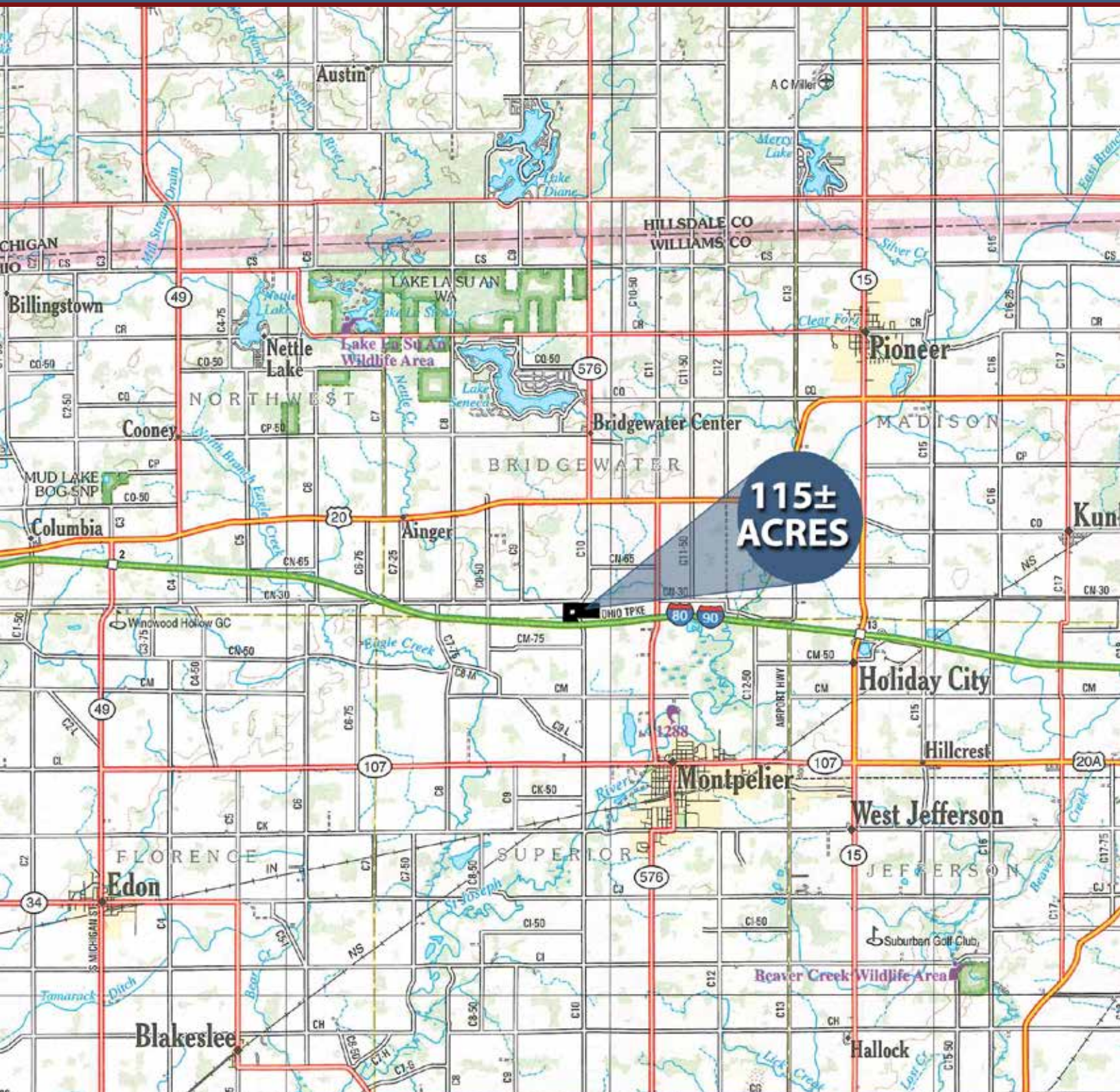
kevin@schraderauction.com or call Kevin Jordan @ 260-244-7606

**Questions about the PROPERTY or PHONE BIDDING....
Please call 800-451-2709.**

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

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

LOCATION MAP



PROPERTY LOCATION:

From the intersection of SR 107 and Monroe St (CR 10) in Montpelier, OH travel west on SR 107 approx. 1 mile to CR 10. Turn north onto CR 10 and travel approx. 2.25 mi to the property located on both sides of the road.

SIMULCAST ONLINE & PHONE BIDDING:

You may bid via phone or online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company - 800-451-2709.



TRACT MAP

INSPECTION DATE:

Wednesday, April 29 • 3-5pm

Or Call for Private Showing

Meet Schrader Representative on Tract 1



Williams County, OH

Online & Phone Bid

real estate AUCTION

WEDNESDAY, MAY 6 • 6:00 PM

115[±]
acres
offered in 4 tracts



TRACT 1

TRACT 1: 26[±] ACRES mostly all tillable consisting of predominately Blount and Pewamo soils. Nettle Creek along the south boundary provides a nice drainage outlet. Frontage on both CR 10 and CR N-30.

TRACT 2: 20[±] ACRES with 18[±] acres FSA tillable acres with the Nettle Creek along the north boundary providing a drainage outlet. Frontage on CR 10.

TRACT 3: 49[±] ACRES with 44[±] acres FSA tillable consisting of primarily Pewamo and Blount Soils. Nettle creek meanders through the tract providing a drainage outlet along with habitat for wildlife. Frontage on CR 10.

TRACT 4: 20[±] "SWING TRACT" with 18[±] acres FSA tillable consisting of Toledo and Millgrove clay loam soils. Open Ditch provides access to a drainage outlet. Tract will need to be combined with either Tracts 3 or purchased by adjoining land owner providing road access.

OWNER: The Estate of Richard G. Gillhouse



TRACT 2



TRACTS 3 & 4

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 115[±] acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashiers check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

IMMEDIATE ACCESS: Immediate access will be available for certain crop farming activities prior to closing. Buyer must deliver an additional 10% (for a total of 20%) and sign a Pre-Closing Access Agreement. Contact Auction Company for details.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a preliminary opinion of certificate of title.

DEED: Seller shall provide Trustee Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Seller shall pay all 2019 Real Estate Taxes due in 2020. The buyer shall pay all due thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title

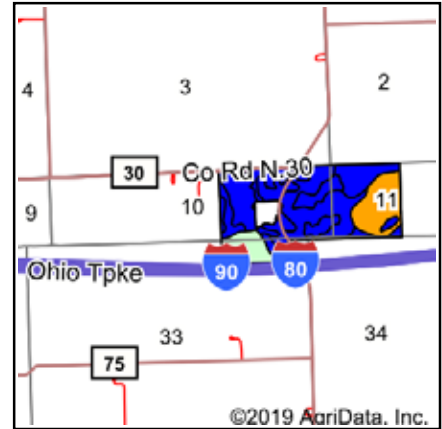
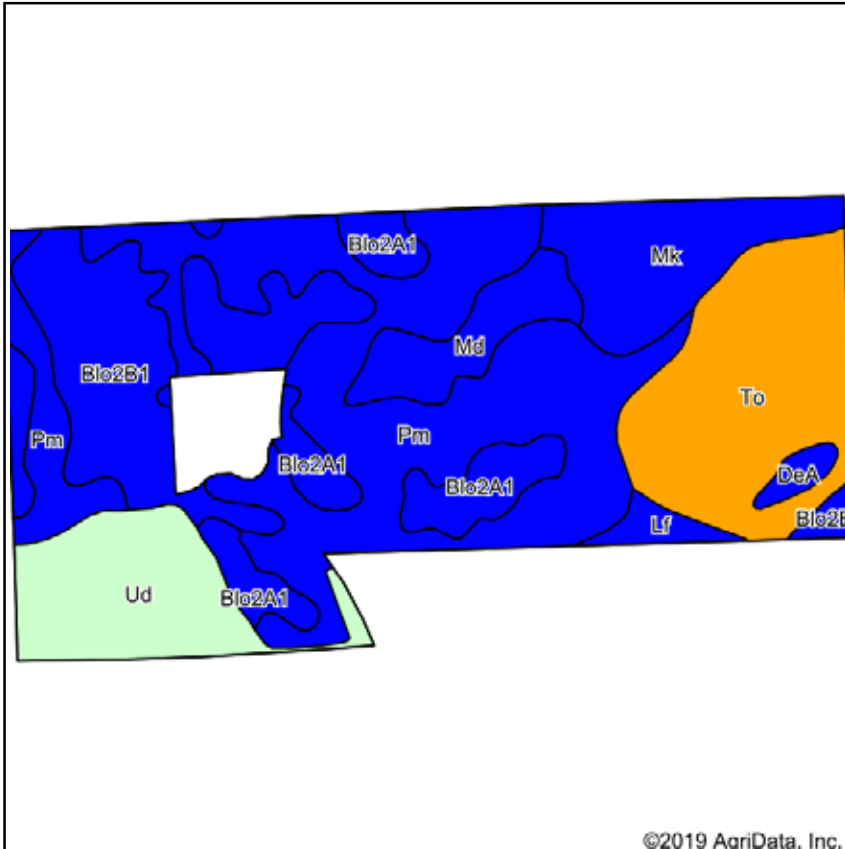
insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SOILS MAP



State: **Ohio**
 County: **Williams**
 Location: **10-10S-3W**
 Township: **Bridgewater**
 Acres: **115.53**
 Date: **4/7/2020**

SCHRADER
 Real Estate and Auction Company, Inc.

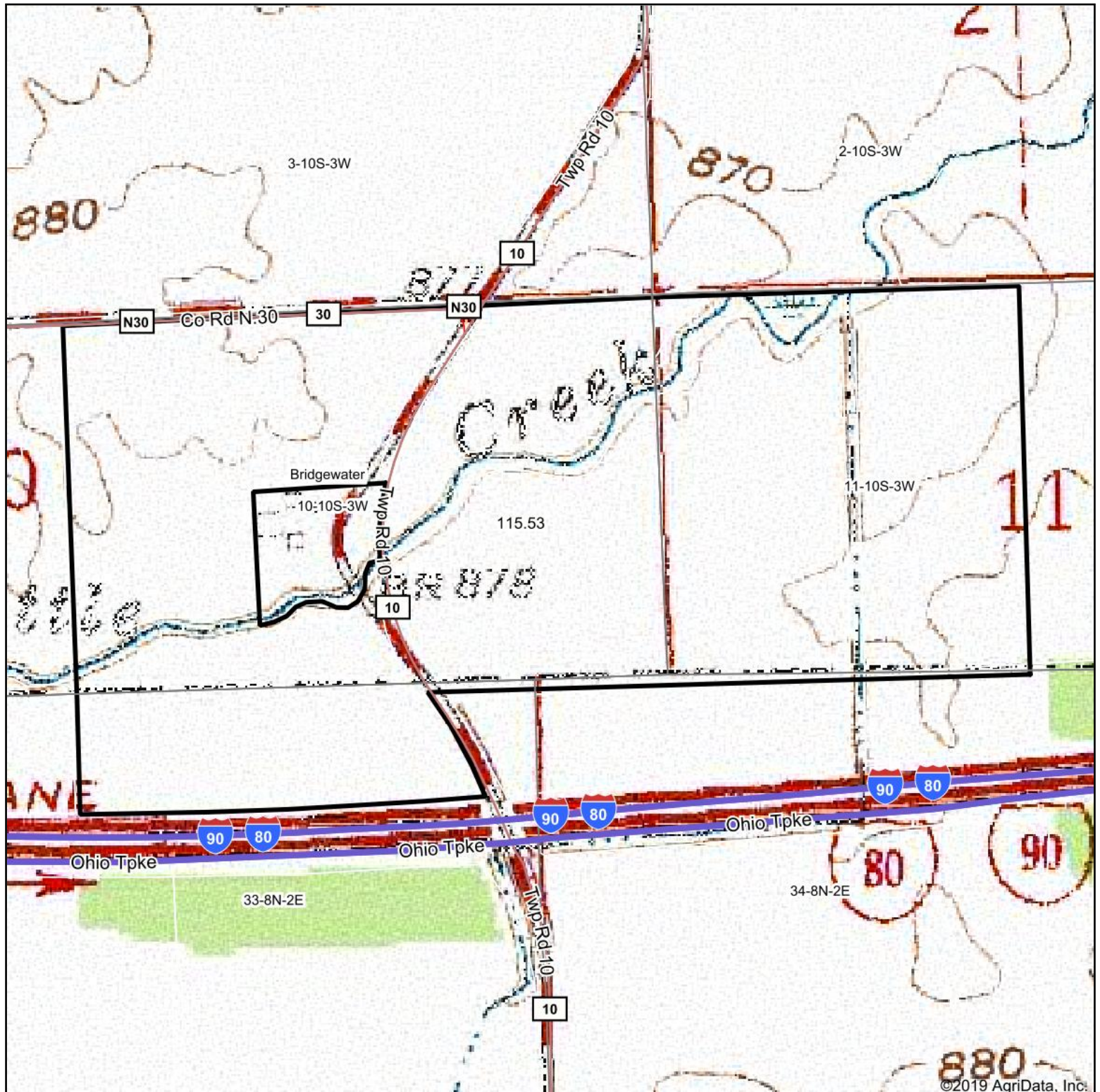
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: OH171, Soil Area Version: 16															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Sugar beets	Tomatoes	*eFOTG PI
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	39.77	34.4%		Ilw	157		5	10.5			47			84
To	Toledo silty clay, 0 to 1 percent slopes	18.58	16.1%		Illw	117				84		39.9	19.8		74
Blo2B1	Blount loam, 2 to 6 percent slopes	17.59	15.2%		Ile	140	19	4.6			9.2	46			74
Ud	Udorthents	11.82	10.2%												0
Mk	Millgrove clay loam	9.79	8.5%		Ilw	115		5.4		85		35	23	29	97
Blo2A1	Blount loam, 0 to 2 percent slopes	8.90	7.7%		Ilw	141	19.2	4.6			9.3	46			78
Md	Mermill loam	5.36	4.6%		Ilw	125		5.4		85		44	24	28	92
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	1.46	1.3%		Ilw	120				84		39.9	19.8		85
HnA	Haskins loam, 0 to 3 percent slopes	1.26	1.1%		Ilw	110		4.4		78		42	12.4	19.4	77
DeA	Del Rey loam, 0 to 2 percent slopes	1.00	0.9%		Ilw	110		4.5		72		38			76
Weighted Average						124.3	4.4	3.6	3.6	27.2	2.1	39.4	6.6	4	73.2

TOPOGRAPHIC MAP



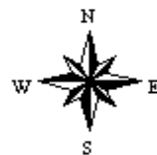
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map center: 41° 37' 9.49, -84° 37' 56.32

0ft 554ft 1109ft

10-10S-3W
Williams County
Ohio



4/7/2020

Maps Provided By:

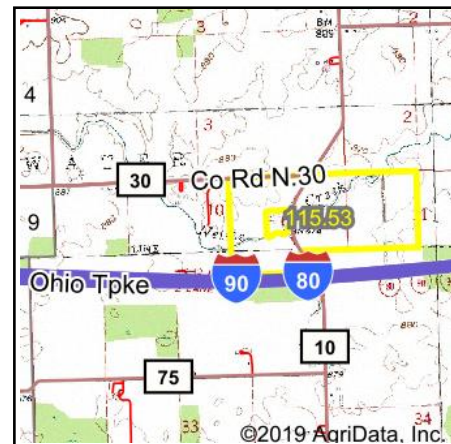
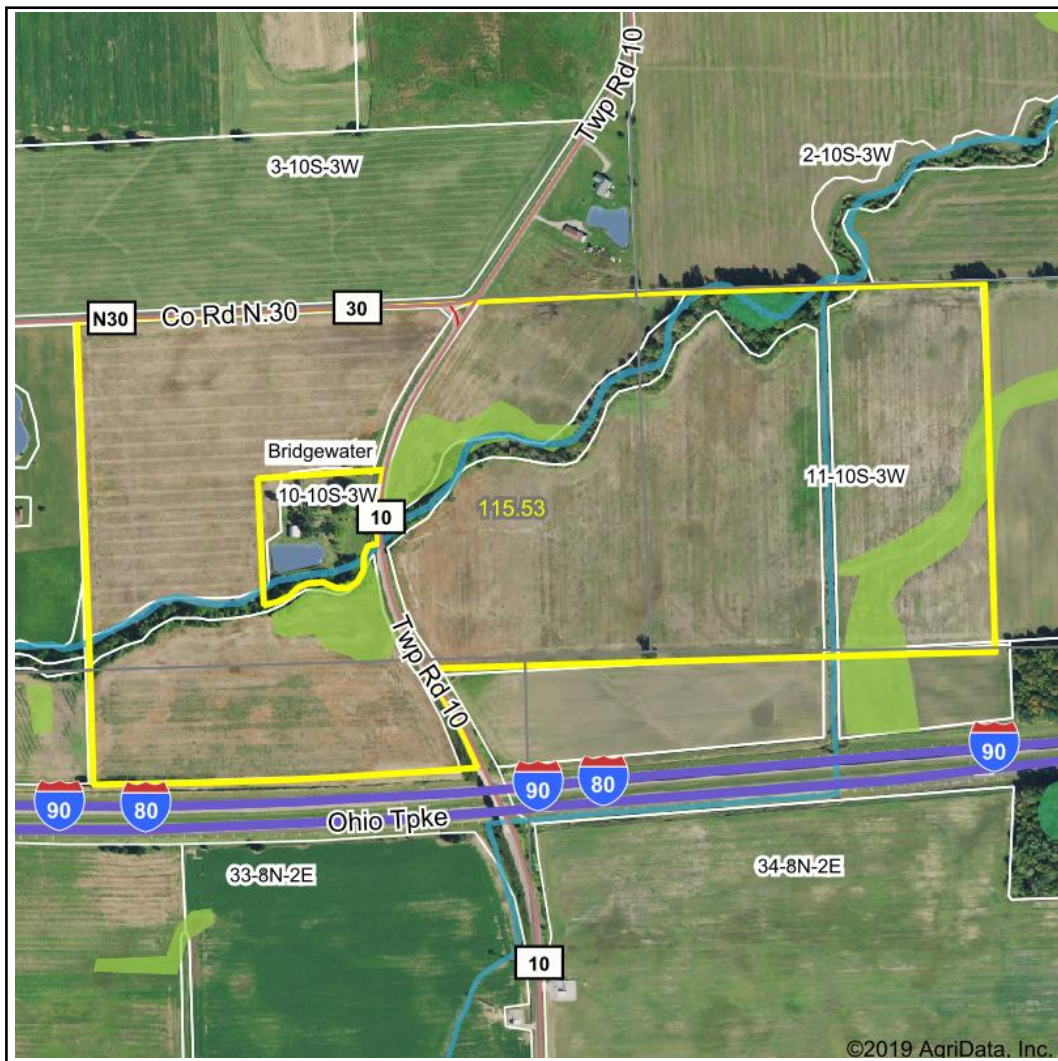


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Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP



State: **Ohio**
 Location: **10-10S-3W**
 County: **Williams**
 Township: **Bridgewater**
 Date: **4/7/2020**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 807ft 1614ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	8.32
R2UBH	Riverine	1.74
R4SBC	Riverine	0.63
PFO1C	Freshwater Forested/Shrub Wetland	0.52
Total Acres		11.21

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FARM DATA REPORT

FARM DATA REPORT

Producer Farm Data Report

Crop Year: 2020

Date: 4/15/20 2:23 PM

Page: 1

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

Producer Name and Address				Recording County Office Name											
GILLHOUSE, RICHARD 217 HERRICK PARK DR TECUMSEH MI 49286-1423				Williams, Ohio											
Telephone: (517) 423-0949															
State & County	Number of Farms	Number of Tracts	Farm	Tract	Relationship to Farm Tract	Producer	Farmland		DCP		CRP		Eff DCP		Wetland Code
							Cropland	Cropland	Cropland	Cropland	Cropland	Cropland	Cropland	Cropland	
Williams, OH	1	1	8158	1031	Owner	GILLHOUSE, RICHARD	119.49	105.7	105.7	105.7	0.0	105.7	105.7	N	DNC

HEL Codes	SA = HEL: Sys Applied SNA = HEL: Sys Not Applied	SNR = HEL: Sys Not Required 2YR = HEL: 2-yr implement	DNC = Determination Not Complete N = Not HEL	Wetland Codes	WL = Wetland N = No Wetland	DNC = Determination Not Complete
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FSA INFORMATION

FSA INFORMATION

Ohio
Williams

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Report ID: FSA-156EZ

FARM: 8158

Prepared: 4/15/20 2:25 PM

Crop Year: 2020

Page: 1 of 2

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

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
297.14	251.21	251.21	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	251.21	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	56.7	46	0.0
CORN	105.0	101	0.0
SOYBEANS	89.3	39	0.0
Total Base Acres:	251.0		

Tract Number: 1031 Description F3/2B SEC.10S,BRIDGE (104A); SEC. 33,SUPERIOR(13A)

FSA Physical Location : Williams, OH ANSI Physical Location: Williams, OH

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
119.49	105.7	105.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	105.7	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	27.3	46	0.0
CORN	36.9	101	0.0

FSA INFORMATION

Ohio

Williams

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8158

Prepared: 4/15/20 2:25 PM

Crop Year: 2020

Page: 2 of 2

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	41.3	39	0.0
Total Base Acres:	105.5		

Owners: GILLHOUSE, RICHARD

Other Producers: None

Tract Number: 1053 Description F3/3C SEC. 33 - 34, SUPERIOR

FSA Physical Location : Williams, OH

ANSI Physical Location: Williams, OH

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
177.65	145.51	145.51	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	145.51	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	29.4	46	0.0
CORN	68.1	101	0.0
SOYBEANS	48.0	39	0.0
Total Base Acres:	145.5		

Owners:

Other Producers: None



Farm 8158

Tract 1031

2020 Program Year

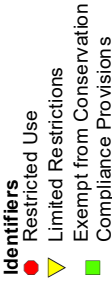
Map Created January 23, 2020

Williams County
Farm Service Agency
1120 W High St
Bryan, OH 43506
419-636-2057 (p)
855-832-5972 (f)

Common Land Unit

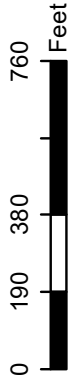


Wetland Determination Identifiers



All of the following are true unless otherwise indicated:

All Crops=NI
All Crops=GR
Corn=YEL
Soybeans=COM
Wheat=SRW



Tract Cropland Total: 105.70 acres

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

COUNTY PARCEL REPORTS

COUNTY PARCEL REPORT

TRACTS 1, 2 & 3

Data For Parcel 103-100-00-001.000

Base Data

Parcel: 103-100-00-001.000
Owner: GILLHOUSE RICHARD B
Location: 10 RD



[+] Map this property.

Tax Mailing Address

Tax Mailing Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Owner Address

Owner Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Geographic

City: UNINCORPORATED
Township: BRIDGEWATER TOWNSHIP
School District: NORTH CENTRAL SCHOOL DISTRICT

Legal

Legal Acres:	61.57	Homestead Reduction:	NO
Legal Description:	R.3 T.10 S.10 TRACT 1 EX PT 57.46A 026-05900-000	2.5% Reduction:	NO
Land Use:	110 - AGR VACANT LAND QUALIFIED CAUV	Foreclosure:	NO
Neighborhood:	00200	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$2,946.76	Divided Property:	YES
Map Number:		Routing Number:	

Photos



[+] Click to enlarge.

Notes:

Abated Land Value: 0.00 Abated Improvement Value: 0.00

TIF Land Value: 0.00 TIF Improvement Value: 0.00

Exempted Land Value: 0.00 Exempted Improvement Value: 0.00

Home and 4± acres
not included in the
auction. Contact
Auction Company
for Details.

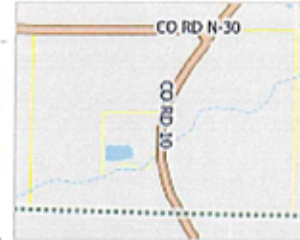
COUNTY PARCEL REPORT

TRACTS 1, 2 & 3

Data For Parcel 103-100-00-001.000

Tax Data

Parcel: 103-100-00-001.000
 Owner: GILLHOUSE RICHARD B
 Location: 10 RD



[+] Map this property.

Tax Rates

Full Tax Rate	83.3
Effective Tax Rate	51.636274

Property Tax

Tax Year 2019 Payable 2020							
	Delinquency Adjust		First Half Adjust		Second Half Adjust		Total
Charge:	\$0.00	\$0.00	\$2,602.71	\$0.00	\$2,602.71	\$0.00	
Credit:			(\$989.33)	\$0.00	(\$989.33)	\$0.00	
Rollback:			(\$149.67)	\$0.00	(\$149.67)	\$0.00	
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$0.00		\$1,463.71		\$1,463.71		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$9.67		\$9.67		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$1,473.38		\$1,473.38		\$2,946.76
Net Paid:	\$0.00		(\$1,473.38)		(\$1,473.38)		(\$2,946.76)
Net Due:	\$0.00		\$0.00 Pay This Amount		\$0.00		\$0.00 Pay This Amount

Home and 4± acres not included in the auction. Contact Auction Company for Details.

Special Assessments

Assessment: 1 of 1

40-777 ST JOE WATERSHED-PERM MAIN

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$9.67	\$0.00	\$9.67	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$9.67		\$9.67	

COUNTY PARCEL REPORT

TRACTS 1, 2 & 3

Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/21/2020	1-19	\$0.00	\$9.67	\$0.00	\$0.00	Becky2-01212020-106-1
1/21/2020	1-19	\$0.00	\$0.00	\$1,463.71	\$0.00	Becky2-01212020-106-1
1/21/2020	1-19	\$0.00	\$1,463.71	\$0.00	\$0.00	Becky2-01212020-106-1
1/21/2020	1-19	\$0.00	\$0.00	\$9.67	\$0.00	Becky2-01212020-106-1
6/24/2019	2-18	\$0.00	\$0.00	\$9.67	\$0.00	cashier1-06242019-59-4
6/24/2019	2-18	\$0.00	\$0.00	\$1,460.92	\$0.00	cashier1-06242019-59-4
1/14/2019	1-18	\$0.00	\$1,460.92	\$0.00	\$0.00	cashier2-01142019-109-3
1/14/2019	1-18	\$0.00	\$9.67	\$0.00	\$0.00	cashier2-01142019-109-3
6/11/2018	2-17	\$0.00	\$0.00	\$1,690.20	\$0.00	cashier1-06112018-27-1
6/11/2018	2-17	\$0.00	\$0.00	\$8.56	\$0.00	cashier1-06112018-27-1
4/16/2018	2-17	\$0.00	\$169.02	\$0.00	\$0.00	cashier1-04162018-6-2
4/16/2018	2-17	\$0.00	\$0.86	\$0.00	\$0.00	cashier1-04162018-6-2
4/16/2018	2-17	\$0.00	\$1,690.20	\$0.00	\$0.00	cashier1-04162018-6-2
4/16/2018	2-17	\$0.00	\$8.56	\$0.00	\$0.00	cashier1-04162018-6-2
2/14/2017	1-16	\$0.00	\$0.00	\$8.56	\$0.00	cashier1-02142017-60-3
2/14/2017	1-16	\$0.00	\$0.00	\$1,681.58	\$0.00	cashier1-02142017-60-3
2/14/2017	1-16	\$0.00	\$8.56	\$0.00	\$0.00	cashier1-02142017-60-3
2/14/2017	1-16	\$0.00	\$1,681.58	\$0.00	\$0.00	cashier1-02142017-60-3

GIS parcel shapefile last updated 4/13/2020 1:58:22 AM.

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COUNTY PARCEL REPORT

TRACTS 1 & 2

Data For Parcel 103-100-00-002.000

Base Data

Parcel: 103-100-00-002.000
Owner: GILLHOUSE RICHARD B
Location: N-30 RD



[+] Map this property.

Tax Mailing Address

Tax Mailing Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Owner Address

Owner Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Geographic

City: UNINCORPORATED
Township: BRIDGEWATER TOWNSHIP
School District: NORTH CENTRAL SCHOOL DISTRICT

Legal

Legal Acres:	4.36	Homestead Reduction:	NO
Legal Description:	R.3 T.10 S.10 TRACT 3 4.36A 026-05920-000	2.5% Reduction	NO
Land Use:	110 - AGR VACANT LAND QUALIFIED CAUV	Foreclosure:	NO
Neighborhood:	00200	Board of Revision:	NO
Number Of Cards:	0	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$151.44	Divided Property:	NO
Map Number:		Routing Number:	

Photos

No photos were found for this parcel.

Notes:

Abated Land Value: 0.00	Abated Improvement Value: 0.00
TIF Land Value: 0.00	TIF Improvement Value: 0.00
Exempted Land Value: 0.00	Exempted Improvement Value: 0.00

Multiple Owners

No data found for this parcel.

COUNTY PARCEL REPORT

TRACTS 1 & 2

Data For Parcel 103-100-00-002.000

Tax Data

Parcel: 103-100-00-002.000
 Owner: GILLHOUSE RICHARD B
 Location: N-30 RD



[+] Map this property.

Tax Rates

Full Tax Rate	83.3
Effective Tax Rate	51.636274

Property Tax

Tax Year 2019 Payable 2020						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$132.86	\$0.00	\$132.86	\$0.00
Credit:			(\$50.50)	\$0.00	(\$50.50)	\$0.00
Rollback:			(\$7.64)	\$0.00	(\$7.64)	\$0.00
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00
Net Tax:	\$0.00		\$74.72		\$74.72	
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments:	\$0.00		\$1.00		\$1.00	
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Owed:	\$0.00		\$75.72		\$75.72	\$151.44
Net Paid:	\$0.00		(\$75.72)		(\$75.72)	(\$151.44)
Net Due:	\$0.00		\$0.00		\$0.00	\$0.00

Special Assessments

Assessment:	1 of 1					
40-777 ST JOE WATERSHED-PERM MAIN						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$1.00		\$1.00	

COUNTY PARCEL REPORT

TRACTS 1 & 2

Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/21/2020	1-19	\$0.00	\$0.00	\$1.00	\$0.00	Becky2-01212020-106-4
1/21/2020	1-19	\$0.00	\$74.72	\$0.00	\$0.00	Becky2-01212020-106-4
1/21/2020	1-19	\$0.00	\$0.00	\$74.72	\$0.00	Becky2-01212020-106-4
1/21/2020	1-19	\$0.00	\$1.00	\$0.00	\$0.00	Becky2-01212020-106-4
6/24/2019	2-18	\$0.00	\$0.00	\$1.00	\$0.00	cashier1-06242019-59-3
6/24/2019	2-18	\$0.00	\$0.00	\$74.58	\$0.00	cashier1-06242019-59-3
1/14/2019	1-18	\$0.00	\$74.58	\$0.00	\$0.00	cashier2-01142019-109-2
1/14/2019	1-18	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-01142019-109-2
6/11/2018	2-17	\$0.00	\$0.00	\$1.00	\$0.00	cashier1-06112018-27-4
6/11/2018	2-17	\$0.00	\$0.00	\$93.43	\$0.00	cashier1-06112018-27-4
4/16/2018	2-17	\$0.00	\$0.10	\$0.00	\$0.00	cashier1-04162018-6-3
4/16/2018	2-17	\$0.00	\$9.34	\$0.00	\$0.00	cashier1-04162018-6-3
4/16/2018	2-17	\$0.00	\$1.00	\$0.00	\$0.00	cashier1-04162018-6-3
4/16/2018	2-17	\$0.00	\$93.43	\$0.00	\$0.00	cashier1-04162018-6-3
2/14/2017	1-16	\$0.00	\$0.00	\$1.00	\$0.00	cashier1-02142017-60-2
2/14/2017	1-16	\$0.00	\$0.00	\$92.95	\$0.00	cashier1-02142017-60-2
2/14/2017	1-16	\$0.00	\$1.00	\$0.00	\$0.00	cashier1-02142017-60-2
2/14/2017	1-16	\$0.00	\$92.95	\$0.00	\$0.00	cashier1-02142017-60-2

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The CAMA data presented on this website is current as of 4/11/2020 12:02:22 AM.

COUNTY PARCEL REPORT

TRACT 2

Data For Parcel 082-330-00-002.000

Base Data

Parcel: 082-330-00-002.000
Owner: GILLHOUSE RICHARD B
Location: 10 RD



[+] Map this property.

Tax Mailing Address

Tax Mailing Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Owner Address

Owner Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Geographic

City: UNINCORPORATED
Township: SUPERIOR TOWNSHIP
School District: MONTPELIER EXEMPTED VILLAGE SCHOOL DISTRICT

Legal

Legal Acres:	11.64	Homestead Reduction:	NO
Legal Description:	R.2 T.8 S.33 TR. 1 11.64A 135-00400-000	2.5% Reduction	NO
Land Use:	110 - AGR VACANT LAND QUALIFIED CAUV	Foreclosure:	NO
Neighborhood:	00600	Board of Revision:	NO
Number Of Cards:	0	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$109.70	Divided Property:	NO
Map Number:		Routing Number:	

Photos

No photos were found for this parcel.

Notes:

Abated Land Value: 0.00 Abated Improvement Value: 0.00
TIF Land Value: 0.00 TIF Improvement Value: 0.00
Exempted Land Value: 0.00 Exempted Improvement Value: 0.00

Multiple Owners

No data found for this parcel.

COUNTY PARCEL REPORT

TRACT 2

Data For Parcel 082-330-00-002.000

Tax Data

Parcel: 082-330-00-002.000
 Owner: GILLHOUSE RICHARD B
 Location: 10 RD



[+] Map this property.

Tax Rates

Full Tax Rate	80.85
Effective Tax Rate	45.106465

Property Tax

Tax Year 2019 Payable 2020							
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$0.00	\$0.00	\$105.11	\$0.00	\$105.11	\$0.00	
Credit:			(\$46.47)	\$0.00	(\$46.47)	\$0.00	
Rollback:			(\$5.60)	\$0.00	(\$5.60)	\$0.00	
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$0.00		\$53.04		\$53.04		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$1.81		\$1.81		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$54.85		\$54.85		\$109.70
Net Paid:	\$0.00		(\$54.85)		(\$54.85)		(\$109.70)
Net Due:	\$0.00		\$0.00 Pay This Amount		\$0.00		\$0.00 Pay This Amount

Special Assessments

Assessment:	1 of 1					
40-777 ST JOE WATERSHED-PERM MAIN						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$1.81	\$0.00	\$1.81	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$1.81		\$1.81	

COUNTY PARCEL REPORT

TRACT 2

Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/21/2020	1-19	\$0.00	\$0.00	\$53.04	\$0.00	Becky2-01212020-106-2
1/21/2020	1-19	\$0.00	\$0.00	\$1.81	\$0.00	Becky2-01212020-106-2
1/21/2020	1-19	\$0.00	\$53.04	\$0.00	\$0.00	Becky2-01212020-106-2
1/21/2020	1-19	\$0.00	\$1.81	\$0.00	\$0.00	Becky2-01212020-106-2
6/24/2019	2-18	\$0.00	\$0.00	\$1.81	\$0.00	cashier1-06242019-59-5
6/24/2019	2-18	\$0.00	\$0.00	\$53.03	\$0.00	cashier1-06242019-59-5
1/14/2019	1-18	\$0.00	\$53.03	\$0.00	\$0.00	cashier2-01142019-109-1
1/14/2019	1-18	\$0.00	\$1.81	\$0.00	\$0.00	cashier2-01142019-109-1
6/11/2018	2-17	\$0.00	\$0.00	\$64.06	\$0.00	cashier1-06112018-27-2
6/11/2018	2-17	\$0.00	\$0.00	\$1.41	\$0.00	cashier1-06112018-27-2
4/16/2018	2-17	\$0.00	\$6.41	\$0.00	\$0.00	cashier1-04162018-6-1
4/16/2018	2-17	\$0.00	\$0.14	\$0.00	\$0.00	cashier1-04162018-6-1
4/16/2018	2-17	\$0.00	\$1.41	\$0.00	\$0.00	cashier1-04162018-6-1
4/16/2018	2-17	\$0.00	\$64.06	\$0.00	\$0.00	cashier1-04162018-6-1
2/14/2017	1-16	\$0.00	\$0.00	\$63.84	\$0.00	cashier1-02142017-60-4
2/14/2017	1-16	\$0.00	\$0.00	\$1.41	\$0.00	cashier1-02142017-60-4
2/14/2017	1-16	\$0.00	\$63.84	\$0.00	\$0.00	cashier1-02142017-60-4
2/14/2017	1-16	\$0.00	\$1.41	\$0.00	\$0.00	cashier1-02142017-60-4

GIS parcel shapefile last updated 4/13/2020 1:58:22 AM.

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COUNTY PARCEL REPORT

TRACTS 3 & 4

Data For Parcel 103-110-00-004.000

Base Data

Parcel: 103-110-00-004.000
Owner: GILLHOUSE RICHARD B
Location: 10 RD



[+] Map this property.

Tax Mailing Address

Tax Mailing Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Owner Address

Owner Name: GILLHOUSE RICHARD B
Address: 5010 MANORE RD
City State Zip: SWANTON OH 43558

Geographic

City: UNINCORPORATED
Township: BRIDGEWATER TOWNSHIP
School District: NORTH CENTRAL SCHOOL DISTRICT

Legal

Legal Acres:	41.49	Homestead Reduction:	NO
Legal Description:	R.3 T.10 S.11 TRACT 2 41.49A 026-06010-000	2.5% Reduction	NO
Land Use:	110 - AGR VACANT LAND QUALIFIED CAUV	Foreclosure:	NO
Neighborhood:	00200	Board of Revision:	NO
Number Of Cards:	0	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$1,531.80	Divided Property:	NO
Map Number:		Routing Number:	

Photos

No photos were found for this parcel.

Notes:

Abated Land Value: 0.00	Abated Improvement Value: 0.00
TIF Land Value: 0.00	TIF Improvement Value: 0.00
Exempted Land Value: 0.00	Exempted Improvement Value: 0.00

Multiple Owners

No data found for this parcel.

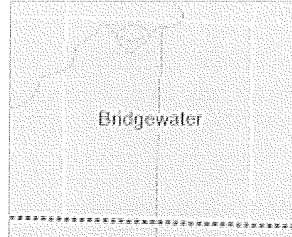
COUNTY PARCEL REPORT

TRACTS 3 & 4

Data For Parcel 103-110-00-004.000

Tax Data

Parcel: 103-110-00-004.000
 Owner: GILLHOUSE RICHARD B
 Location: 10 RD



[+] Map this property.

Tax Rates

Full Tax Rate	83.3
Effective Tax Rate	51.636274

Property Tax

Tax Year 2019 Payable 2020							
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$0.00	\$0.00	\$1,352.38	\$0.00	\$1,352.38	\$0.00	
Credit:			(\$514.06)	\$0.00	(\$514.06)	\$0.00	
Rollback:			(\$77.77)	\$0.00	(\$77.77)	\$0.00	
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$0.00		\$760.55		\$760.55		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$5.35		\$5.35		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$765.90		\$765.90		\$1,531.80
Net Paid:	\$0.00		(\$765.90)		(\$765.90)		(\$1,531.80)
Net Due:	\$0.00		\$0.00		\$0.00		\$0.00

Special Assessments

Assessment:

1 of 1

40-777 ST JOE WATERSHED-PERM MAIN

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$5.35	\$0.00	\$5.35	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$5.35		\$5.35	

COUNTY PARCEL REPORT

TRACTS 3 & 4

Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/21/2020	1-19	\$0.00	\$0.00	\$760.55	\$0.00	Becky2-01212020-106-3
1/21/2020	1-19	\$0.00	\$0.00	\$5.35	\$0.00	Becky2-01212020-106-3
1/21/2020	1-19	\$0.00	\$760.55	\$0.00	\$0.00	Becky2-01212020-106-3
1/21/2020	1-19	\$0.00	\$5.35	\$0.00	\$0.00	Becky2-01212020-106-3
6/24/2019	2-18	\$0.00	\$0.00	\$5.35	\$0.00	cashier1-06242019-59-6
6/24/2019	2-18	\$0.00	\$0.00	\$759.10	\$0.00	cashier1-06242019-59-6
1/14/2019	1-18	\$0.00	\$5.35	\$0.00	\$0.00	cashier2-01142019-109-4
1/14/2019	1-18	\$0.00	\$759.10	\$0.00	\$0.00	cashier2-01142019-109-4
6/11/2018	2-17	\$0.00	\$0.00	\$4.69	\$0.00	cashier1-06112018-27-3
6/11/2018	2-17	\$0.00	\$0.00	\$953.23	\$0.00	cashier1-06112018-27-3
4/16/2018	2-17	\$0.00	\$0.47	\$0.00	\$0.00	cashier1-04162018-6-4
4/16/2018	2-17	\$0.00	\$953.23	\$0.00	\$0.00	cashier1-04162018-6-4
4/16/2018	2-17	\$0.00	\$4.69	\$0.00	\$0.00	cashier1-04162018-6-4
4/16/2018	2-17	\$0.00	\$95.32	\$0.00	\$0.00	cashier1-04162018-6-4
2/14/2017	1-16	\$0.00	\$948.37	\$0.00	\$0.00	cashier1-02142017-60-1
2/14/2017	1-16	\$0.00	\$0.00	\$948.37	\$0.00	cashier1-02142017-60-1
2/14/2017	1-16	\$0.00	\$0.00	\$4.69	\$0.00	cashier1-02142017-60-1
2/14/2017	1-16	\$0.00	\$4.69	\$0.00	\$0.00	cashier1-02142017-60-1

GIS parcel shapefile last updated 4/13/2020 1:58:22 AM.

The CAMA data presented on this website is current as of 4/11/2020 12:02:22 AM.

PRELIMINARY TITLE

PRELIMINARY TITLE

PRE-AUCTION SEARCH

Richard Brian Gillhouse, aka Richard B. Gillhouse

Address of Property: 14122 County Road 10, Montpelier, OH 43543

Dated from March 28, 1938 to September 9, 2019 at 8:30 A.M. O'clock

Title Vested In:

The Estate of Richard G. Gillhouse, deceased May 21, 2017

By virtue of a Fiduciary Deed

From: Virginia A. Gillhouse, executrix of the will of Lauree Pressler, deceased

Dated: December 21, 1985

Filed January 2, 1986 at 2:14 P.M. O'clock

Deed Record Volume 273, Page 671 Williams County Recorder's Office.

By virtue of a Quit Claim Deed

From: Kimberly A. Gillhouse, a single woman

Dated: April 13, 1998

Filed May 1, 1998 at 1:58 P.M. O'clock

Deed Record Volume 315, Page 735 Williams County Recorder's Office.

Description:

ALL FOUR PARCELS REQUIRE NEW SURVEYS-SEE PRIORS ATTACHED

Mortgage

from Richard B. Gillhouse, an unmarried person to Virginia A. Gillhouse, in the amount of [REDACTED] dated December 21, 1985, filed for record January 2, 1986 in Mortgage Record Volume 236, page 192.

Said mortgage was assigned by Robert Gillhouse, Executor of the Estate of Virginia A. Gillhouse, Brunswick County, North Carolina General Court of Justice Superior Court Division Case No. 17-E-1389 ("Assignor"), as a distribution from the Estate of Virginia A. Gillhouse, Brunswick County, North Carolina, General Court of Justice Superior Court Division Case No. 17-E-1389, hereby grants, assigns, transfers and sets over to Robert Gillhouse, Trustee of the Gillhouse Living Trust dated October 15, 2017 Swanton, OH 43558 ("Assignee"), all right, title, benefits, privileges and interest in and to said Mortgage, dated December 28, 2018, filed for record February 4, 2019 in Official Record Volume 330, page 840.

Taxes:

Tract One:

The taxes for the year 2018 in the amount of $\$106.06 + *3.62 = \109.68 and all prior taxes and assessments are fully paid.

The taxes for the year 2019 are a lien against said premises but are not yet due and payable.

"Subject to increases in taxes and valuation due to vote levies and/or revaluation not yet certified by the County Auditor and/or revaluation made under an action brought pursuant to Sec. 5715.19 O.R.C."

Said premises are listed at the following valuations for taxation purposes:

Parcel No. 082-330-00-002.000

Land only - \$17,960.00

PRELIMINARY TITLE

Tract Two:

The taxes for the year 2018 in the amount of $\$2,921.84 + *19.34 = \$2,941.18$ and all prior taxes and assessments are fully paid.

The taxes for the year 2019 are a lien against said premises but are not yet due and payable.

"Subject to increases in taxes and valuation due to vote levies and/or revaluation not yet certified by the County Auditor and/or revaluation made under an action brought pursuant to Sec. 5715.19 O.R.C."

Said premises are listed at the following valuations for taxation purposes:

Parcel No. 103-100-00-001.000

Land - \$81,270.00; Buildings - \$14,740.00; Total - \$96,010.00

Tract Three:

The taxes for the year 2018 in the amount of $\$149.16 + *2.00 = \151.16 and all prior taxes and assessments are fully paid.

The taxes for the year 2019 are a lien against said premises but are not yet due and payable.

"Subject to increases in taxes and valuation due to vote levies and/or revaluation not yet certified by the County Auditor and/or revaluation made under an action brought pursuant to Sec. 5715.19 O.R.C."

Said premises are listed at the following valuations for taxation purposes:

Parcel No. 103-100-00-002.000

Land only - \$5,530.00

Tract Four:

The taxes for the year 2018 in the amount of $\$1,518.20 + *10.70 = \$1,528.90$ and all prior taxes and assessments are fully paid.

The taxes for the year 2019 are a lien against said premises but are not yet due and payable.

"Subject to increases in taxes and valuation due to vote levies and/or revaluation not yet certified by the County Auditor and/or revaluation made under an action brought pursuant to Sec. 5715.19 O.R.C."

Said premises are listed at the following valuations for taxation purposes:

Parcel No. 103-110-00-004.000

Land only - \$53,130.00

Special Assessment

*Code #40-777 St. Joe Watershed Perm Main Ditch Assessment, determined yearly.

Easement and Restrictions:

as recited in a certain Warranty Deed from Louis B. Pressler and Lulu P. Pressler, husband and wife to J. Vance Pressler as recorded in Deed Record Volume 126, page 407. A copy is attached. (Tract Four)

from J. Vance Pressler to The State of Ohio as recorded in Deed Record Volume 184, page 80. A copy is attached. (Tract One, Two and Three)

from J. Vance Pressler to The State of Ohio as recorded in Deed Record Volume 184, page 82. A copy is attached. (Tract Four)

from Richard B. Gillhouse and Kimberly Ann Gillhouse to Williams County, Ohio as recorded in Deed Record Volume 299, page 935. A copy is attached. (Tract Two)

PRELIMINARY TITLE

Lease:

from J. Vance Pressler Lauree Pressler, Husband and Wife to John R. Murphy, dated March 18, 1964, filed for record June 17, 1964 in Lease Volume 14, page 414. A copy is attached.

Pending Suit:

Ancillary Administration of the Estate Richard B. Gillhouse, aka Richard Brian Gillhouse, who died May 21, 2017 has been filed in the Probate Court of Williams County, Ohio., under Case Number 2019-1139. Authenticated copy of the Last Will and Testament of said decedent was filed and admitted to probate on June 20, 2019: Application for Authority to Administer Real Estate was filed June 20, 2019. Letters of Authority were issued to Robert W. Gillhouse, Ancillary Administrator on June 24, 2019. Nothing further has been filed.

NOTE: We do not represent the presence or absence of liens in favor of the State of Ohio for Medicaid assistance if those liens are not actually of public record.

Dated this 9th day of September, 2019.

Newcomer, Shaffer, Spangler & Breininger

BY: _____
MICHAEL A. SHAFFER

PL# 072049-00000
/MAS:dab

Anderson Publishing Co.
 200 N. 3rd St., Cincinnati, Ohio 45201
 (616) 521-1200

(1)

.(2

Received for Record Jan. 2 19 86 At 2:14 P.
Recorded Jan. 2 19 86 In Record of Needs M
FEE \$ 10.00 E. M. Hoffmann Williams County Recorder
Bu & Allison NTS

BOOK 273 PAGE 671

319.203 of the Revised Code.

PRELIMINARY TITLE

Also, Situated in the Township of Bridgewater, County of Williams and State of Ohio: Known as the East half of Section number ten (10) in Township ten (10) South of Range three (3) West containing eighty-one (81) acres of land, save and excepting therefrom twenty (20) acres off the entire west end thereof, leaving sixty-one (61) acres hereby conveyed. Said premises are now known as Tract 1 on the Auditor's Tax Maps for said section.

Parcel: 103-100-00-001.000

TRACT THREE:

Situated in the Township of Bridgewater, County of Williams and State of Ohio, and known as the west half of the west fraction of section number eleven (11), township ten (10) south, of range three (3) west, containing approximately 41.49 acres of land, more or less, and also including the following described piece or parcel of land twenty-one (21) feet wide commencing twenty-one (21) feet east of the southwest corner of section number eleven in Bridgewater Township, Williams County, Ohio, running thence west on the north line of Superior Township, Williams County, Ohio, and terminating at the Public Highway running north and south; said strip of land to be used by the grantee (Lauree Pressler) for his individual road or lane; subject to a certain easement to the State of Ohio, Ohio Turnpike Commission recorded in Volume 184, Page 82, of the Deed Records of Williams County, Ohio, and further subject to all legal highways, easements, leases, and restrictions of record. Said premises are now known as Tract 2 on the Auditor's Tax Maps for said section.

Parcel: 103-110-00-004.000

TRACT FOUR:

Situated in the Township of Superior, County of Williams and State of Ohio and known as and being a part of the north one-half of fractional section thirty-three (33), Town Eight (8) North, Range Two (2) East, and being more particularly described as follows: Commencing at a point in the center of the highway and about 35 rods west of the northeast corner of said section thirty-three (33), running thence west on the Township line between the Townships of Superior and Bridgewater, eighty (80) rods, thence south to the north right-of-way line of the Ohio Turnpike; running thence east on and along the north right-of-way line of the Ohio Turnpike to the center of the highway running in a northwesterly and southeasterly direction through said fractional section thirty-three (33); running thence northwest along the center of said highway, to the place of beginning, containing approximately 13 acres of land, be the same more or less, but subject to all legal highways.

Parcel: 082-330-00-002.000

FIDUCIARY DEED

FROM

Lauree Pressler

TO

Richard B. Gillhouse

PRELIMINARY TITLE

982194 ✓ ✓

Received for Record May 1 1998 At 1:58 Pm.
Recorded May 1 1998 In Record of Deeds.
FEE \$ 14.00 L.H. Hoffman Williams County Recorder Charles H. Gross
by R. Stutz

QUIT CLAIM DEED

The GRANTOR(S), KIMBERLY A. GILLHOUSE, a single woman, whose address is 304 East Michigan Avenue, Clinton, Michigan 49236, quit claim(s) to RICHARD B. GILLHOUSE, a single man, whose address is 2433 Bodette, Toledo, Ohio 43613, the following described premises situated in the Township of Bridgewater, County of Williams, State of Ohio:

(See Attachment A)

for the sum of ONE (\$1.00) DOLLAR.

Dated this 13th day of April, 1998.

Grantor conveys her dower interest to Grantee pursuant to a Judgment of Divorce entered in the Circuit Court for the County of Lenawee, State of Michigan on April 13, 1998, File Number 97-19148-DM

Signed in the presence of:

Signed by:

Charles H. Gross

Kimberly A. Gillhouse

Witness-Charles H. Gross

Kimberly A. Gillhouse

Ashley L. Rhoades

Witness-Ashley L. Rhoades

STATE OF MICHIGAN)

ss.

COUNTY OF LENAWEЕ)

The foregoing instrument was acknowledged before me on this 13th day of April, 1998, by KIMBERLY A. GILLHOUSE.

Ashley L. Rhoades

Ashley L. Rhoades, Notary Public
Lenawee County, Michigan
My Commission Expires: 8/9/98

When Recorded Return To:
Charles H. Gross
Attorney at Law
103 Brown Street
Tecumseh, MI 49286

Send Subsequent Tax Bills To:
Richard B. Gillhouse

Drafted by:
CHARLES H. GROSS
Attorney at Law
103 Brown Street
Tecumseh, Michigan 49286
Telephone 517/423-8344

Tax Parcel No.:

Recording Fee:

Transfer Tax:

This conveyance has been examined and the Grantor has complied with §319.202 of the Ohio Revised Code

CONVEYANCE \$
EXEMPT ✓

TRANSFER FEE \$ 2.00

TRANSFERRED 5/1/98 BY D. Gordon
ROBIN R. ROSSMUM, WILLIAMS COUNTY AUDITOR

PRELIMINARY TITLE

ATTACHMENT A

TRACT ONE AND TRACT TWO:

Situated in the Township of Bridgewater, County of Williams and State of Ohio: Known as the East part of Tract Number Two (2) situated in Fractional Section Ten (10), Town Ten (10) South, Range Three (3) West and being more particularly described as follows: Commencing at a point on the North Line of Section Ten (10) aforesaid that is five hundred sixteen (516) feet east of the northwest corner of the east one-half (1/2) of said Section, which point is the point of beginning, thence running east on said section line a distance of one hundred forty-four (144) feet, thence running south a distance of about eighty (80) rods to the south line of said section, thence running west on the south line of said fractional section a distance of one hundred forty-four (144) feet, thence running north a distance of about eighty (80) rods to the north line of said section to a point which is the place of beginning. Said premises are now known as Tract 3 on the Auditor's Tax Maps for said section.

Also, Situated in the Township of Bridgewater, County of Williams and State of Ohio: Known as the East half of Section number ten (10) in Township ten (10) South of Range three (3) West containing eighty-one (81) acres of land, save and excepting therefrom twenty acres off the entire west end thereof, leaving sixty-one (61) acres hereby conveyed. Said premises are now known as Tract 1 on the Auditor's Tax Maps for said section. 026-103-100-00-001.000 + 026-103-100-00-002.000

TRACT THREE:

Situated in the Township of Bridgewater, County of Williams and State of Ohio, and known as the west half of the west fraction of section number eleven (11), township ten (10) south, of range three (3) west, containing approximately 41.49 acres of land, more or less, and also including the following described piece or parcel of land twenty-one (21) feet wide commencing twenty-one (21) feet east of the southwest corner of section number eleven in Bridgewater Township, Williams County, Ohio, running thence west on the north line of Superior Township, Williams County, Ohio, and terminating at the Public Highway running north and south; said strip of land to be used by the grantee (Richard B. Gillhouse) for his individual road or land; subject to a certain easement to the State of Ohio, Ohio Turnpike Commission recorded in Volume 184, Page 82, of the Deed Records of Williams County, Ohio, and further subject to all legal highways, easements, leases, and restrictions of record. Said premises are now known as Tract 2 on the Auditor's Tax Maps for said section.

TRACT FOUR:

Situated in the Township of Superior, County of Williams and State of Ohio and known as and being a part of the north one-half of fractional section thirty-three (33), Town Eight (8) North, Range Two (2) East, and being more particularly described as follows: Commencing at a point in the center of the highway and about 35 rods west of the northeast corner of said section thirty-three (33), running thence west on the Township line between the Townships of Superior and Bridgewater, eighty (80) rods, thence south to the north right-of-way line of the Ohio Turnpike; running thence east on and along the north right-of-way line of the Ohio Turnpike to the center of the highway running in a northwesterly and southeasterly direction through said fractional section thirty-three (33); running thence northwest along the center of said highway, to the place of beginning, containing approximately 13 acres of land, be the same more less, but subject to all legal highways.

(Source of Legal Description: Fiduciary Deed dated December 21, 1985 and recorded in Book 273, Page 671, Williams County Register of Deeds.)

Legal Description Approved
Williams County Engineer

By J. Allmon 4-21-98
103-00-00-002.000
103-00-00-001.000

New Legal Description And Survey
Required Next Transfer
Williams County Engineer

By J. Allmon 4-21-98 per W.D. Schelling
103-110-00-004.000
082-330-00-002.000

PRELIMINARY TITLE

11028 Deed Volume 126, page 407

Louis B. Pressler & wife) Know all men by these presents, that we, Louis B. Pressler
To) and Lulu P. Pressler, husband and wife, the grantors, for
J. Vance Pressler) the consideration of eight thousand dollars (\$8000.00) received
to our full satisfaction of J. Vance Pressler, the grantee, do give, grant, bargain, sell
and convey unto the said grantee, his heirs and assigns, the following described premises,
situated in the townships of Superior and Bridgewater, County of Williams and State of Ohio

Known as and described as the south half ($\frac{1}{2}$) of the west half ($\frac{1}{2}$) of the northeast
quarter ($\frac{1}{4}$) of fractional section number thirty three (33) town eight (8) north of range
two (2) east containing forty (40) acres of land, more or less, Superior Township; also
the east half ($\frac{1}{2}$) of the west half ($\frac{1}{2}$) of the west fractional section eleven (11) town
ten (10) south of range three (3) west in Bridgewater Township, containing twenty (20)
acres of land;

Also the west half ($\frac{1}{2}$) of the west half of the west fraction of section number eleven
(11) township ten (10) south of range three (3) west containing twenty (20) acres of land,
more or less, and also including the following described piece or parcel of land twenty one
(21) feet wide commencing twenty one (21) feet east of the southwest corner of section
number eleven in Bridgewater Township, Williams County, Ohio, running thence west on the
north line of Superior Township, Williams County, Ohio and terminating at the Public
Highway, running north and south in said sections said strip of land to be used by the
grantee for his individual road or lane, be the same more or less, but subject to all
legal highways.

To Have and To Hold the above granted and bargained premises, with the appurtenances
thereof, unto the said grantee, his heirs and assigns forever. And we, the said grantors
do for ourselves and our heirs, executors and administrators, covenant with the said
grantee, his heirs and assigns, that at and until the enrolling of these presents, we are
well seized of the above described premises, as a good and indefeasible estate in Fee
Simple, and have good right to bargain and sell the same in manner and form as above
written, and that the same are free from all incumbrances whatsoever and that we will
Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said
grantee, his heirs and assigns, against all lawful claims and demands whatsoever. And
for valuable consideration I, Lulu P. Pressler, wife of the said Louis B. Pressler, do
hereby remise, release and forever quit-claim unto the said grantee, his heirs and assigns
all my right and expectancy of dower in the above described premises.

In Witness Whereof we have hereunto set our hands the 14th day of October, in the year
of our lord one thousand nine hundred and twenty five.

Signed and acknowledged

in the presence of:

I.W. Pressler

Louis B. Pressler

M.A. Pressler

Lulu P. Pressler

STATE OF OHIO, Williams County, ss. Before me, a Notary Public in and for said county
and state, personally appeared the above named Louis B. Pressler and Lulu P. Pressler,
who acknowledged that they did sign the foregoing instrument and that the same is their
free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal at Montpelier, Ohio
this 14th day of October, A.D. 1925

(seal) I.W. Pressler, Notary Public

Received for Record Mar 2, 1926 at 10-30 A.M.

Recorded Mar 3, 1926

Fee 85¢



Eric B. Smith
Recorder

PRELIMINARY TITLE

Deed Volume 184, page 80

-67441-

TCRW-17 L

OHIO TURNPIKE COMMISSION

Project No. 1

Easement

Parcel No. 8-B

J. Vance Pressler of the Township of Superior, County of Williams and State of Ohio, Grantor, in consideration of the sum of \$227.00 which the Ohio Turnpike Commission, a body corporate and politic of the State of Ohio, hereby agrees to pay Grantor, do(es) hereby Grant and Convey to the State of Ohio and its assigns forever a perpetual easement for public highway purposes, in, upon, and over the following-described real estate:

Situated partly in the Township of Superior and partly in the Township of Bridgewater, County of Williams and State of Ohio, and known as being part of Original Superior Township Section No. 33, Town 8 North, Range 2 East, and part of Original Bridgewater Township Section 10, Town 10 South, Range 3 West, and being all that part of the lands described in the deed to J. Vance Pressler, dated March 25, 1938, and recorded in Volume 144, Page 263 of Williams County Deed Records, bounded and described as follows:

Beginning on the center line of ^{Farmer}/Center Road, as now existing, (said center line being also the Northeasterly line of land described as Tract No. 1 in the Deed to J. Vance Pressler, as aforesaid), at its intersection with the Northerly line of land described in the Deed to J. Vance Pressler and Lauree Pressler, dated June 27, 1945, and recorded in Volume 171, Page 373 of Williams County Deed Records; thence Northwesterly along said Northerly line of land described in the Deed, as last aforesaid, to a point distant 70 feet Southwesterly, measured at right angles, from the relocated center line of Farmer Center Road, to be hereinafter described; thence Northwesterly to a point distant 55 feet Southwesterly, measured radially, from a point on said relocated center line of Farmer Center Road, distant 400 feet Northwesterly, measured along said center line, from the center line of Ohio Turnpike Project No. 1, as shown by plat recorded in Volume 5, Page 58 of Williams County Map Records; thence Northwesterly to a point distant 30 feet Southwesterly, measured at right angles, from a point on the relocated center line of Farmer Center Road, distant 700 feet Northwesterly, measured along said center line, from the center line of Ohio Turnpike Project No. 1; thence Northeasterly at right angles to said center line of Farmers Center Road, to a point distant 30 feet Northeasterly therefrom; thence Southeasterly on a straight line to the Southerly line of Tract No. 2 of land described in the Deed to J. Vance Pressler, as first aforesaid, which straight line, if prolonged, would intersect a point distant 55 feet Northeasterly, measured at right angles, from a point on the relocated center line of Farmer Center Road, distant 500 feet Northwesterly, measured along said center line, from the center line of Ohio Turnpike Project No. 1; thence Westerly along said Southerly line of Tract No. 2, as aforesaid, to the center line of Farmers Center Road, as now existing; thence Southeasterly along said center line to the place of beginning.

The relocated center line of Farmer Center Road hereinabove referred to, is described as follows:

Beginning on the center line of Ohio Turnpike Project No. 1, as aforesaid, at Station 486+60; thence Northwesterly on a line forming an angle of $71^{\circ} 00'$ in the Northwest Quadrant with said center line, 258.96 feet to a point of curvature; thence Northwesterly on a curve deflecting to the left, 195.50 feet to a point of tangency, said curve having a radius of 1145.92 feet and a central angle of $9^{\circ} 46' 30''$; thence Northwesterly on a line tangent to said curve, said tangent line being also the center line of Farmer Center Road, as now existing.

Excepting therefrom that portion thereof lying within the bounds of Farmer Center Road,

PRELIMINARY TITLE

Deed Volume 184, page 82

-67442-

TCRW-17

OHIO TURNPIKE COMMISSION

Project No. 1

Easement

Parcel No. 8B-4

J. Vance Pressler of the Township of Superior, County of Williams and State of Ohio, Grantor, in consideration of the sum of \$4,000.00 which the Ohio Turnpike Commission, a body corporate and politic of the State of Ohio, hereby agrees to pay Grantor(s), do(es) hereby Grant and Convey to the State of Ohio and its assigns forever a perpetual easement for drainage purposes by means of a channel change, in, upon, and over the following-described real estate:

Situated in the Township of Bridgewater, County of Williams and State of Ohio, and known as being part of Fractional Section No. 11, Township 10 South, Range 3 West and being a strip of land 100 feet wide bounded Easterly and Westerly by lines parallel to and distant 50 feet Easterly and Westerly of, measured at right angles to, the hereinafter described center line; Northerly by a line drawn Easterly and Westerly at right angles to said center line through the Northerly end thereof and Southerly by the Southerly line of said Section No. 11. The center line of said strip is described as follows:

Beginning on the center line of Ohio Turnpike Project No. 1, as shown by plat recorded in Volume 5, Page 58 of Williams County Map Records at Station 499/33; thence Northerly on a "straight line" forming an angle of 94° 25' 30" with said center line, measured from West to North, to the Southerly line of said Section No. 11; thence continuing Northerly on said "straight line" 1233.55 feet more or less, to the Northerly end thereof, in the center line of Nettle Creek.

Containing approximately 2.80 acres of land.

Grantor claim(s) title to said real estate by instrument of record in Volume 126 Page 407 of Williams County Deed Records.

TO HAVE AND TO HOLD said easement with all the rights, privileges, and appurtenances thereto belonging to the State of Ohio and its assigns forever.

Grantor, for his heirs, administrators, executors, and assigns do(es) hereby release and forever discharge the State of Ohio and the Ohio Turnpike Commission, their successors and assigns, from any damage to any remaining lands of the Grantor which results from this conveyance; and from any damage arising from any cause whatsoever to the date hereof in connection with surveying for, drilling in connection with, and constructing Ohio Turnpike Project No. 1, but not from any such damage arising hereafter.

Grantor, for his heirs and assigns, do(es) hereby covenant with the State of Ohio and the Ohio Turnpike Commission, their successors and assigns, that he is lawfully seized of the above-described real estate and that it is free and clear from all liens and encumbrances whatsoever, except taxes for the years 1953 and 1954, and that he will forever WARRANT AND DEFEND the same to the State of Ohio and the Ohio Turnpike Commission, their successors and assigns forever, against lawful claims of all persons whomsoever except as above stated.

IN WITNESS WHEREOF the said Grantor, J. Vance Pressler and Lauree Pressler, his wife, who hereby release(s) her right of dower in the premises, have hereunto set their hand(s), on the 17th day of May, 1954.

Signed and acknowledged in presence of:

Lorin L. Hogue

Wayne E. Shaffer

J. Vance Pressler
J. Vance Pressler

Lauree Pressler
Lauree Pressler

(U.S. Revenue Stamps \$4.40 Cancelled)

STATE OF Ohio,

COUNTY OF Williams, SS:

PRELIMINARY TITLE

941743

EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That Richard B. Gillhouse and Kimberly Ann Gillhouse, the grantors, for and in the consideration of the sum of Four Hundred Forty-Two and 92/100 Dollars (\$442.92) and for other good and valuable consideration to them paid by Williams County, Ohio, the grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and release to said grantee, and it's successors, and assign forever a perpetual easement and right of way in, upon, and over the following described real estate for the purpose of a highway easement and said real estate is described as follows:

Location: Situated in the Township of Bridgewater, County of Williams and State of Ohio and being a part of the East half of Section 10, Township 10S, Range 3W.

Description: Commencing at a 5/8" bar set at the Southeast corner of Section 10; thence North 88 degrees 45 minutes 14 seconds West 827.07 feet, along the South line of Section 10 to a point, THE TRUE PLACE OF BEGINNING for the parcel herein described; thence continuing along said South line, North 88 degrees 45 minutes 14 seconds West 94.59 feet to a point; thence on a curve to the right ($\Delta = 65$ degrees 17 minutes 35 seconds $R = 995.00$ feet) on a chord bearing North 03 degrees 07 minutes 50 seconds East a chord distance of 1073.51 feet to a point; thence North 35 degrees 46 minutes 37 seconds East 172.46 feet to a point; thence South 54 degrees 13 minutes 23 seconds East 80.00 feet, passing through survey baseline station 25+00, to a point; thence South 35 degrees 46 minutes 37 seconds West 172.46 feet to a point; thence on a curve to the left ($\Delta = 68$ degrees 19 minutes 26 seconds $R = 915.00$ feet) on a chord bearing South 01 degrees 36 minutes 54 seconds West a chord distance of 1027.61 feet to the true place of beginning.

Area: Containing 2.3596 acres of land, more or less.

Title: Grantors obtained title by Fiduciary Deed recorded in Book 273 Page 671 of the Williams County Deed Records.

Survey: This description was prepared by Poggemeyer Design Group based on surveys performed by them in February 1993, surveys and deed records.

FURTHER, the grantors hereby grant permission to Williams County, Ohio to perform such maintenance and repair operations as may be necessary from time to time. Further, the grantors waive all damage of every kind of nature of the maintenance repair operations which may be necessary from time to time hereafter.

Received for Record May 2 19 94 At 1:33 P.M.
Recorded May 2 19 94 In Record of Deeds
FEE \$ NO FEE C.M. Hoffmann Williams County Recorder
By: C. Chapp Wm. Co.
Eng.

PRELIMINARY TITLE

FURTHER, said grantors for themselves and their heirs, executors, and administrators hereby covenant with the said grantee that they are the true and lawful owners of said premises and they are lawfully seized of the same in fee simple and have good and full power to grant, bargain, sell, convey and release the same in manner aforesaid and the same are free and clear from all liens and encumbrances whatsoever, and that they will warrant and defend the same against all persons whomsoever.

FURTHER, for the consideration aforesaid, the grantors relinquish to the grantee all their right and expectancy of dower in the above described premises.

IN WITNESS WHEREOF, the said Richard B. Gillhouse and Kimberly Ann Gillhouse, have hereunto set their hand in duplicate this 26th day of April, 1994.

Richard B. Gillhouse

Kimberly A. Gillhouse

Signed in the presence of:

Roxanna L. Preston
Kimberly H. Preston

STATE OF Michigan

COUNTY OF Wayne

ss

Before me, a Notary Public, in and for said county, personally appeared the above named Richard B. Gillhouse and Kimberly Ann Gillhouse who acknowledged that they did sign the foregoing easement and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 26 day of April, 1994.

Roxanna L. Preston
Notary Public

My Commission expires the 19 day of May, 1995.

ROXANNA L. PRESTON
NOTARY PUBLIC - WAYNE COUNTY, MICH.
MY COMMISSION EXPIRES 11-25-95

SEAL

This instrument was prepared by the Office of the Williams County Engineer.

PRELIMINARY TITLE

VOL 14 PAGE 414 OIL AND GAS LEASE

77

AGREEMENT, Made and entered into the 18th day of March, 1964
by and between J. Vance Pressler Lauree Pressler
Husband & Wife

of Rt. 1, Montpelier, Ohio hereinafter called

lessor (whether one or more), and John R. Murphy Rt. 1 Pomeroy, Ohio
hereinafter called lessee:

WITNESSETH: That the said lessor, for and in consideration of One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained on part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said lessee for the sole and only purpose of mining and operating for oil and gas and of laying pipe lines, and of building tanks, power stations and structures thereon to produce, save and take care of said products, all that certain tract of land situated in the County of Williams

State of Ohio described as follows, to-wit:

North by, Keith Oberlin
East by, J. Darby
West by, G. Burkholder
South by, J. Darby

✓ N/2 NE/4 Sec 18, Twp 10 S, R. 3 W
✓ W/2 NE/4 Sec 11, Twp 10 S, R. 3 W
✓ Sec 18, NW/4, Township 10 S, R. 3 W

of Section 11 & 34, Township 10 S, R. 3 W, and containing One hundred & Twenty (120) acres, more or less, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of this state. It is agreed that this lease shall remain in force for a term of ten years from this date, and as long thereafter as oil or gas or either of them is produced from said land by lessee.

In consideration of the premises the said lessee covenants and agrees:
1st. To deliver to the credit of lessor, free of cost, in the pipe line to which lessee may connect wells on said land, the equal one-eighth part of all oil produced and saved from the leased premises.

2nd. To pay lessor one-eighth (1/8) of the gross proceeds each year, payable quarterly, for the gas from each well where gas only is found, while the same is being used off the premises, and if used in the manufacture of gasoline a royalty of one-eighth (1/8), payable monthly at the prevailing rate for gas, and lessor to have gas free of cost from any such well for all stoves and all inside lights in the principal dwelling on said land during the same time, by making lessor's own connections with the well at lessor's own risk and expense.

3rd. To pay lessor for gas produced from any oil well and used off the premises or in the manufacture of gasoline or any other product a royalty of one-eighth (1/8) of the market value, at the mouth of the well, payable monthly at the prevailing market rate.

If no well be commenced on said land on or before the 1st day of September, 1964 this lease shall terminate as to both parties, unless the lessee shall on or before that date pay or tender to the lessor or to the lessor's credit in the J. Vance Pressler Bank W. Rt. 1, Montpelier, Ohio

shall continue as the depository regardless of changes in the ownership of said land, the sum of One Dollar per acre per annum payable quarterly in advance which shall operate as a rental and cover the privilege of deferring the commencement of a well for the period paid from said date. The payment herein referred to may be made in currency, draft, or check at the option of the lessor; and the depositing of such currency, draft, or check in any post office, with sufficient postage and properly addressed to the lessor, or said bank, on or before said last mentioned date, shall be deemed payment as herein provided. In like manner and upon like payments or tenders, the commencement of a well may be further deferred for like periods of the same number of months successively. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privilege granted to the date when said first rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid, and any and all other rights conferred.

Should the first well drilled on the above described land be a dry hole, then, and in that event, if a second well is not commenced on said land within twelve months from the expiration of the last rental period for which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expiration of said twelve months shall resume the payment of rentals, in the same amount and in the same manner as hereinbefore provided. And it is agreed that upon the resumption of the payment of rentals as above provided, that the last preceding paragraph hereof governing the payment of rentals and the effect thereof, shall continue in force just as though there has been no interruption in the rental payments, and if the lessee shall commence to drill a well within the term of this lease or any extension thereof, the lessee shall have the right to drill such well to completion with reasonable diligence and dispatch, and if oil or gas or either of them, be found in paying quantities, this lease shall continue and be in force with like effect as if such well had been completed within the term of years first mentioned.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided for shall be paid the said lessor only in the proportion which lessor's interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for lessee's operations thereon, except water from the wells of lessor.

When requested by lessor, lessee shall bury lessee's pipe lines below plow depth.
No well shall be drilled nearer than 200 feet to the house or barn now on said premises without written consent of lessor.
Lessee shall pay for damages caused by lessee's operations to growing crops on said land.

Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the estate of either party hereto is assigned—and the privilege of assigning in whole or in part is expressly allowed—the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignments of rental or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer or assignment or a true copy thereof; and it is hereby agreed that in the event this lease shall be assigned as to a part or as to parts of the above described lands and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part of the rentals due from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental, and this lease shall never be forfeited for non-payment of any rental due until after at least ten days' written notice by registered mail or in person shall have been given the lessee.

Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem from lessor, by payment of any mortgages, taxes, or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof.

All express or implied covenants of this lease shall be subject to all Federal and State laws, executive orders, rules or regulations, and this lease shall not be terminated, in whole or in part, nor lessor held liable in damages for failure to comply herewith if compliance is prevented by or if such failure is the result of any such law, order, rule or regulation. And unit operation of any part of said real estate with other land is hereby authorized when any such rule or law may require same.

By John R. Murphy (SEAL) Lauree Pressler (SEAL)
William McKinn (SEAL) Lauree Pressler (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)

PRELIMINARY TITLE

FOR ASSIGNMENT SEE OK 330 P 840 really ready by 2.9.14

FORM 669-X - Mortgage, OHIO Statutory Form



TUTTLE LAW FIRM, REGISTERED U. S. PAT. OFFICE
TUTTLE LAW FIRM, PUBLISHERS, RUTLAND, VT 05701

Know all Men by these Presents

That

Richard B. Gillhouse, an unmarried person

of Lucas

County, State of Ohio, for twenty-one thousand -----

Dollars paid, grant with mortgage covenants, to

Virginia A. Gillhouse

of Toledo, Ohio

the following real property:

TRACT ONE and TRACT TWO:

Situated in the Township of Bridgewater, County of Williams and State of Ohio: Known as the East part of Tract Number Two (2) situated in Fractional Section Ten (10), Town Ten (10) South, Range Three (3) West and being more particularly described as follows: Commencing at a point on the North line of Section Ten (10) aforesaid that is five hundred sixteen (516) feet east of the northwest corner of the east one-half (1/2) of said Section, which point is the point of beginning, thence running east on said section line a distance of one hundred forty-four (144) feet, thence running south a distance of about eighty (80) rods to the south line of said section, thence running west on the south line of said fractional section a distance of one hundred forty-four (144) feet, thence running north a distance of about eighty (80) rods to the north line of said section to a point which is the place of beginning.

Said premises are now known as Tract 3 on the Auditor's Tax Maps for said section.

Also, Situated in the Township of Bridgewater, County of Williams and State of Ohio: Known as the East half of Section number ten (10) in Township ten (10) South of Range three (3) West containing eighty-one (81) acres of land, save and excepting therefrom twenty (20) acres off the entire west end thereof, leaving sixty-one (61) acres hereby conveyed. Said premises are now known as Tract 1 on the Auditor's Tax Maps for said section.

TRACT THREE:

Situated in the Township of Bridgewater, County of Williams and State of Ohio, and known as the west half of the west fraction of section number eleven (11), township ten (10) south, of range three (3) west, containing approximately 41.49 acres of land, more or less, and also including the following described piece or parcel of land twenty-one (21) feet wide commencing twenty-one (21) feet east of the southwest corner of section number eleven in Bridgewater Township, Williams County, Ohio, running thence west on the north line of Superior Township, Williams County, Ohio, and terminating at the Public Highway running north and south; said strip of land to be used by the grantee (Lauree Pressler) for his individual road or lane; subject to a certain easement to the State of Ohio, Ohio Turnpike Commission recorded in Volume 184, Page 82, of the Deed Records of Williams County, Ohio, and further subject to all legal highways, easements, leases, and restrictions of record. Said premises are now known as Tract 2 on the Auditor's Tax Maps for said section.

TRACT FOUR:

Situated in the Township of Superior, County of Williams and State of Ohio and known as and being a part of the north one-half of fractional section thirty-three (33), Town Eight (8) North, Range Two (2) East, and being more particularly described as follows: Commencing at a point in the center of the highway and about 35 rods west of the northeast corner of said section thirty-three (33), running thence west on the Township line between the Townships of Superior and Bridgewater, eighty (80) rods, thence south to the north right-of-way line of the Ohio Turnpike; running thence east on and along the north right-of-way line of the Ohio Turnpike to the center of the highway running in a northwesterly and southeasterly direction through said fractional section thirty-three (33); running thence northwest along the center of said highway, to the place of beginning, containing approximately 13 acres of land, be the same more or less, but subject to all legal highways.

This is a second mortgage and is junior and inferior to a certain mortgage given to the National Bank of Montpelier, and recorded in vol. 236, page 190, of the Mortgage Records of Williams County, Ohio.

PRELIMINARY TITLE

This mortgage is given, upon the statutory condition, to secure the payment of twenty-one thousand Dollars with interest as provided in note of even date.

"Statutory condition" is defined in section 5302.14 of the Revised Code and provides generally that if the mortgagor pays the principal and interest secured by this mortgage, performs the other obligations secured hereby and the conditions of any prior mortgage, pays all the taxes and assessments, maintains insurance against fire and other hazards, and does not commit or suffer waste, then this mortgage shall be void.

~~Wife/husband of said mortgagor, released to the mort-~~
~~gagee all rights of dower therein.~~

Witness his hand this 21st day of December
19 85.

Signed and acknowledged in presence of

Shirley G. Crampton
John D. Geesey

Richard B. Gillhouse
Richard B. Gillhouse

State of Ohio, } ss. Before me, a Notary Public
Williams County, } in and for said County and State, personally appeared the above named
Richard B. Gillhouse, an unmarried person, who is
personally known to me,

who acknowledged that he did sign the foregoing instrument and that the same is his free
act and deed.

In Testimony Whereof, I have hereunto set my hand
and official seal, at Montpelier, Ohio
this 21st day of December A.D. 19 85.

John D. Geesey SEAL
Notary Public

RELEASE

The conditions of the within mortgage having been complied with, the
same is hereby released and discharged this _____ day of _____
19 _____.

This instrument prepared by J. Robert Geesey, Attorney at Law.

860021

Mortgage

TO

Received for Record Jan. 2 19 86 At 2:19 P.
Recorded Jan. 2 19 86 In Record of Mtg.
FEE \$ 1.00 E. M. Hoffmann Williams County Recorder
By: H. Allison NTS
Dated _____

VOL 236 PAGE 193

NEWCOMER, SHAFER, GEESEY
& HUTTON
ATTORNEYS AT LAW
CORNER OF LYNN & MAPLE STREETS
BRYAN, OHIO 43506

PRELIMINARY TITLE

OR BK 330 PG 840

201900051916
Filed for Record in
WILLIAMS COUNTY, OHIO
PATTI ROCKEY, COUNTY RECORDER
02-04-2019 At 11:03 am.
ASSIGN MTG 32.00
Book 330 Page 840 - 841

201900051916
RCO LAW
ENV

ASSIGNMENT OF MORTGAGE

Robert Gillhouse, Executor of the Estate of Virginia A. Gillhouse, Brunswick County, North Carolina General Court of Justice Superior Court Division Case No. 17-E-1389 ("Assignor"), as a distribution from the Estate of Virginia A. Gillhouse, Brunswick County, North Carolina, General Court of Justice Superior Court Division Case No. 17-E-1389, hereby grants, assigns, transfers and sets over to Robert Gillhouse, Trustee of the Gillhouse Living Trust dated October 15, 2017 whose mailing address is 5010 Monroe Rd. Swanton, OH 43558 ("Assignee"), all right, title, benefits, privileges and interest in and to a certain Mortgage dated December 21, 1985 and recorded January 2, 1986 in the Williams County, Ohio Mortgage Records at Vol. 236 Page 193 (the "Mortgage"), given to Virginia A. Gillhouse by Richard B. Gillhouse, with respect to real estate located in Bridgewater Township, Williams County, Ohio, more particularly described in Exhibit A attached hereto. The Assignment shall inure to the benefit of Assignee and his successors and assigns.

IN WITNESS WHEREOF, Assignor has executed the Assignment of Mortgage
this 28 day of December, 2018.

Robert Gillhouse Executor

Robert Gillhouse, Executor of the
Estate of Alice Gillhouse, Brunswick
County, North Carolina, General
Court of Justice Superior Court
Division Case No. 17-E-1389

STATE OF OHIO)
 Fulton) ss.
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 28th day of December, 2018, by Robert Gillhouse, Executor of the Estate of Virginia A. Gillhouse, Brunswick County, North Carolina, General Court of Justice Superior Court Division Case No. 17-E-1389.

[Signature]
Notary Public



JOHN W. FRANK
Notary Public, State of Ohio
My Commission Expires
May 12, 2021

This instrument prepared by and return to:
Thomas A. Gibson
Robison, Curphey & O'Connell
Four Seagate, Ninth Floor
Toledo, OH 43604

PRELIMINARY TITLE

EXHIBIT A

TRACT ONE and TRACT TWO:

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Said premises are now known as Tract 3 on the Auditor's Tax Maps for said section. Also, Situated in the Township of Bridgewater, County of Williams and State of Ohio: Known as the East half of Section number ten (10) in Township ten (10) South of Range three (3) West containing eighty-one (81) acres of land, save and excepting therefrom twenty (20) acres off the entire west end thereof, leaving sixty-one (61) acres hereby conveyed. Said premises are now known as Tract 1 on the Auditor's Tax Maps for said section.

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PROPERTY PHOTOS

TRACT 1



TRACT 2



TRACTS 3 & 4



TRACTS 1, 2 & 3



TRACT 1



TRACTS 3 & 4



TRACTS 1, 2 & 3



TRACTS 3 & 4



TRACT 4



TRACT 1



TRACT 2



TRACT 3



TRACT 3



TRACT 3





950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

