

LAND auction

**60.5±
acres**

Offered in 3 Tracts

Approximately 1 Mile North of Antwerp
Paulding County, OH



800.451.2709
SchraderAuction.com

INFORMATION BOOKLET

Productive Tillable Land • Wooded Hunting • Recreational Land

**Tuesday
AUGUST 26 • 6pm**

held at the
Paulding County Fairgrounds



disclaimer

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

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

AUCTION MANAGER

Jerry Ehle • 260.410.1996 or 260.749.0445 (office)



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Map

Tract Descriptions & Auction Terms

Soils Map & Productivity Information

Topography Map

FSA Information

CRP Contract

County Record Cards

Legals & Survey

Preliminary Title

Property Photos



BIDDER PRE-REGISTRATION FORM

TUESDAY, AUGUST 26, 2025

60.5± ACRES – PAULDING COUNTY, 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 Tuesday, August 19, 2025.
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
60.5± Acres • Paulding County, Ohio
Tuesday, August 26, 2025

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, August 26, 2025 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, August 19, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

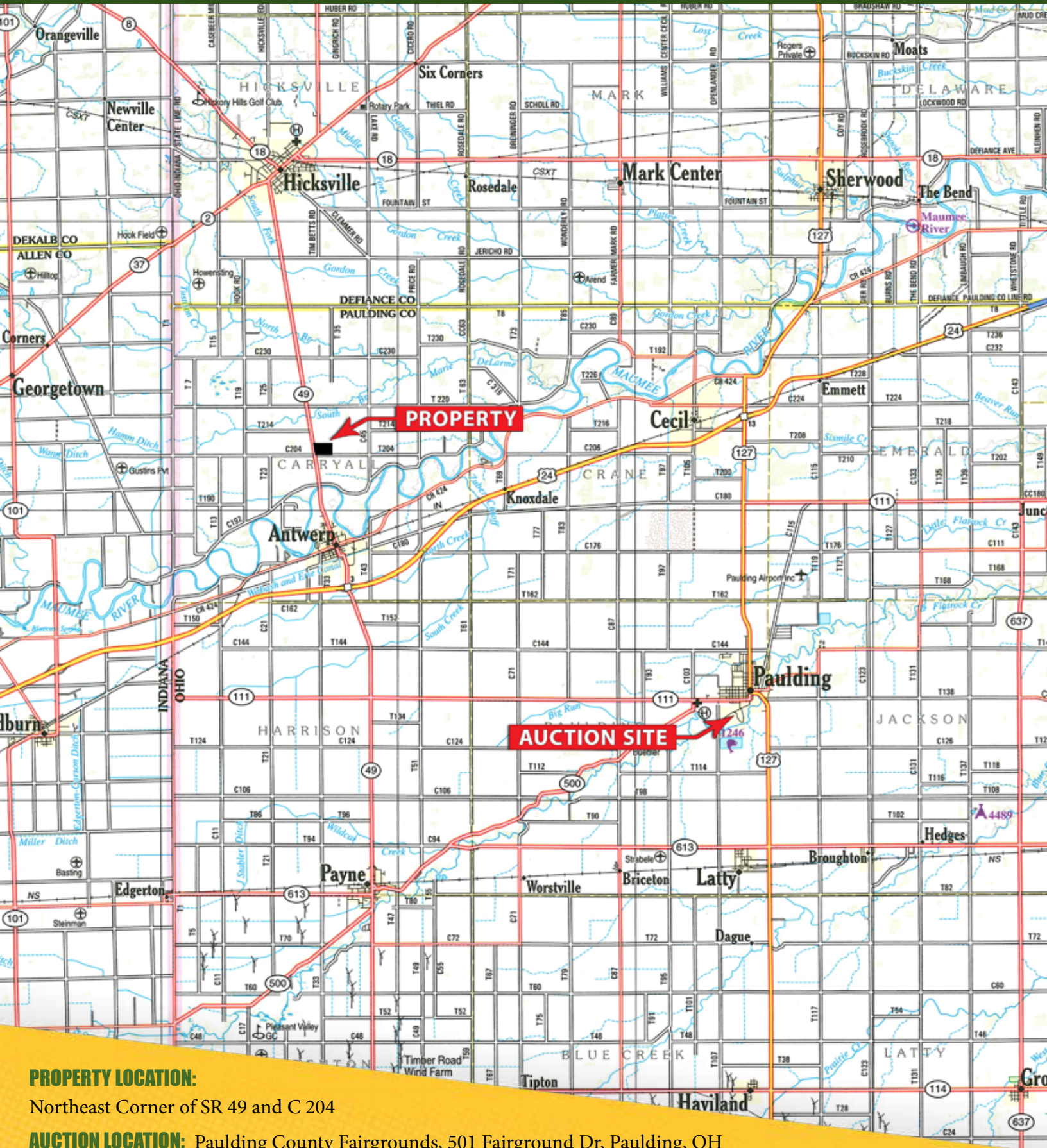
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION MAP

LOCATION MAP



PROPERTY LOCATION:

Northeast Corner of SR 49 and C 204

AUCTION LOCATION: Paulding County Fairgrounds, 501 Fairground Dr, Paulding, OH



You may bid 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 at 800.451.2709.

TRACT MAP

TRACT MAP



49

①
20.5± acres

③
12± acres

②
28± acres

C-204

PREVIEW DATES:

Thursday, August 14 and Tuesday, August 19
from 4:00–6:00pm • Meet a Schrader Rep at the farm on C 204.

TRACT DESCRIPTIONS

60.5± acres

Offered in 3 Tracts

LAND auction

Approximately 1 Mile North of Antwerp
Paulding County, OH

TRACT 1: 20.5± acres, This tract is mostly tillable ground with abundant road frontage along both SR 49 and C 204. The open drain runs along the C 204 frontage. The soils are Latty Silty Clay and the field is well drained.

TRACT 2: 28± acres, This tract is also mostly tillable ground with an abundance of road frontage along C 204. The open drain runs the entire length of the road frontage with a large access crossing at the southeast corner. The soils are Latty Silty Clay and the field is well drained. Combine Tracts 1 and 2 for nearly 48 acres of tillable land.

TRACT 3: 12± acres MOSTLY WOODED, A great private hunting and recreation opportunity! This tract contains mostly woods with some tillable included along the west line of the property. There is a small strip of CRP along the south line of the woods. There are some maturing hardwoods within the woods. There are lots of deer tracks along all edges of the woods. This tract will have access via a 30 foot owned access.

AUCTION MANAGER'S NOTE: This would be a great investment for someone looking to buy some income producing property while still having a small hunting and recreational woods. Lots of road frontage for future uses!! Bid on the Tract or Tracts that best suits your needs!!

Tuesday
AUGUST 26 • 6pm

AUCTION TERMS & CONDITIONS:

PROCEDURES: The auction will be conducted as a **multi-parcel auction**, meaning auction "tracts" will be offered in various amalgamations, including as 3 individual tracts, combinations of tracts, and the property as a whole. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's 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.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Certificate of Title for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before September 26, 2025.

POSSESSION: Possession will be delivered at closing, subject to Tenant Farmer's 2025 crop.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of the closing. The Buyer(s) shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for

and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

CRP: The Buyer of Tract 3 shall assume the obligations of the property owner under the CRP agreement, including the obligation to pay any penalty, repayment or interest due to non-compliance after closing. Buyer shall timely sign all documents required by the USDA in connection with such agreements and/or the Buyer's assumption thereof.

ACREAGE: All tract acreage, 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 the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial

status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's 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.

STOCK PHOTOGRAPHY: Deer photo is for illustrative purposes only and are not of the auction property.

SELLER: Cliff Friend

AUCTION MANAGER:

Jerry Ehle • 260.410.1996
or 260.749.0445 (office)

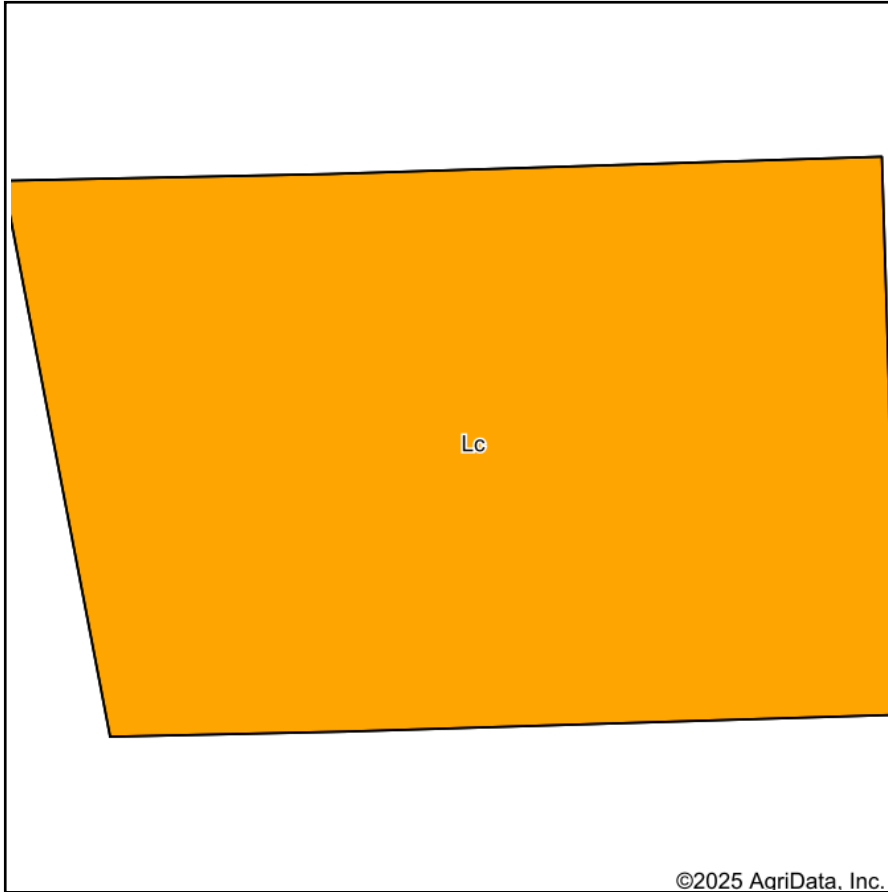
800.451.2709

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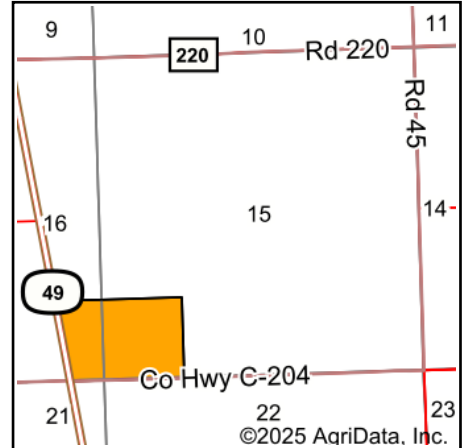


SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Paulding**
 Location: **15-3N-1E**
 Township: **Carryall**
 Acres: **60.62**
 Date: **7/10/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: OH125, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI	
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	60.62	100.0%		Illw	112.9	4.6	76.4	44.4	17.8	19.7	47.1	78	
Weighted Average						3.00	112.9	4.6	76.4	44.4	17.8	19.7	47.1	78

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

TOPOGRAPHY MAP

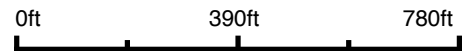
TOPOGRAPHY MAP



©2025 AgriData, Inc.



Map Center: 41° 12' 35.83, -84° 44' 44.51



15-3N-1E
Paulding County
Ohio



7/10/2025

Maps Provided By:



FSA INFORMATION

FSA INFORMATION

OHIO
PAULDING



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM :

Prepared : 6/18/25 11:11 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) :
Recon ID :
Transferred From :
ARCPLC G//F Eligibility :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat				
Corn				
Soybeans				

TOTAL

NOTES

Tract Number :

Description :

FSA Physical Location

ANSI Physical Location

BIA Unit Range Number

HEL Status

Wetland Status

WL Violations

Owners

Other Producers

Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane

FSA INFORMATION

OHIO PAULDING Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : Prepared : 6/18/25 11:11 AM CST Crop Year : 2025
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Tract 20 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat			
Corn			
Soybeans			

TOTAL

NOTES

Tract Number :

Description :

- FSA Physical Location
- ANSI Physical Location
- BIA Unit Range Number
- HEL Status
- Wetland Status
- WL Violations
- Owners
- Other Producers
- Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat			
Corn			
Soybeans			

TOTAL

NOTES

FSA INFORMATION

OHIO
PAULDING
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5684
Prepared : 6/18/25 11:11 AM CST
Crop Year : 2025

Tract Number : 7073
Description : CARRYALL SEC 15
FSA Physical Location : OHIO/PAULDING
ANSI Physical Location : OHIO/PAULDING
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CLIFF W FRIEND
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.18	47.42	47.42	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	46.53	0.00	0.89	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.92	0.00	95
Corn	18.50	0.00	157
Soybeans	16.11	0.69	47
TOTAL	46.53	0.69	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.



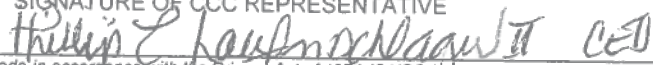
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP CONTRACT

CRP CONTRACT

This form is available electronically.

<p>CRP-1 (10-22-15)</p> <p style="text-align: center;">U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation</p> <p style="text-align: center;">CONSERVATION RESERVE PROGRAM CONTRACT</p> <p>7A. COUNTY OFFICE ADDRESS (Include Zip Code) PAULDING COUNTY FSA OFFICE 260A DOOLEY DRIVE PAULDING, OH 45879</p> <p>7B. TELEPHONE NUMBER (Include Area Code): 419-399-3841</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1. ST. & CO CODE & ADMIN. LOCATION <p style="text-align: center;">39 125 1</p></td> <td style="width: 50%;">2. SIGN-UP NUMBER <p style="text-align: center;">48</p></td> </tr> <tr> <td>3. CONTRACT NUMBER <p style="text-align: center;">11252A</p></td> <td>4. ACRES FOR ENROLLMENT <p style="text-align: center;">0.89</p></td> </tr> <tr> <td>5. FARM NUMBER <p style="text-align: center;">5684</p></td> <td>6. TRACT NUMBER(S) <p style="text-align: center;">7073</p></td> </tr> <tr> <td>8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/></td> <td>9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2016 09/30/2031</td> </tr> </table> <p><i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</i></p>	1. ST. & CO CODE & ADMIN. LOCATION <p style="text-align: center;">39 125 1</p>	2. SIGN-UP NUMBER <p style="text-align: center;">48</p>	3. CONTRACT NUMBER <p style="text-align: center;">11252A</p>	4. ACRES FOR ENROLLMENT <p style="text-align: center;">0.89</p>	5. FARM NUMBER <p style="text-align: center;">5684</p>	6. TRACT NUMBER(S) <p style="text-align: center;">7073</p>	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2016 09/30/2031
1. ST. & CO CODE & ADMIN. LOCATION <p style="text-align: center;">39 125 1</p>	2. SIGN-UP NUMBER <p style="text-align: center;">48</p>								
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8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2016 09/30/2031								
10A. Rental Rate Per Acre \$ 169.00	10B. Annual Contract Payment \$ 150.00	10C. First Year Payment \$	11. Identification of CRP Land (See Page 2 for additional space)						
			A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
(Item 10C applicable only to continuous signup when the first year payment is prorated)			7073	4	CP38E-4D	0.89			
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)									
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE			(4) DATE (MM-DD-YYYY)			
JOSEPH B BARKER PO BOX 304 ANTWERP, OH 45813		50%				8/15/17			
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE			(4) DATE (MM-DD-YYYY)			
CLIFF FRIEND 835 W PEAKVIEW CIR LITTLETON, CO 80120-3323		50%				8/15/17			
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE			(4) DATE (MM-DD-YYYY)			
		%							
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)			
						08/15/2017			
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>									

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Original - County Office Copy

Owner's Copy

Operator's Copy

RECEIVED AUG 15 2017

COUNTY RECORD CARDS

COUNTY RECORD CARD



Claudia J. Fickel
County Auditor | Paulding County,
Ohio

SEARCH MAP INFO FORMS TOOLS

Search by Parcel, Owner or Address



Parcel

11-15S-022-00

101 - CASH - GRAIN OR GENERA...

Address

RD 204

CARRYALL TWP

Owner

FRIEND CLIFF W

SOLD: 12/28/2016 \$0.00

Appraised

\$236,400.00

ACRES: 40.1500

Photos: [Sketches](#)

No Photos for this Parcel



EagleView

Mini Map

MAP



LOCATION VALUATION LEGAL NOTES RESIDENTIAL AGRICULTURAL COMMERCIAL SALES LAND
IMPROVEMENTS TAX



Location

Parcel: **11-15S-022-00**
Owner: **FRIEND CLIFF W**
Address: **RD 204**
Municipality: **UNINCORPORATED**
Township: **CARRYALL TWP**
School District: **ANTWERP LSD**

Deeded Owner Address

Mailing Name: **FRIEND CLIFF W**
Mailing Address: **835 W PEAKVIEW CIR**
City, State, Zip: **LITTLETON CO 80120**

Tax Payer Address

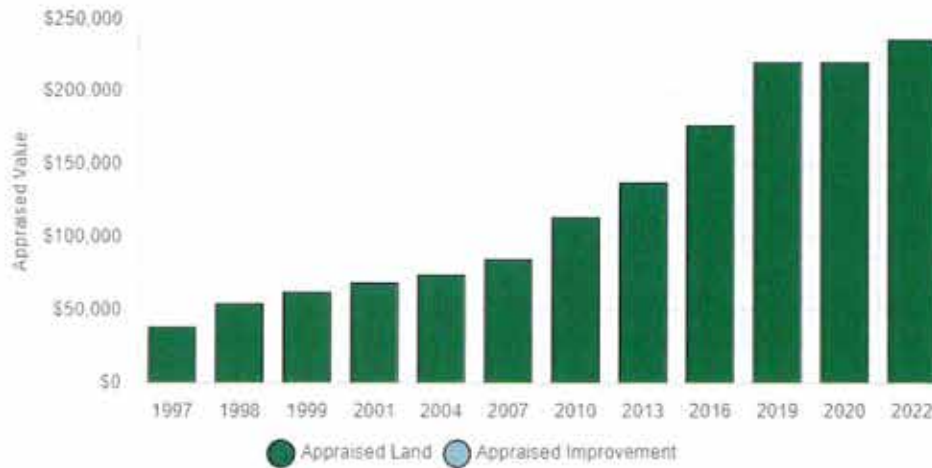
Mailing Name: **FRIEND CLIFF W**
Mailing Address: **835 W PEAKVIEW CIR**
City, State, Zip: **LITTLETON CO 80120**

COUNTY RECORD CARD

Valuation

Year	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2022	\$236,400.00 (\$63,180.00 🍀)	\$0.00	\$236,400.00	\$82,740.00 (\$22,110.00 🍀)	\$0.00	\$22,110.00
2020	\$220,600.00 (\$55,960.00 🍀)	\$0.00	\$220,600.00	\$77,210.00 (\$19,590.00 🍀)	\$0.00	\$19,590.00
2019	\$220,600.00 (\$57,690.00 🍀)	\$0.00	\$220,600.00	\$77,210.00 (\$20,190.00 🍀)	\$0.00	\$20,190.00
2016	\$177,300.00 (\$102,810.00 🍀)	\$0.00	\$177,300.00	\$62,060.00 (\$35,980.00 🍀)	\$0.00	\$35,980.00
2013	\$137,900.00 (\$83,120.00 🍀)	\$0.00	\$137,900.00	\$48,270.00 (\$29,090.00 🍀)	\$0.00	\$29,090.00
2010	\$114,200.00 (\$38,600.00 🍀)	\$0.00	\$114,200.00	\$39,970.00 (\$13,510.00 🍀)	\$0.00	\$13,510.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY RECORD CARD

Legal

Legal Acres	40.1500	Homestead Reduction	N
Legal Description	SW1/4 SW1/4 CARRYALL TW...	Owner Occupied	N
Land Use	101 - Cash - grain or genera...	Foreclosure	N
Neighborhood	00300	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$765.92	Divided Property	N
Routing Number	111500		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	LC	29.1680	\$1,980.00	\$1,980.00	\$1,980.00	\$57,750.00
W - Forestry Credit	LC	10.0620	\$540.00	\$540.00	\$540.00	\$5,430.00
O - Other	LC	0.9200	\$0.00	\$0.00	\$0.00	\$0.00
Totals		40.150				\$63,180.00

Commercial

No Commercial Building Records Found.

COUNTY RECORD CARD

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amot
12/28/2016	FRIEND CLIFF W	FRIEND CLIFF W	561E	EX-EXEMPT DEEDS		/	NO	2	
12/28/2016	FRIEND CLIFF W	FRIEND N EILEEN LIFE ESTA @(3)	560E	EX-EXEMPT DEEDS		/	NO	2	
10/16/1998	FRIEND N EILEEN LIFE ESTA	FRIEND LORRAINE A	430	Unknown		/	NO	2	\$33,
10/16/1998	FRIEND LORRAINE A	FRIEND CLIFF W	430	Unknown		/	NO	2	
10/16/1998	FRIEND CLIFF W	FRIEND N EILEEN LIFE ESTA	430	Unknown		/	NO	2	
10/16/1998	FRIEND N EILEEN LIFE ESTA	DUNDERMAN RICHARD ETAL	429	Unknown		/	NO	2	\$100,
8/25/1998	DUNDERMAN RICHARD ETAL	SMITH ANNA	0	Unknown	337E	/	UNKNOWN	1	
8/25/1998	SMITH ANNA	SMITH ANTHONY M	0	Unknown	337E	/	UNKNOWN	1	
8/25/1998	SMITH ANTHONY M	SMITH ANDREW T	0	Unknown	337E	/	UNKNOWN	1	
8/25/1998	SMITH ANDREW T	SMITH AMY	0	Unknown	337E	/	UNKNOWN	1	
8/25/1998	SMITH AMY	DUNDERMAN HARRY JOSEPH	0	Unknown	337E	/	UNKNOWN	1	
8/25/1998	DUNDERMAN HARRY JOSEPH	SALISBURY JANET	0	Unknown	337E	/	UNKNOWN	1	
8/25/1998	SALISBURY JANET	DUNDERMAN LARRY	0	Unknown	337E	/	UNKNOWN	1	
8/25/1998	DUNDERMAN LARRY	DUNDERMAN RICHARD ETAL	0	Unknown	337E	/	UNKNOWN	1	
4/15/1998	DUNDERMAN RICHARD ETAL	DUNDERMAN HELEN ETAL	0	Unknown		/	YES	3	
4/15/1998	DUNDERMAN HELEN ETAL	Unknown	0	Unknown		/	UNKNOWN	0	

COUNTY RECORD CARD

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate
A5 - A5	39.3920	0	0	0	100%	\$6,000.00	\$6,000.00	\$6,000.00
A0 - Row	0.7580	0	0	0	0%	\$0.00	\$0.00	\$0.00
Totals	40.1500							

Improvements

No Improvement Records Found.

Tax

	2024 Payable 2025	2023 Payable 2024	2022 Payable 2023	2021 Payable 2022		
			Delinquency	First Half	Second Half	Year Total
CHARGE			\$0.00	\$690.10	\$690.10	\$1,380.20
ADJUSTMENT				\$0.00	\$0.00	\$0.00
REDUCTION				-\$270.46	-\$270.46	-\$540.92
NON-BUSINESS CREDIT				-\$36.68	-\$36.68	-\$73.36
OWNER OCCUPANCY CREDIT				\$0.00	\$0.00	\$0.00
HOMESTEAD				\$0.00	\$0.00	\$0.00
SALES CREDIT				\$0.00	\$0.00	\$0.00
NET TAX			\$0.00	\$382.96	\$382.96	\$765.92
CAUV RECOUPMENT			\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS			\$0.00	\$94.60	\$94.59	\$189.19
PENALTY / INTEREST			\$0.00	\$0.00	\$0.00	\$0.00
NET OWED			\$0.00	\$477.56	\$477.55	\$955.11
NET PAID			\$0.00	-\$477.56	\$0.00	-\$477.56
NET DUE			\$0.00	\$0.00	\$477.55	\$477.55
TAX RATE: 62.424000					ESCROW	\$0.00
EFFECTIVE TAX RATE: 37.958667					SURPLUS	\$0.00

Yearly Tax Value Summary

Year	NET TAX	NET OWED
2024	\$765.92	\$955.11
2023	\$740.98	\$867.10
2022	\$753.88	\$861.09
2021	\$735.18	\$842.39

COUNTY RECORD CARD

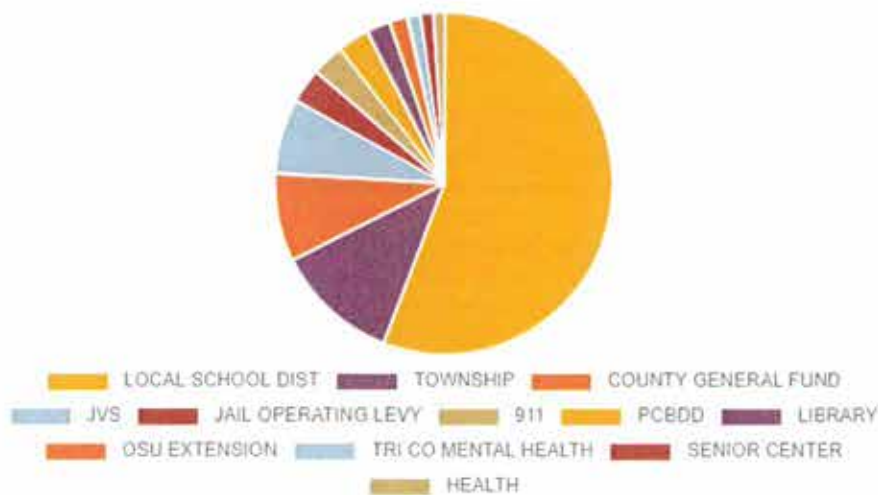
Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/6/2025	1-24	\$0.00	\$477.56	\$0.00	\$0.00	ic1312122-02062025-9-1
7/17/2024	2-23	\$0.00	\$0.00	\$433.55	\$0.00	ic071124-07172024-6-1
2/20/2024	2-23	\$0.00	\$433.55	\$0.00	\$0.00	ic020624-02122024-50-1
7/12/2023	2-22	\$0.00	\$0.00	\$430.54	\$0.00	ksl071323-07132023-22-7
2/8/2023	1-22	\$0.00	\$430.55	\$0.00	\$0.00	ksl020923-02092023-2-43
7/13/2022	2-21	\$0.00	\$0.00	\$421.19	\$0.00	ksl071322-07132022-26-10
2/1/2022	1-21	\$0.00	\$421.20	\$0.00	\$0.00	lawcounter-02012022-24-11

Tax Distributions

2024

All Distributions



COUNTY RECORD CARD

Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$427.58	55.83%
LIBRARY	\$17.46	2.28%
OSU EXTENSION	\$13.10	1.71%
JAIL OPERATING LEVY	\$25.26	3.30%
JVS	\$54.56	7.12%
PCBDD	\$22.92	2.99%
TOWNSHIP	\$89.92	11.74%
911	\$23.74	3.10%
HEALTH	\$8.42	1.10%
SENIOR CENTER	\$9.36	1.22%
TRI CO MENTAL HEALTH	\$9.92	1.30%
COUNTY GENERAL FUND	\$63.68	8.31%
Totals	\$765.92	100%

Special Assessments

Project Name	Past		Due				Year Balance	
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half
15-305 WALLACE LOW MT 13-1- 10035	\$0.00	\$0.00	\$21.64	-\$21.64	\$21.63	\$0.00	\$0.00	\$21.63
15-304 WALLACE UP MT 13-1-10035	\$0.00	\$0.00	\$72.96	-\$72.96	\$72.96	\$0.00	\$0.00	\$72.96
Totals	\$0.00	\$0.00	\$94.60	-\$94.60	\$94.59	\$0.00	\$0.00	\$94.59

[Discrepancies / Questions About This Parcel?](#)

Data Last Processed:
5/19/2025, 11:31:54 PM

Powered By: 

COUNTY RECORD CARD



Claudia J. Fickel

County Auditor | Paulding County,
Ohio

SEARCH MAP INFO FORMS TOOLS

Search by Parcel, Owner or Address

Parcel

11-16S-008-01

101 - CASH - GRAIN OR GENERA

Address

49 SR

CARRYALL TWP

Owner

FRIEND CLIFF W

SOLD: 12/28/2016 \$0.00

Appraised

\$113,100.00

ACRES: 20.3470

Photos [Sketches](#)

No Photos for this Parcel



EagleView

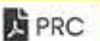
Mini Map

MAP



LOCATION VALUATION LEGAL NOTES RESIDENTIAL AGRICULTURAL COMMERCIAL SALES LAND

IMPROVEMENTS TAX



Location

Parcel **11-16S-008-01**
Owner **FRIEND CLIFF W**
Address **49 SR**
Municipality **UNINCORPORATED**
Township **CARRYALL TWP**
School District **ANTWERP LSD**

Deeded Owner Address

Mailing Name **FRIEND CLIFF W**
Mailing Address **835 W PEAKVIEW CIR**
City, State, Zip **LITTLETON CO 80120**

Tax Payer Address

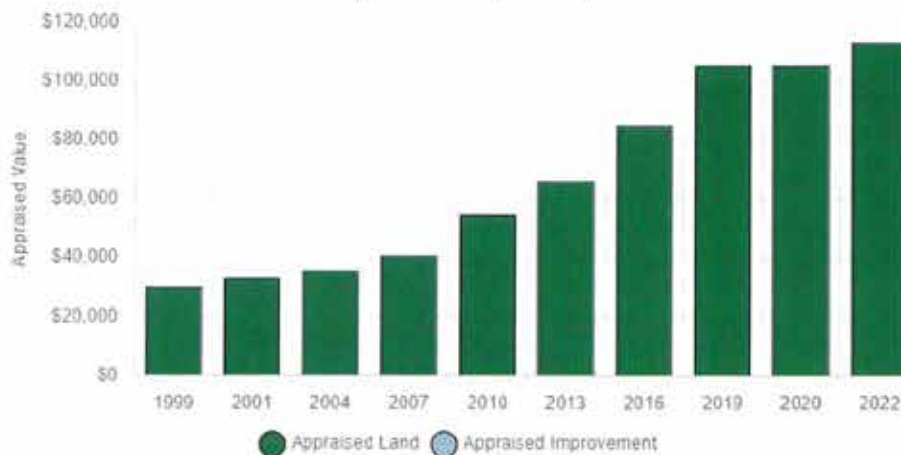
Mailing Name **FRIEND CLIFF W**
Mailing Address **835 W PEAKVIEW CIR**
City, State, Zip **LITTLETON CO 80120**

Valuation

COUNTY RECORD CARD

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2022	\$113,100.00 (\$37,800.00 🍂)	\$0.00	\$113,100.00	\$39,590.00 (\$13,230.00 🍂)	\$0.00	\$13,230.00
2020	\$105,600.00 (\$33,790.00 🍂)	\$0.00	\$105,600.00	\$36,960.00 (\$11,830.00 🍂)	\$0.00	\$11,830.00
2019	\$105,600.00 (\$35,720.00 🍂)	\$0.00	\$105,600.00	\$36,960.00 (\$12,500.00 🍂)	\$0.00	\$12,500.00
2016	\$84,900.00 (\$49,210.00 🍂)	\$0.00	\$84,900.00	\$29,720.00 (\$17,220.00 🍂)	\$0.00	\$17,220.00
2013	\$66,000.00 (\$39,780.00 🍂)	\$0.00	\$66,000.00	\$23,100.00 (\$13,920.00 🍂)	\$0.00	\$13,920.00
2010	\$54,700.00 (\$18,480.00 🍂)	\$0.00	\$54,700.00	\$19,150.00 (\$6,470.00 🍂)	\$0.00	\$6,470.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	20.3470	Homestead Reduction	N
Legal Description	SE1/4 SE1/4 E OF SR 49 CARR...	Owner Occupied	N
Land Use	101 - Cash - grain or genera...	Foreclosure	N
Neighborhood	00300	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$458.28	Divided Property	N
Routing Number	111600		

Notes

No Note Records Found.

COUNTY RECORD CARD

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	LC	19.0890	\$1,980.00	\$1,980.00	\$1,980.00	\$37,800.00
O - Other	LC	1.2580	\$0.00	\$0.00	\$0.00	\$0.00
Totals		20.347				\$37,800.00

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/28/2016	FRIEND CLIFF W	FRIEND CLIFF W	561E	EX-EXEMPT DEEDS		/	NO	2	\$
12/28/2016	FRIEND CLIFF W	FRIEND N EILEEN LIFE ESTA @ (3)	560E	EX-EXEMPT DEEDS		/	NO	2	\$
10/30/1998	DUNDERMAN RICHARD ETAL	**PARCEL CREATED	455	Unknown		/	UNKNOWN	1	\$
10/30/1998	**PARCEL CREATED	FRIEND N EILEEN LIFE ESTA	455	Unknown		/	UNKNOWN	1	\$
10/16/1998	FRIEND N EILEEN LIFE ESTA	FRIEND N EILEEN LIFE ESTA	430	Unknown		/	NO	2	\$33,61
10/16/1998	FRIEND N EILEEN LIFE ESTA	Unknown	429	Unknown		/	NO	2	\$100,95

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate
A5 - A5	18.8550	0	0	0	100%	\$6,000.00	\$6,000.00	\$6,000.00
A0 - Row	1.4920	0	0	0	0%	\$0.00	\$0.00	\$0.00
Totals	20.3470							

COUNTY RECORD CARD

Improvements

No Improvement Records Found.

Tax

2024 Payable 2025	2023 Payable 2024	2022 Payable 2023		2021 Payable 2022	
		Delinquency	First Half	Second Half	Year Total
CHARGE		\$0.00	\$412.93	\$412.93	\$825.86
ADJUSTMENT			\$0.00	\$0.00	\$0.00
REDUCTION			-\$161.84	-\$161.84	-\$323.68
NON-BUSINESS CREDIT			-\$21.95	-\$21.95	-\$43.90
OWNER OCCUPANCY CREDIT			\$0.00	\$0.00	\$0.00
HOMESTEAD			\$0.00	\$0.00	\$0.00
SALES CREDIT			\$0.00	\$0.00	\$0.00
NET TAX		\$0.00	\$229.14	\$229.14	\$458.28
CAUV RECOUPMENT		\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS		\$0.00	\$51.95	\$51.95	\$103.90
PENALTY / INTEREST		\$0.00	\$0.00	\$0.00	\$0.00
NET OWED		\$0.00	\$281.09	\$281.09	\$562.18
NET PAID		\$0.00	-\$281.09	-\$281.09	-\$562.18
NET DUE		\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 62.424000				ESCROW	\$0.00
EFFECTIVE TAX RATE: 37.958667				SURPLUS	\$0.00

Yearly Tax Value Summary

Year	NET TAX	NET OWED
2024	\$458.28	\$562.18
2023	\$443.38	\$517.64
2022	\$451.10	\$516.47
2021	\$443.98	\$500.56

COUNTY RECORD CARD

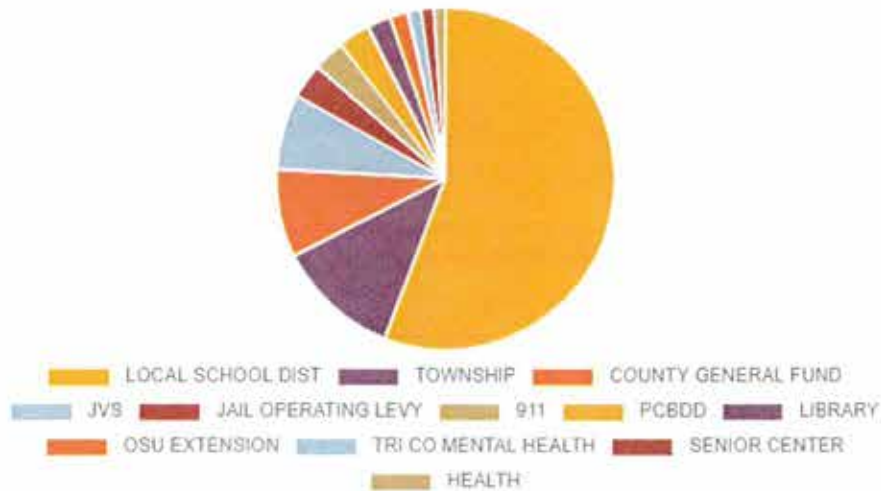
Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/6/2025	1-24	\$0.00	\$281.09	\$281.09	\$0.00	ic1312122-02062025-10-1
7/17/2024	2-23	\$0.00	\$0.00	\$258.82	\$0.00	ic071124-07172024-7-1
2/20/2024	2-23	\$0.00	\$258.82	\$0.00	\$0.00	ic020624-02122024-51-1
7/12/2023	2-22	\$0.00	\$0.00	\$258.23	\$0.00	ksl071323-07132023-22-3
2/8/2023	1-22	\$0.00	\$258.24	\$0.00	\$0.00	ksl020923-02092023-2-42
7/13/2022	2-21	\$0.00	\$0.00	\$250.27	\$0.00	ksl071522-07152022-10-9
2/1/2022	1-21	\$0.00	\$250.29	\$0.00	\$0.00	lawcounter-02012022-24-9

Tax Distributions

2024

All Distributions



COUNTY RECORD CARD

Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$255.78	55.81%
LIBRARY	\$10.44	2.28%
OSU EXTENSION	\$7.84	1.71%
JAIL OPERATING LEVY	\$15.12	3.30%
JVS	\$32.66	7.13%
PCBDD	\$13.74	3.00%
TOWNSHIP	\$53.82	11.74%
911	\$14.20	3.10%
HEALTH	\$5.04	1.10%
SENIOR CENTER	\$5.60	1.22%
TRI CO MENTAL HEALTH	\$5.94	1.30%
COUNTY GENERAL FUND	\$38.10	8.31%
Totals	\$458.28	100%

Special Assessments

Project Name	Past		Due				Year Balance	
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half
15-305 WALLACE LOW MT 13-1- 10035	\$0.00	\$0.00	\$7.50	-\$7.50	\$7.50	-\$7.50	\$0.00	\$0.00
15-304 WALLACE UP MT 13-1-10035	\$0.00	\$0.00	\$44.45	-\$44.45	\$44.45	-\$44.45	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$51.95	-\$51.95	\$51.95	-\$51.95	\$0.00	\$0.00

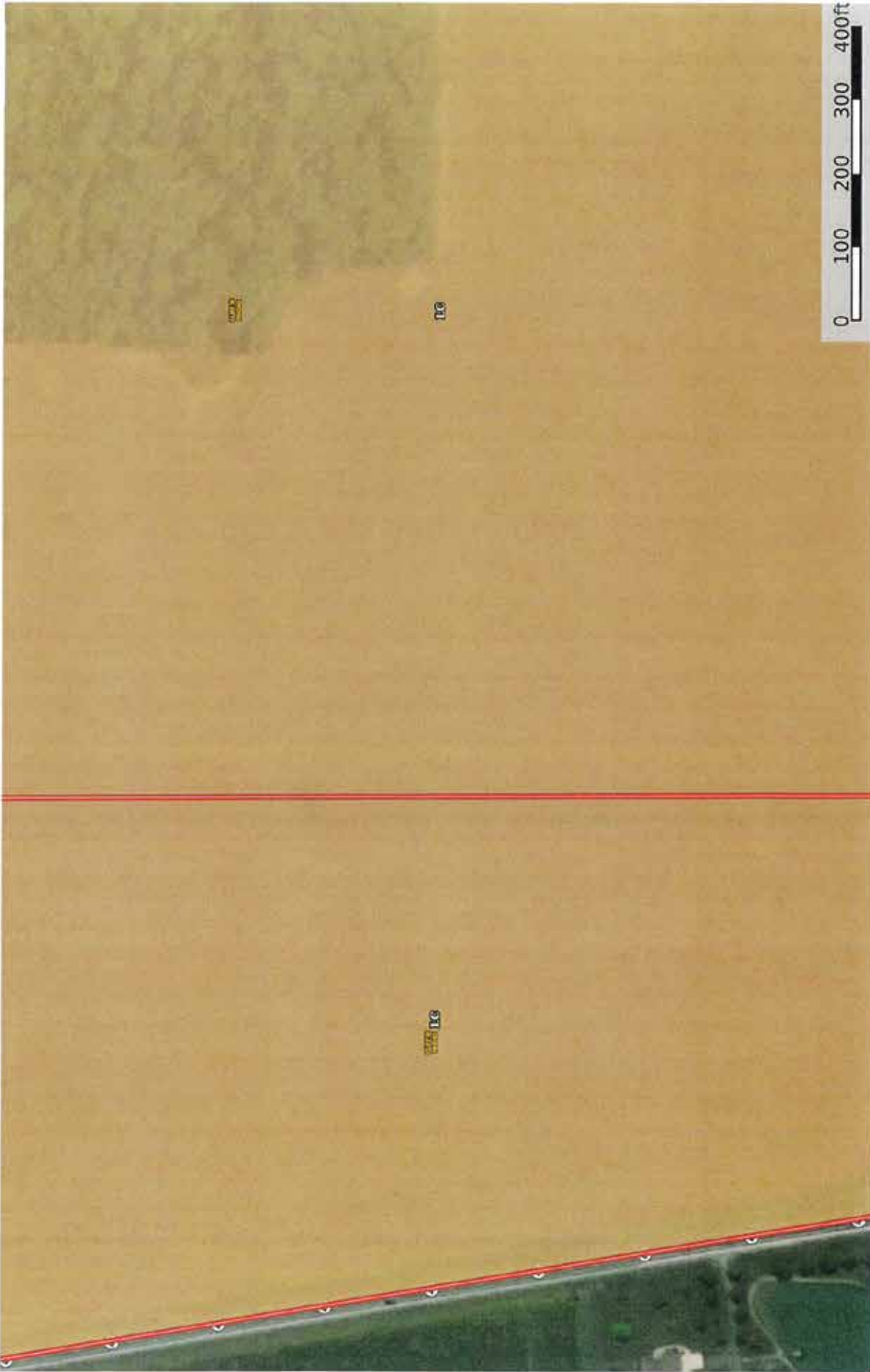
[Discrepancies / Questions About This Parcel?](#)

Data Last Processed:
5/19/2025, 11:31:54 PM

Powered By: 

COUNTY RECORD CARD

Section 1, Township 10N, Range 10E, AC +/-



Boundary


erry Ehle

Map Tools

The information contained herein was obtained from a public record. It is not guaranteed to be accurate or complete. It is the user's responsibility to verify the information.



COUNTY RECORD CARD

|  All Polygons 60.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	60.53	100.0	0	63	3w
TOTALS		60.53(*)	100%	-	63.0	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 40.24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	40.24	100	0	63	3w
TOTALS		40.24(*)	100%	-	63.0	3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 20.29 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	20.29	100	0	63	3w
TOTALS		20.29(*)	100%	-	63.0	3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.









COUNTY RECORD CARD

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

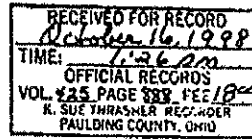
(s) soil limitations within the rooting zone (w) excess of water

LEGALS & SURVEY

LEGALS

03922

VOLUME 425 PAGE 888



DEED OF FIDUCIARY
Statutory Form
(R.C. Sec. 5302.09)

INDEXED

KNOW ALL MEN BY THESE PRESENTS:

That HARRY JOSEPH DUNDERMAN, Ancillary Administrator of the Estate of Florence M. Smith, a.k.a. Florence Smith, deceased, by the power conferred by the Probate Court, Paulding County, Ohio, in Case No. P-98-117, and by every other power, for the sum of Thirty-three Thousand Six Hundred Fifty-one & 25/100 Dollars (\$33,651.25), Grants, with fiduciary covenants, to: N. EILEEN FRIEND, for and during her natural life, and upon her death then unto CLIFF W. FRIEND and LORRAINE A. FRIEND, brother and sister, their heirs and assigns, whose tax mailing address is: 2316 Rd. 8, Hicksville, OH 43526

the following real property:

Set Out Fully On Attached Exhibit "A"

Prior Instrument Reference: V. 423, p. 463; V. 417, p. 757; V. 210, p. 547

WITNESS my hand this 30th day of September, 1998.

Signed and acknowledged before:

Harvey E. Hyman
Harvey E. Hyman

Harry Joseph Dunderman
Harry Joseph Dunderman, Ancillary Administrator of the Estate of Florence M. Smith, a.k.a. Florence Smith, deceased, Probate Court # P-98-117, Paul. Co., Ohio

Cara Lou Strahley
Cara Lou Strahley

STATE OF OHIO }
PAULDING COUNTY } SS:

BE IT REMEMBERED, that on this 30th day of September 1998, before me, the subscriber, a notary public in and for said State, personally came the above-named Grantor and acknowledged that the signing of the foregoing instrument to be his voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned. IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



My comm. expires:
Lifetime commission

Harvey E. Hyman
Harvey E. Hyman, Notary Public,
State of Ohio.

This instrument prepared by: HYMAN AND HYMAN, 123 N. Main Street, Paulding, Ohio 45879

LEGALS

LVOL. 425 PAGE 889

EXHIBIT 'A'

Deed from Florence Smith, by An. Adm.
to: N. Eileen Friend, et al.

A parcel of land lying East of the centerline of State Route No. 49 and being the Southwest Quarter (1) of the Southwest Quarter (1) of Section 16, and also all in Town 3 North, Range 1 East, Carryall Township, Paulding County, Ohio, and which is more particularly described as follows:

Beginning at an iron pipe found at the Southeast corner of the Southeast Quarter (1) of said Section 16;

thence North 88°54'51" West (assumed bearing for the purposes of this description) on the South line of the Southeast Quarter (1) of the Southeast Quarter (1) of said Section 16 and the centerline of County Road No. 204, five hundred fifty-eight and sixty hundredths (558.60) feet to a PK nail set in the centerline of State Route No. 49;

thence North 8°15'00" West on the centerline of State Route No. 49, one thousand three hundred forty-eight and twenty-two hundredths (1,348.22) feet to a PK nail set on the North line of the Southeast Quarter (1) of the Southeast Quarter (1) of said Section 16;

thence South 88°57'55" East on the North line of the Southeast Quarter (1) of the Southeast Quarter (1) of said Section 16, thirty-five and forty-six hundredths (35.46) feet to a 5/8" x 30" iron pin with reference cap set on the Easterly right-of-way of State Route No. 49;

thence continuing South 88°57'55" East on the said North line of the Southeast Quarter (1) of the Southeast Quarter (1) of Section 16, seven hundred thirty-eight and zero hundredths (738.00) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southeast Quarter (1) of the Southeast Quarter (1) of said Section 16;

thence South 89°11'22" East on the North line of the Southwest Quarter (1) of the Southwest Quarter (1) of said Section 15, one thousand three hundred thirteen and forty hundredths (1,313.40) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southwest Quarter (1) of the Southwest Quarter (1) of said Section 15;

thence South 0°48'56" West on the East line of the Southwest Quarter (1) of the Southwest Quarter (1) of said Section 15, one thousand two hundred ninety-nine and seventy-one hundredths (1,299.71) feet to a 5/8" x 30" iron pin with reference cap set;

thence continuing South 0°48'56" West on the said East line of the Southwest Quarter (1) of the Southwest Quarter (1) of Section 15, thirty and zero hundredths (30.00) feet to a PK nail set at the Southeast corner of the Southwest Quarter (1) of the Southwest Quarter (1) of said Section 15 and the centerline of County Road No. 204;

thence North 89°14'53" West on the South line of the Southwest Quarter (1) of the Southwest Quarter (1) of said Section 15 and the centerline of County Road No. 204, one thousand three hundred fifteen and eighty-four hundredths (1,315.84) feet to the point of beginning.

Containing 60.497 acres of land more or less of which 2.182 acres is County Road No. 204 and State Route No. 49 right-of-ways, for net acreage of 58.515 acres of land, more or less.

Subject to all other easements, zoning regulations or restrictions of record.

A survey was done by Paul J. Westhoven, Registered Surveyor No. 5602, Survey No. 6474-P-Ca-8-7-98.

*being a part of the Southeast Quarter (1) of the Southeast Quarter (1) of Section Sixteen (16),

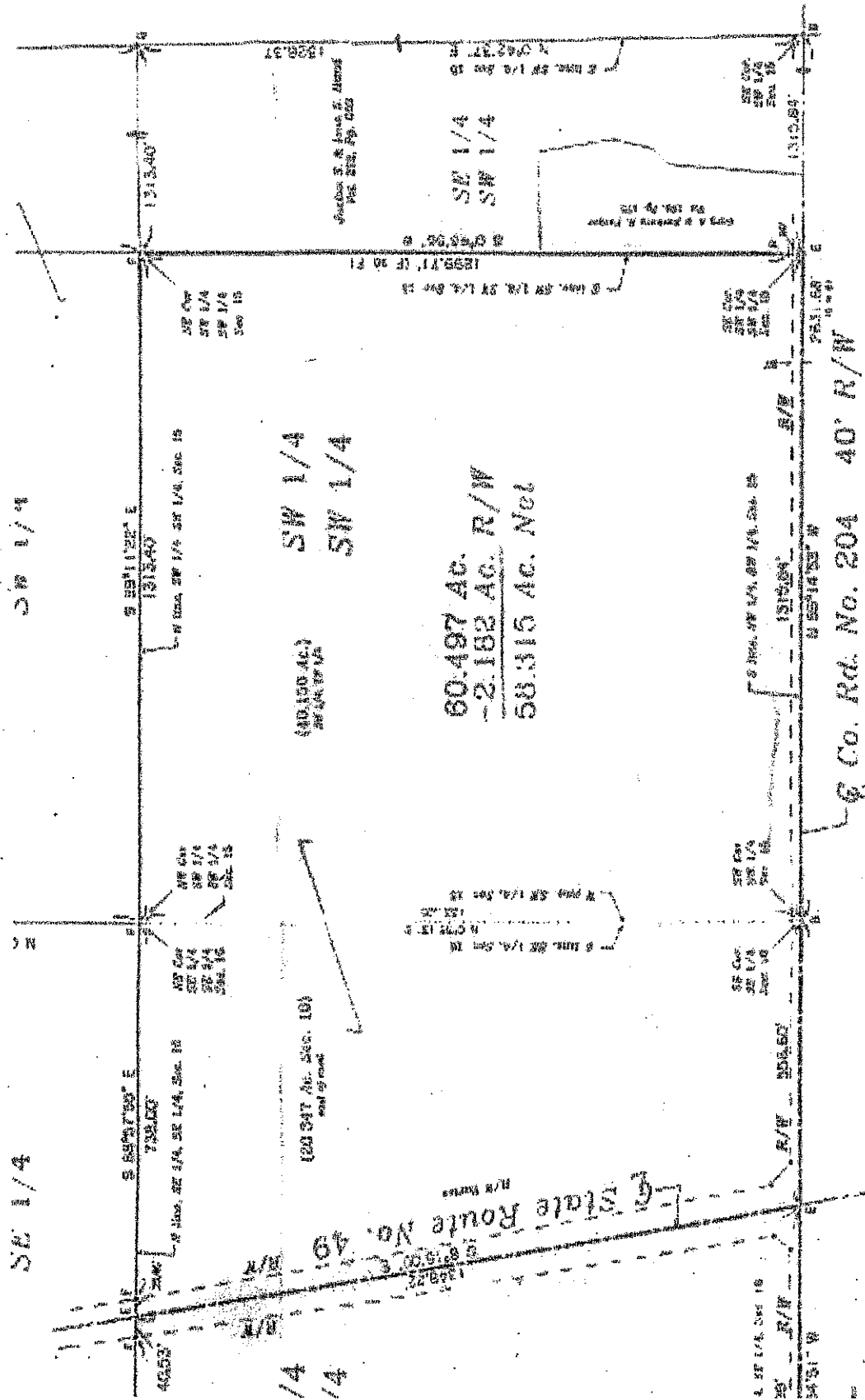
DESCRIPTION CHECKED
& APPROVED
PLD. CO. ENGINEER'S OFFICE
BY *[Signature]*

This conveyance has been
examined and the Grantor
has complied with Section
319.302 of the Revised Code.
see 23.10
BILL BOLENBAUGH
County Auditor

TRANSFERRED
Oct. 16 1998
Bill Bolenbaugh
Auditor

PCL ID
11-14-008-00
11-15-008-00 *split*

SURVEY



- Legend**
- A - Roubidoux pipe found
 - B - Iron pipe found
 - C - Iron box found
 - D - Cornerstone found prev. survey
 - E - 1/2" x 1/2" nail set
 - F - 5/8" x 30" iron pipe & ref. cap set
 - G - Post found or established

PRELIMINARY TITLE

PRELIMINARY TITLE

MAUMEE VALLEY TITLE AGENCY INC. - TITLE EXAMINATION REPORT

Case No. 250214 Attorney: SCHRADER REAL ESTATE & AUCTION County: PAULDING
Received by MVTA: 6/18/2025

Property titled as: CLIFF W. FRIEND

TITLE ATTAINED BY VIRTUE OF THE FOLLOWING INSTRUMENTS:

Quit-Claim Deed from Lorraine A. Friend, unmarried, dated December 23, 2016, filed for record December 29, 2016 at 8:04 a.m. in Volume 575, Page 2611 of the Paulding County, Ohio, Official Records.

Affidavit for Transfer stating that N. Eileen Friend died December 13, 2016, dated December 23, 2016, filed for record December 29, 2016 at 8:04 a.m. in Volume 575, Page 2607 of the Paulding County, Ohio, Official Records.

Warranty Deed from Richard Dunderman and Ottilee Dunderman, husband and wife; Larry Dunderman and Nila Dunderman, husband and wife; Janet Salisbury and Carlton Salisbury, wife and husband; Jospeh Dunderman, a.k.a. Harry Joseph Dunderman, and Patsy Dunderman, husband and wife; Amy Smith, unmarried; Andrew T. Smith, unmarried; Anthony M. Smith, unmarried; and Anna Smith, unmarried, dated August 27, 1998, filed for record October 16, 1998 at 1:27 p.m. in Volume 425, Page 891 of the Paulding County, Ohio, Official Records.

Fiduciary Deed from Harry Joseph Dunderman, Ancillary Administrator of the Estate of Florence M. Smith, a.k.a. Florence Smith, deceased, dated September 30, 1998, filed for record October 16, 1998 at 1:26 p.m. in Volume 425, Page 888 of the Paulding County, Ohio, Official Records.

SCHEDULE 1: TAXES and ASSESSMENTS: Parcel: 11-15S-022-00 (40.15A) (Parcel 1)

Taxes and assessments for the first half of 2024 total \$477.56 are PAID; taxes and assessments for the second half 2024 total \$477.55 are UNPAID, due and payable July 16, 2025. Taxes and assessments for the year 2025 are a lien, but not yet due or payable. The above tax duplicate reflects the following assessment(s) which have been included in each half: 15-305 WALLACE LOW MT 13-1-10035 in the amount of \$21.64 for the first half and \$21.63 for the second half; 15-304 WALLACE UP MT 13-1-10035 in the amount of \$72.96 per half.

CAUV: YES If yes, you need to type in clause. Homestead: NO Vacant or Improved? VACANT

Parcel: 11-16S-008-01 (20.347A) (Parcel 2)

Taxes and assessments for the first half of 2024 total \$281.09 are PAID; taxes and assessments for the second half 2024 total \$281.09 are PAID. Taxes and assessments for the year 2020 are a lien, but not yet due or payable. The above tax duplicate reflects the following assessment(s) which have been included in each half: 15-305 WALLACE LOW MT 13-1-10035 in the amount of \$7.50 per half; 15-304 WALLACE UP MT 13-1-10035 in the amount of \$44.45 per half.

CAUV: YES If yes, you need to type in clause. Homestead: NO Vacant or Improved? VACANT

SCHEDULE 2: MORTGAGES: NONE

SCHEDULE 3: Leases, Judgments, Foreign Executions, Suits Pending: NONE

SCHEDULE 4: Easements and Restrictive Covenants:

Supplemental Easement and Right of Way granted to Ohio Power Company dated February 27, 2023, filed for record May 5, 2023 at 2:04 p.m. in Volume 613, Page 236 of the Paulding County, Ohio, Official Records. (Parcel 2)

Easement for Highway Purposes granted to the State of Ohio dated August 27, 1952, filed for record July 6, 1953 at 10:55 a.m. in Volume 151, Page 7 of the Paulding County, Ohio, Deed Records.

Easement granted to The Ohio Power Company dated July 7, 1927, filed for record July 26, 1927 at 9:10 a.m. in Volume 4, Page 390 of the Paulding County, Ohio, Lease Records.

SCHEDULE 5: Other matters of record or information not of record:

Survey dated July 22, 1998. (copy attached)

PRELIMINARY TITLE

ROOT: This examination covers a period of time beginning with a certain:

Warranty Deed from Daniel K. Zuber and Alice A. Zuber, his wife, to Daisy Mae Dunderman dated March 12, 1936 filed for record July 23, 1936 at 2:45 p.m. in Volume 124, Page 493 of the Paulding County, Ohio, Deed Records.

Access to property by: State Route 49 (Parcel 2 only) and Road 204 (Parcels 1 & 2)

Survey on File or Available? YES, copy attached

Examination Date: June 18, 2025 at 7:30 a.m. Examiner: Tina Batt

PRELIMINARY TITLE

VOL 575 PAGE 2611

Instrument
201600003269

201600003269
Filed for Record in
PAULDING COUNTY, OHIO
CAROL E TEMPLE, COUNTY RECORDER
12-29-2016 At 08:04 am.
QUIT CLAIM 36.00
OR Volume 575 Page 2611 - 2613

REAL ESTATE TRANSFER	
Grantor has complied with ORC Sec. 319.202	
Date	<u>12-28-16</u>
Fee	<u>NIC</u> Exempt <u>S</u>
CLAUDIA J. FICKEL, County Auditor	

Aggie G. Follen

QUIT CLAIM DEED

Lorraine A. Friend, an unmarried woman of legal age, of Nelson, New Zealand, for valuable consideration paid, grants to Cliff W. Friend, whose tax-mailing address is 835 W. Peakview Circle, Littleton, CO 80120, the following **REAL PROPERTY**:

Situated in the County of Paulding, in the State of Ohio and in the Township of Carryall:

See attached Exhibit A.

Parcel No. 11-15S-022-00 and 11-16S-008-01
Address of Property: Rd 204 & SR 49, Antwerp, OH 45813

Prior Instrument Reference: Vol. 575 Page 2607; Vol. 425 Page 888; and Vol. 425 Page 891 of the Official Records of Paulding County, Ohio.

EXECUTED this 23 day of

DECEMBER
November
Lorraine A. Friend

Lorraine A. Friend

Indexed

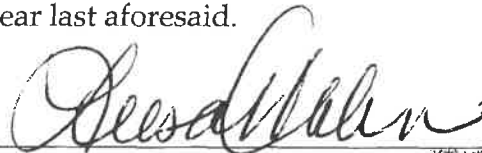
PRELIMINARY TITLE

VOL 575 PAGE 2612

STATE OF OHIO)
COUNTY OF PAULDING) SS:

BE IT REMEMBERED, That on this 23 day of December , 2016 before me, the subscriber, a Notary Public, in and for said state, personally came, Lorraine A. Friend, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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



Notary Public - Leesa Hahn
My Commission Expires: 09-13-2021



THIS INSTRUMENT PREPARED BY: Floyd A. Ramsier, Attorney at Law,
120 S. Main St., PO Box #1, Antwerp, Ohio 45813 Phone: 419-258-2191 (#0013250)

PRELIMINARY TITLE

VOL 575 PAGE 2613

DESCRIPTION CHECKED
& APPROVED

PLDG. CO. ENGINEER'S OFFICE

BY Jaw 12-28-2016

Exhibit A

Situated in the Township of Carryall, County of Paulding, and State of Ohio, more particularly described as follows, to-wit:

A parcel of land lying East of the centerline of State Route No. 49, and being the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), and also being a part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), all in T3N, R1E, Carryall Township, Paulding County, Ohio, and which is more particularly described as follows:

BEGINNING at an iron pipe found at the Southeast corner of the Southeast Quarter (1/4) of said Section Sixteen (16); thence North 88°-54'-51" West (assumed bearing for the purposes of this description) on the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16 and the centerline of Co. Rd. No. 204, Five Hundred Fifty-eight and sixty hundredths (558.60) feet to a PK nail set in the centerline of State Route No. 49; thence North 8°-15'-00" West on the centerline of St. Rte. No. 49, One Thousand Three Hundred Forty-eight and twenty-two hundredths (1348.22) feet to a PK nail set on the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16; thence South 88°-57'-55" East on the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16, Thirty-five and forty-six hundredths (35.46) feet to a 5/8" x 30" iron pin with reference cap set on the Easterly right-of-way line of State Route No. 49; thence continuing South 88°-57'-55" East on the said North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 16, Seven Hundred thirty-eight and zero hundredths (738.00) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16; thence South 89°-11'-22" East on the North line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15, One Thousand Three Hundred Thirteen and forty hundredths (1313.40) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15; thence South 0°-48'-56" West on the East line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15, One Thousand Two Hundred Ninety-nine and seventy-one hundredths (1299.71) feet to a 5/8" x 30" iron pin with reference cap set; thence continuing South 0°-48'-56" West on the said East line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 15, Thirty and zero hundredths (30.00) feet to a PK nail set at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15 and the centerline of County Rd. No. 204; thence North 89°-14'-53" West on the South line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15 and the centerline of County Rd. No. 204, One Thousand Three Hundred Fifteen and eighty-four hundredths (1315.84) feet to the point of beginning.

CONTAINING 60.497 acres of land, more or less, of which 2.182 acres is County Rd. No. 204 and State Route No. 49 rights-of-way, for a net acreage of 58.315 acres of land, more or less, subject to all zoning regulations, restrictions, and all easements either apparent or of record.

PRELIMINARY TITLE

VOL 575 PAGE 2607

Instrument
201600003268

201600003268
Filed for Record in
PAULDING COUNTY, OHIO
CAROL E TEMPLE, COUNTY RECORDER
12-29-2016 At 08:04 am.
AFF/TRANS 44.00
OR Volume 575 Page 2607 - 2610

REAL ESTATE TRANSFER
Grantor has complied with ORC Sec. 319.202
Date <u>12-28-16</u>
Fee <u>NIL</u> Exempt <u>N</u>
CLAUDIA J. FICKEL, County Auditor

Angie G. Staller

STATE OF OHIO)
) SS:
COUNTY OF PAULDING)

AFFIDAVIT FOR TRANSFER TO SURVIVOR - TERMINATION OF LIFE ESTATE

Cliff W. Friend, being first duly sworn, says that N. Eileen Friend died a resident of Paulding County, Ohio, on December 13, 2016, as shown by the attached Certificate of Death.

That the Deed of Fiduciary, dated September 30, 1998, and recorded on October 16, 1998, at Volume 425 Page 888 of the Official Records of the Recorder of Paulding County, Ohio; and the Warranty Deed, dated August 27, 1998, and recorded on October 16, 1998, at Volume 425 Page 891, of the Official Records of the Recorder of Paulding County, Ohio, conveyed to N. Eileen Friend for and during her natural life and upon her death then unto Cliff W. Friend and Lorraine A. Friend, brother and sister, their heirs and assigns, the real estate described as follows:

See attached Exhibit A.

Parcel No. 11-15S-022-00; 11-16S-008-01
Address of Property: Rd 204 & SR 49, Antwerp, OH 45813

That this Affidavit is made for the purpose of showing Cliff

Indexed

PRELIMINARY TITLE

VOL 575 PAGE 2608

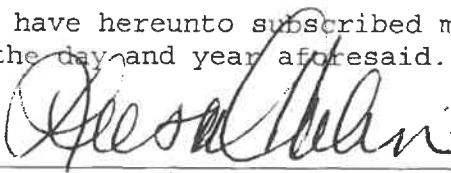
W. Friend and Lorraine A. Friend, as the owners of the real estate described above and for the purpose of obtaining a transfer by the Auditor of Paulding County, Ohio, on the tax duplicates as provided by Section 319.20 of the Revised Code of the State of Ohio. The tax mailing address of Cliff W. Friend and Lorraine A. Friend is 835 W. Peakview Circle, Littleton, CO 80120.


Cliff W. friend

STATE OF OHIO)
) SS:
COUNTY OF PAULDING)

BE IT REMEMBERED, that on this 23 day of December, 2016, before me, the subscriber, a Notary Public in for said state, personally came, Cliff W. Friend, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my hand and affixed my notarial seal on the day and year aforesaid.


Notary Public - Leesa Hahn
My Comm. Expires: 09-13-2021



This Instrument Prepared By:
Floyd A. Ramsier, Attorney at Law
120 S. Main St., P.O. Box 1
Antwerp, OH 45813
419-258-2191

PRELIMINARY TITLE

VOL 575 PAGE 2609

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY JAW 12-28-2016

Exhibit A

Situated in the Township of Carryall, County of Paulding, and State of Ohio, more particularly described as follows, to-wit:

A parcel of land lying East of the centerline of State Route No. 49, and being the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), and also being a part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), all in T3N, R1E, Carryall Township, Paulding County, Ohio, and which is more particularly described as follows:

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PRELIMINARY TITLE

VOL 575 PAGE 2610

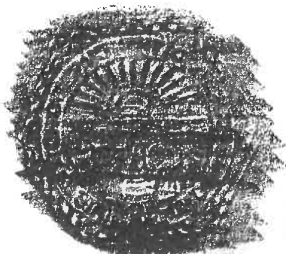
Reg. Dist. No. 63 Ohio Department of Health - Vital Statistics State File No. 2016114494
 Primary Reg. Dist. No. 6300 **CERTIFICATE OF DEATH**
 Registrar's No. 2016000080 Type or print in permanent blue or black ink

1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKA's if any)		2. Sex	3. Date of Death (Mo/Day/Year)
NEOLA EILEEN FRIEND		FEMALE	DECEMBER 13, 2016
4. Social Security Number	5a. Age (Years)	5b. Under 1 Year	5c. Under 1 day
	92	Months	Hours Minutes
6. Date of Birth (Mo/Day/Year)	7. Birthplace (City and State or Foreign Country)		
NOVEMBER 26, 1924	HICKSVILLE, OHIO		
8a. Residence State	8b. County	8c. City or Town	8d. Inside City Limits?
OHIO	PAULDING	Hicksville	NO
84. Street and Number	8e. Apt. No.	8f. Zipcode	8g. Inside City Limits?
2316 ROAD 8		43526	NO
9. Ever in US Armed Forces?	10. Marital Status at Time of Death	11. Surviving Spouse's Name (if wife, give name prior to first marriage)	
NO	WIDOWED (AND NOT REMARRIED)		
12. Decedent's Education	13. Decedent of Hispanic Origin	14. Decedent's Race	
MASTERS DEGREE (E.G., MA, MS..)	NO	WHITE	
15. Father's Name	16. Mother's Name (prior to first marriage)		
WALTER R STRUBING	MELVA L SNYDER		
17a. Informant's Name	17b. Relationship to Decedent	17c. Mailing Address (Street and Number, City, State, Zip Code)	
CLIFF W FRIEND	SON	835 W. PEAKVIEW CIRCLE	
18a. Place of Death	18b. City or Town, State and Zip Code		
DECEDENT'S HOME	LITTLETON, COLORADO 80120		
18c. Facility Name (if not institution, give street & number)	18d. County of Death		
2316 ROAD 8	HICKSVILLE, OH 43526		PAULDING
19. Signature of Funeral Service Licensee or Other Agent	20. License Number (of Licensee)	21. Name and Complete Address of Funeral Facility	
SHAWN R DOOLEY	008346	DOOLEY FUNERAL HOME INC	
22a. Method of Disposition	22b. Date of Disposition (Mo/Day/Year)	22c. Place of Disposition (Name of Cemetery, Crematory, or other place)	
BURIAL	DECEMBER 17, 2016	202 W RIVER ST	
22d. Location (City/Town and State)	22e. Date Disposition Permit Issued (Mo/Day/Year)		
MAUMEE CEMETERY	ANTWERP, OH 12/15/2016		
23. Registrar's Signature	24. Date Filed (Mo/Day/Year)	25. Name of Person Issuing Disposition Permit	
<i>Robin Gonzales</i>	12/15/2016	DOOLEY, SHAWN	
25a. Certifier (Check only one)	25b. District No.	25c. Date Disposition Permit Issued (Mo/Day/Year)	
<input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated.	6300	12/15/2016	
<input type="checkbox"/> Coroner or Medical Examiner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.			
26b. Time of Death	26c. Date Pronounced Dead (Mo/Day/Year)	26d. Was the Medical Examiner or Coroner Contacted?	
2:35 P	12-13-2016	NO	
26e. Signature of Certifier	26f. License Number	26g. Date Signed (Mo/Day/Year)	
<i>Michael Kooistra Jr.</i>	35.090360	12-15-2016	
27. Name (First, Middle, Last) and Address of Person who Completed Cause of Death			
MICHAEL KOOISTRA JR, 104 NORTH WEST ST, EDGERTON, 43517			
28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.			28b. Approximate Interval Between Onset and Death
Immediate Cause (The disease or condition resulting in death)			
a. <i>Colon cancer with metastases</i>			5 yrs.
29. Essentially list conditions, if any, leading to immediate cause.			
b. Due to (or as Consequence of) <i>COLON CANCER</i>			5 yrs.
c. Due to (or as Consequence of)			
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)			
d. Due to (or as Consequence of)			
Part II. Enter significant conditions contributing to death but not resulting in the underlying cause given in Part I.			
30. Did Tobacco Use Contribute to Death?		31. Female, Pregnancy Status	32. Was an Autopsy Performed?
<input type="checkbox"/> Yes <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No		<input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury	33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)			33d. Injury at Work?
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33f. Describe How Injury Occurred:			33g. If Transportation Injury, Specify:
			<input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other:

1151691
2016114494

1151691
2016114494

2016114494



I HEREBY CERTIFY THIS DOCUMENT IS AN EXACT COPY OF THE RECORD ON FILE WITH THE OHIO DEPARTMENT OF HEALTH.

DE 1516788595

Robin Gonzales
 ROBIN GONZALES, LOCAL REGISTRAR
 OFFICE OF VITAL STATISTICS
 WITNESS MY SIGNATURE & SEAL

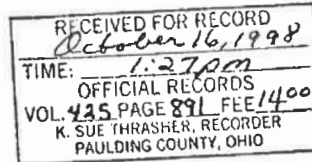
PRELIMINARY TITLE

03923

VOL 425 PAGE 891

Warranty Deed - Ohio
Statutory Form

INDEXED



KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD DUNDERMAN and OTTILEE DUNDERMAN, husband and wife, both of legal age; LARRY DUNDERMAN and NILA DUNDERMAN, husband and wife, both of legal age; JANET SALISBURY and CARLTON SALISBURY, wife and husband, both of legal age; JOSEPH DUNDERMAN, a.k.a. HARRY JOSEPH DUNDERMAN, and PATSY DUNDERMAN, husband and wife, both of legal age; AMY SMITH, unmarried and of legal age; ANDREW T. SMITH, unmarried and of legal age; ANTHONY M. SMITH, unmarried and of legal age; and ANNA SMITH, unmarried and of legal age,

of Paulding County, State of Ohio, and/or Allen County, State of Indiana, for valuable consideration paid, GRANT, with general warranty covenants, to:

N. EILEEN FRIEND, for and during her natural life, and upon her death, then unto CLIFF W. FRIEND and LORRAINE A. FRIEND, brother and sister, their heirs and assigns,

WHOSE TAX MAILING ADDRESS IS: 2316 Rd. 8, Hicksville, OH 43526

the following real property:

Situated in the Township of Carryall, County of Paulding, and State of Ohio, more particularly described as follows, to-wit:

A parcel of land lying East of the centerline of State Route No. 49, and being the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), and also being a part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), all in T3N, R1E, Carryall Township, Paulding County, Ohio, and which is more particularly described as follows:

BEGINNING at an iron pipe found at the Southeast corner of the Southeast Quarter (1/4) of said Section Sixteen (16); thence North 88°-54'-51" West (assumed bearing for the purposes of this description) on the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16 and the centerline of Co. Rd. No. 204, Five Hundred Fifty-eight and sixty hundredths (558.60) feet to a PK nail set in the centerline of State Route No. 49; thence North 80°-15'-00" West on the centerline of St. Rte. No. 49, One Thousand Three Hundred Forty-eight and twenty-two hundredths (1348.22) feet to a PK nail set on the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16; thence South 88°-57'-55" East on the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16, Thirty-five and forty-six hundredths (35.46) feet to a 5/8" x 30" iron pin with reference cap set on the Easterly right-of-way line of State Route No. 49; thence continuing South 88°-57'-55" East on the said North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 16, Seven Hundred thirty-eight and zero hundredths (738.00) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16; thence South 89°-11'-22" East on the North line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15, One Thousand Three Hundred Thirteen and forty hundredths (1313.40) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15; thence South 0°-48'-56" West on the East line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15, One Thousand Two Hundred Ninety-nine and seventy-one hundredths (1299.71) feet to a 5/8" x 30" iron pin with reference cap set; thence continuing South 0°-48'-56" West on the said East line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 15, Thirty and zero hundredths (30.00) feet to a PK nail set at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15 and the centerline of County Rd. No. 204; thence North 89°-14'-53" West on the South line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 15 and the centerline of County Rd. No. 204, One Thousand Three Hundred Fifteen and eighty-four hundredths (1315.84) feet to the point of beginning.

CONTAINING 60.497 acres of land, more or less, of which 2.182 acres is County Rd. No. 204 and State Route No. 49 rights-of-way, for a net acreage of 58.315 acres of land, more or less, subject to all zoning regulations, restrictions, and all easements either apparent or of record.

PRELIMINARY TITLE

LVOL 425 PAGE 892

Note: A survey of the above-described premises was prepared by Paul J. Westhoven, Registered Surveyor No. 5602, being #6474-P-Ca-8-7-98.

Said premises are subject to real estate taxes and assessments for the tax year 1999 and thereafter which Grantees assume and agree to pay.

Prior Instrument Refe Vol. 423, Page 463; Vol. 210, pg. 547
Vol. 417, Page 757; Vol. _____, pg. _____

WITNESS our hands this 27th day of August, 1998.

Signed and acknowledged before:

Harry Joseph Dunderman
Harry Joseph Dunderman

Patsy Dunderman
Patsy Dunderman

WITNESSES;

Harvey E. Hyman
Harvey E. Hyman

Cara Lou Strahley
Cara Lou Strahley

Richard Dunderman
Richard Dunderman

Ottilee Dunderman
Ottilee Dunderman

Larry Dunderman a.k.a. Larry D. Dunderman
Larry Dunderman a.k.a. Larry D. Dunderman

Nila Dunderman
Nila Dunderman By: Harry Joe Dunderman

Janet Salisbury POA Vol. 423, p. 465
Janet Salisbury By: Harry Joe Dunderman

Carlton Salisbury POA Vol. 423, p. 465
Carlton Salisbury

Amy Smith
Amy Smith

Andrew T. Smith
Andrew T. Smith

Anthony M. Smith
Anthony M. Smith

Anna Smith
Anna Smith

STATE OF OHIO, COUNTY OF PAULDING, SS:

BEFORE ME, a notary public in and for said State, personally appeared the above-named: Harry Joseph Dunderman and Patsy Dunderman, husband and wife; Richard Dunderman & Ottilee Dunderman, husband & wife; Larry Dunderman & Nila Dunderman, husband * wife; Janet Salisbury & Carlton Salisbury by Harry Joe Dunderman, attorney-in-fact; Amy Smith, Andrew T. Smith, Anthony M. Smith and Anna Smith,

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 Paulding County, Ohio, this 27th day of August, A.D. 1998.

Harvey E. Hyman
Notary Public, State
of Ohio. Comm. expires: 8/31/00



DESCRIPTION CHECKED & APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY Paul 10-13-98

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
Fee & 10.00 Exempt
BILL BOLENBAUGH
County Auditor

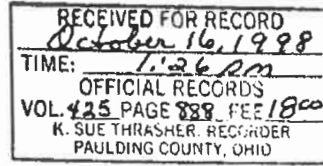
TRANSFERRED
Oct 16 1998
Bill Bolenbaugh
Auditor

PCL ID
11-16-008-00
11-15-022-00 Split

PRELIMINARY TITLE

03922

LVOL: 425 PAGE 888



DEED OF FIDUCIARY

Statutory Form
(R.C. Sec. 5302.09)

INDEXED

KNOW ALL MEN BY THESE PRESENTS:

That HARRY JOSEPH DUNDERMAN, Ancillary Administrator of the Estate of Florence M. Smith, a.k.a. Florence Smith, deceased, by the power conferred by the Probate Court, Paulding County, Ohio, in Case No. P-98-117, and by every other power, for the sum of Thirty-three Thousand Six Hundred Fifty-one & 25/100 ----- Dollars (\$ 33,651.25), Grants, with fiduciary covenants, to: N. EILEEN FRIEND, for and during her natural life, and upon her death then unto CLIFF W. FRIEND and LORRAINE A. FRIEND, brother and sister, their heirs and assigns, whose tax mailing address is: 2316 Rd. 8, Hicksville, OH 43526

the following real property:

Set Out Fully On Attached Exhibit "A"

Prior Instrument Reference: V. 423, p. 463; V. 417, p. 757; V. 210, p. 547

WITNESS my hand this 30th day of September, 1998.

Signed and acknowledged before:

Harvey E. Hyman
Harvey E. Hyman

Cara Lou Strahley
Cara Lou Strahley

Harry Joseph Dunderman
Harry Joseph Dunderman, Ancillary Administrator of the Estate of Florence M. Smith, a.k.a. Florence Smith, deceased, Probate Court # P-98-117, Paul. Co., Ohio

STATE OF OHIO)
) SS:
PAULDING COUNTY)

BE IT REMEMBERED, that on this 30th day of September 1998, before me, the subscriber, a notary public in and for said State, personally came the above-named Grantor and acknowledged that the signing of the foregoing instrument to be his voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

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

My comm. expires:
Lifetime commission

Harvey E. Hyman
Harvey E. Hyman, Notary Public,
State of Ohio.



This instrument prepared by: HYMAN AND HYMAN, 123 N. Main Street, Paulding, Ohio 45879

PRELIMINARY TITLE

LVOL 425 PAGE 889

EXHIBIT 'A'

Deed from Florence Smith, by An. Adm.
to: N. Eileen Friend, et al.

A parcel of land lying East of the centerline of State Route No. 49 and being the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section 15, and also all in Town 3 North, Range 1 East, Carryall Township, Paulding County, Ohio, and which is more particularly described as follows:

Beginning at an iron pipe found at the Southeast corner of the Southeast Quarter (¼) of said Section 16;

thence North 88°54'51" West (assumed bearing for the purposes of this description) on the South line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section 16 and the centerline of County Road No. 204, five hundred fifty-eight and sixty hundredths (558.60) feet to a PK nail set in the centerline of State Route No. 49;

thence North 8°15'00" West on the centerline of State Route No. 49, one thousand three hundred forty-eight and twenty-two hundredths (1,348.22) feet to a PK nail set on the North line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section 16;

thence South 88°57'55" East on the North line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section 16, thirty-five and forty-six hundredths (35.46) feet to a 5/8" x 30" iron pin with reference cap set on the Easterly right-of-way of State Route No. 49;

thence continuing South 88°57'55" East on the said North line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section 16, seven hundred thirty-eight and zero hundredths (738.00) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section 16;

thence South 89°11'22" East on the North line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section 15, one thousand three hundred thirteen and forty hundredths (1,313.40) feet to a 5/8" x 30" iron pin with reference cap set at the Northeast corner of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section 15;

thence South 0°48'56" West on the East line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section 15, one thousand two hundred ninety-nine and seventy-one hundredths (1,299.71) feet to a 5/8" x 30" iron pin with reference cap set;

thence continuing South 0°48'56" West on the said East line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section 15, thirty and zero hundredths (30.00) feet to a PK nail set at the Southeast corner of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section 15 and the centerline of County Road No. 204;

thence North 89°14'53" West on the South line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section 15 and the centerline of County Road No. 204, one thousand three hundred fifteen and eighty-four hundredths (1,315.84) feet to the point of beginning.

Containing 60.497 acres of land more or less of which 2.182 acres is County Road No. 204 and State Route No. 49 right-of-ways, for net acreage of 58.515 acres of land, more or less.

Subject to all other easements, zoning regulations or restrictions of record.

A survey was done by Paul J. Westhoven, Registered Surveyor No. 5602, Survey No. 6474-P-Ca-8-7-98.

*being a part of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Sixteen (16),

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY *Saif 10-15-98*

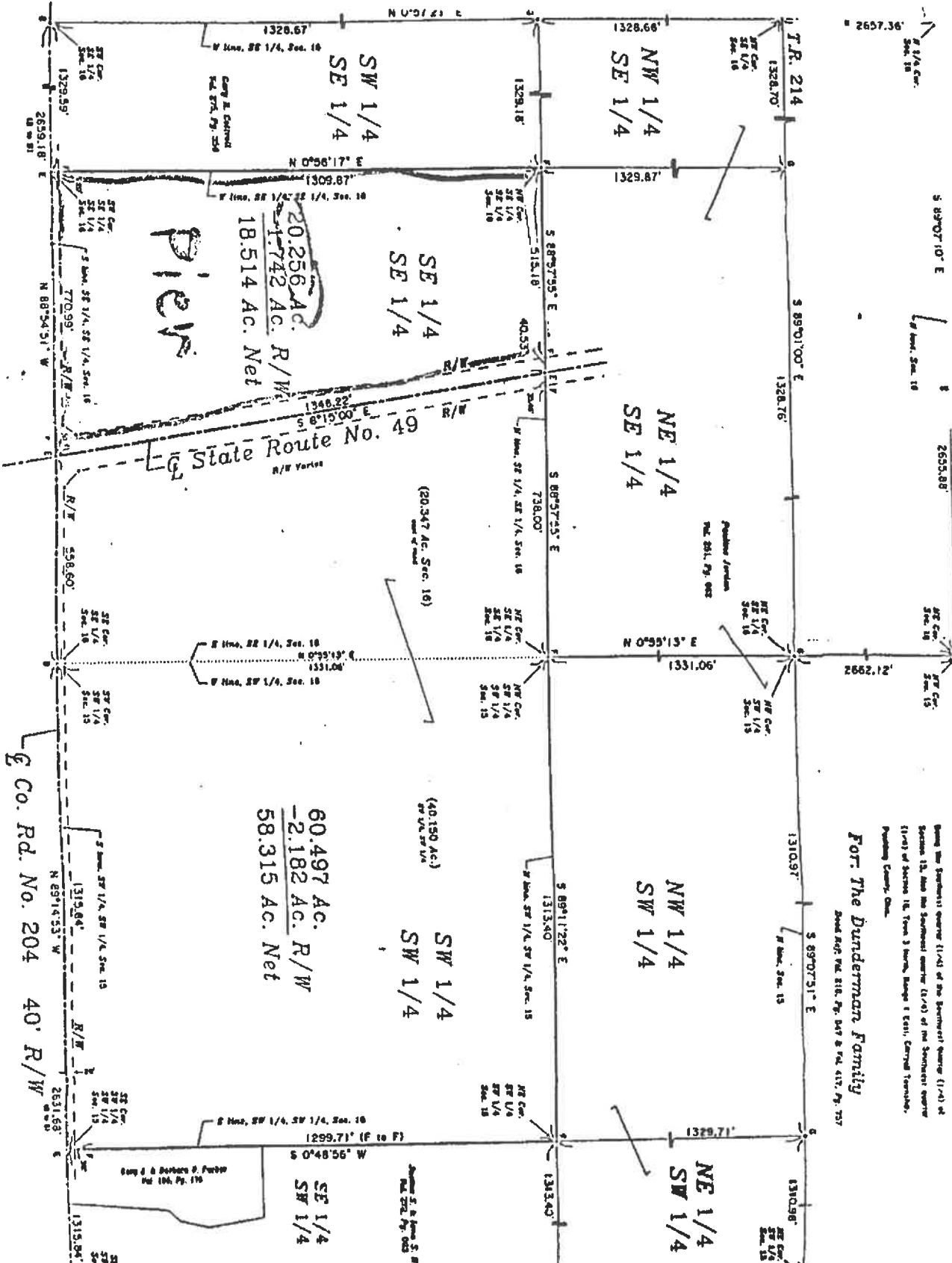
This conveyance has been
examined and the Grantor
has complied with Section
319.202 of the Revised Code.
Fee \$ 33.90 Stamp
BILL BOLENBAUGH
County Auditor

TRANSFERRED
Oct. 16 1998
Bill Bolenbaugh
Auditor

PCL ID
11-16-008-00
11-15-022-00 Split

PRELIMINARY TITLE

LVOL 425 PAGE 890



Being the Endowment quarter (1/4) of the Section 16 (1/4) of Section 12 and the Southeast quarter (1/4) of the Southeast quarter (1/4) of Section 16, Town 3 North, Range 1 East, Central Township, Poudre Canyon, Colo.

For The Dunderman Family

Book and Page 216, Pgs. 547 & 548, 517, Pgs. 707

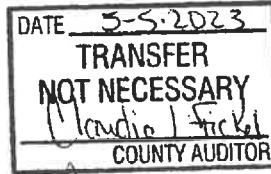
PRELIMINARY TITLE

VOL 613 PAGE 0236

Instrument
20230000907

20230000907
Filed for Record in
PAULDING COUNTY, OHIO
CAROL E TEMPLE, COUNTY RECORDER
05-05-2023 At 02:04 pm.
EASEMENT 66.00
OR Volume 613 Page 236 - 241

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY CRS 5-5-2023



Line Name: Payne - South Hicksville
Line No.: TLN160:09090 Easement No.: 231

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

On this 27 day of February 2023, **Cliff W. Friend, unmarried**, whose address is 835 W. Peakview Cir., Littleton, Colorado 80120, ("Grantor"), whether one or more persons, owns an interest in a tract of real property that is more particularly described lands of the Grantor, situated in the State of Ohio, Paulding County, Carryall Township, SE Quarter section, Section 16, Township No. 3N, Range No. 1E, Tax Parcel Number 11-16S-008-01 in that certain document, dated 12/23/2016 recorded in I.N. 201600003268 and dated 12/23/2016 recorded in I.N. 201600003269, of the real property records of Paulding County, Ohio, and such tract is subject to easements and rights-of-way granted in favor of Ohio Power Company.

Ohio Power Company, a(n) Ohio corporation, a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("AEP") is the current owner and holder of the rights, title, and interest, or a portion thereof, granted in or arising under that certain right of way and easement, dated 07/07/1927, and recorded in LB 4, Page 390, of the official records of Paulding County, Ohio (the "Original Easement").

NOW, THEREFORE, in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, conveys and warrants this Supplemental Easement and Right of Way ("Easement") to AEP for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across to supplement the Original Easement insofar as it encumbers such tract of real property owned by Grantor as more particularly described above.

Auditor/Key/Tax Number: 11-16S-008-01

The location, width, and boundaries of the easement area are hereby revised, modified, and clarified to be as described and depicted on Exhibit "A", attached hereto and made a part hereof ("Easement Area").

The Easement is also supplemented by the addition of the following language:

PRELIMINARY TITLE

VOL 6 | 3 PAGE 0237

AEP, its successors and assigns, are granted the right to construct, reconstruct, operate, maintain, alter, inspect and patrol (by ground or air), protect, repair, replace, renew, upgrade, relocate within the Easement Area, remove and replace poles, towers, and structures, made of wood, metal, concrete or other materials, including crossarms, guys, anchors, anchoring systems, grounding systems, underground conduits, ducts, vaults, transformers, pedestals, risers, pads, communications facilities, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables. The electric facilities may consist of a variable number of towers, poles, wires, guys, anchors and associated fixtures, including the right to enlarge, and may transmit electricity of any voltage or amperage, together with the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement Area herein granted, together with the privilege of removing at any time any or all of said facilities erected on the Easement Area.

AEP and its successors and assigns, shall have the right, in AEP's reasonable discretion, to cut down, trim, and otherwise control, using herbicides or tree growth regulators, or other means, and at AEP's option, to remove from the Easement Area any and all trees, overhanging branches, vegetation, brush, including all root systems or other obstructions. AEP shall also have the right to cut down, trim, remove, and otherwise control trees situated on lands of the Grantor which adjoin the Easement Area, when in the reasonable opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

AEP and its successors and assigns are granted the right of unobstructed ingress and egress, at any and all times, on, over, across, along and upon the Easement Area, and across the adjoining lands of Grantor as may be reasonably necessary to access the Easement Area for the above referenced purposes.

In no event shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area and may re-grade any alterations of the ground elevation within the Easement Area. AEP shall repair or pay Grantor for actual damages to growing crops, fences, gates, field tile, drainage ways, drives, or lawns caused by AEP in the exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, including but not limited to the removal of any obstructions from the Easement Area, shall not be deemed to constitute a waiver of the rights granted herein and the removal of any facilities from the Easement Area shall not be deemed to constitute a permanent abandonment or release of the rights granted herein.

Except as modified by this Supplemental Easement and Right of Way, all terms and provisions of the Original Easement and all rights arising in connection with the Original Easement shall remain

PRELIMINARY TITLE

VOL 6 | 3 PAGE 0238

in full force and effect, and the Original Easement shall keep its priority in title as of the date of its recording. Those provisions and rights are expressly ratified, reaffirmed by and incorporated within this Supplemental Easement and Right of Way. The Original Easement along with this Supplemental Easement and Right of Way shall for all purposes function as a single instrument, however, to the extent any terms or provisions of the Original Easement conflict with, limit or are inconsistent with any term or provision of the Supplemental Easement and Right of Way, the terms and provisions of this Supplemental Easement and Right of Way shall control. Nothing herein will in any manner vary, change, modify, or restrict the rights and privileges that AEP may have acquired through any instrument other than the Original Easement or by any other means.

The terms and conditions as supplemented by this instrument, are the complete agreement, expressed or implied between the parties hereto and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, licensees, and legal representatives.

This instrument may be executed in counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument.

Any remaining space on this page intentionally left blank. See next page(s) for signature(s).

PRELIMINARY TITLE

VOL 613 PAGE 0239

IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

GRANTOR

Cliff Friend
Cliff W. Friend

State of Colorado §

County of Arapahoe §

The foregoing instrument was acknowledged before me this 27 day of FEBRUARY, 2023, by Cliff W. Friend.

**ANNA GLANCIES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224033557
MY COMMISSION EXPIRES 08/25/2026**

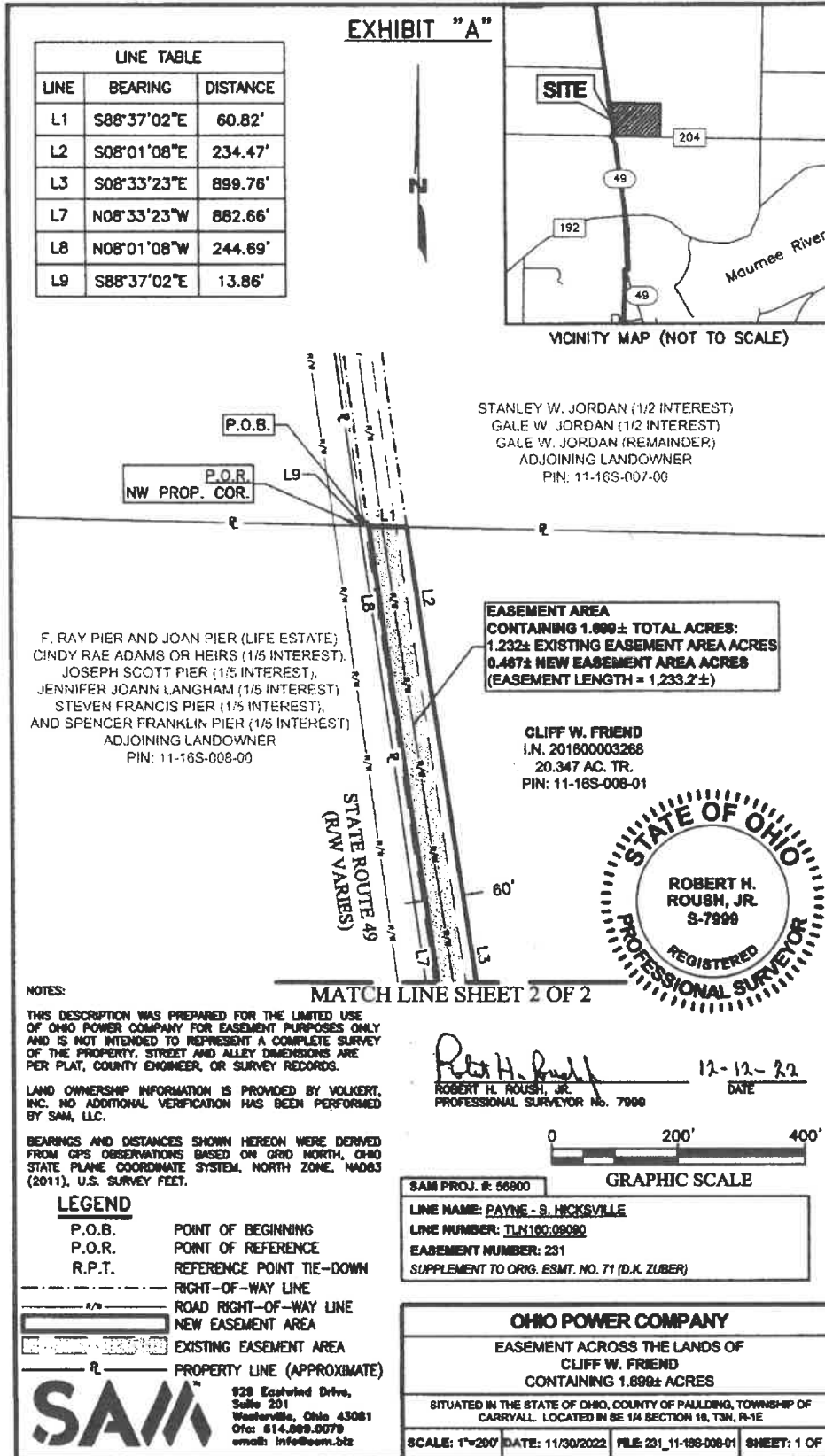
Anna Glancies
Notary Public
Print Name: ANNA GLANCIES
My Commission Expires: 8/25/2026

This instrument prepared by Thomas G. St. Pierre, Associate General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 for and on behalf of Ohio Power Company, a unit of American Electric Power.

When recorded return to: American Electric Power - Transmission Right of Way, 8600 Smiths Mill Road, New Albany, OH 43054.

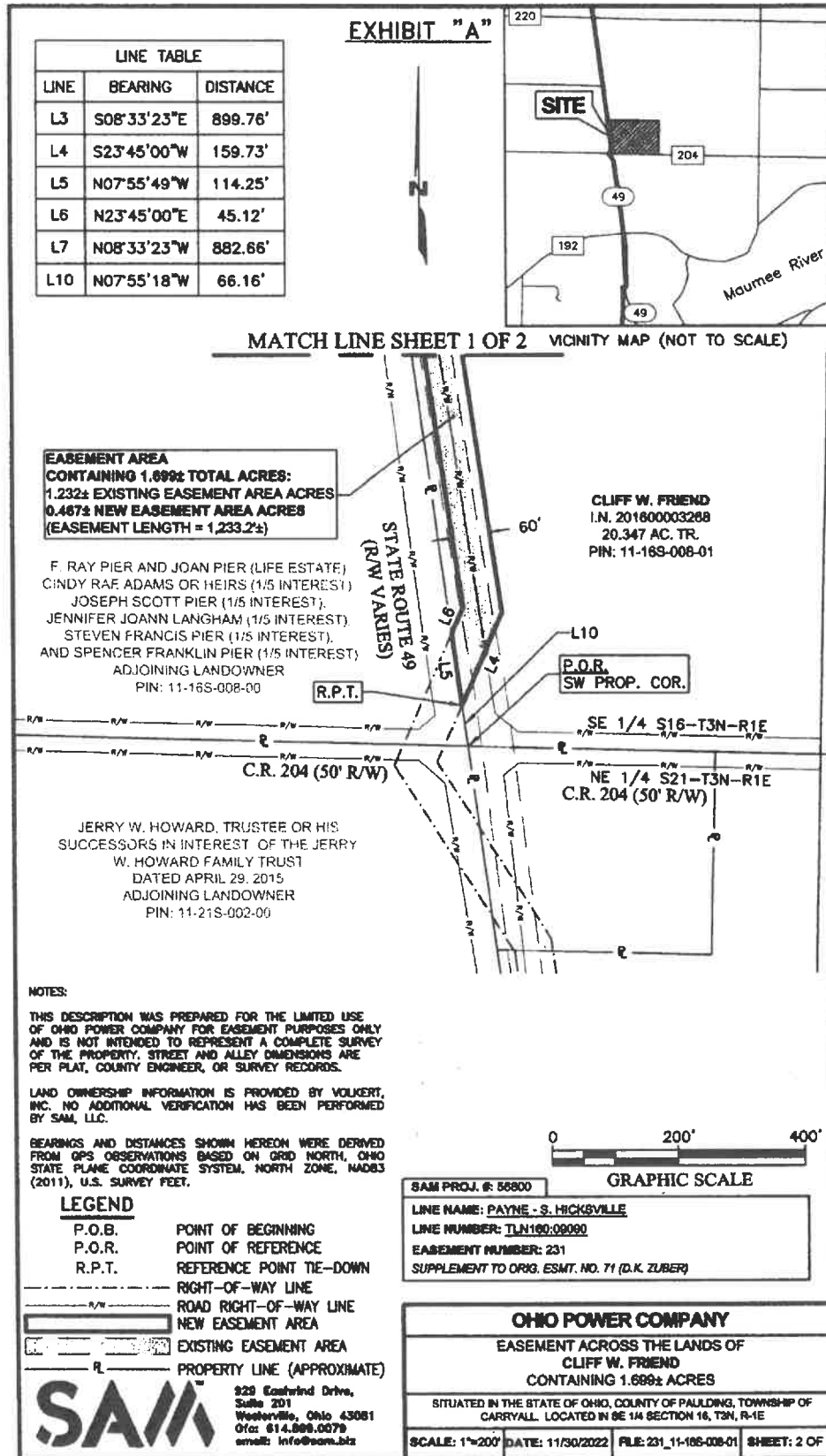
PRELIMINARY TITLE

VOL 6 | 3 PAGE 0240



PRELIMINARY TITLE

VOL 6 | 3 PAGE 024 |



PRELIMINARY TITLE

7

58014

EASEMENT for HIGHWAY PURPOSES

STATE KNOW ALL MEN BY THESE PRESENTS: That Daisy Mae Dunderman, the Grantor, for and in consideration of the sum of Four-Hundred- Thirty- Seven and 50/100 Dollars (\$437.50) and for other good and valuable considerations to her paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described, situated in Paulding County, Ohio, Carryall Township, Section 16 SE~~4~~, Town 3 N, Range 1 E, and bounded and described as follows:

PARCEL No. 193

Being a parcel of land lying on the right and left sides of the centerline of a survey, made by the Department of Highways, and recorded in Book 2, Page 117, of the records of Paulding County and being located within the following described points in the boundary thereof:

Beginning at a point in the south property line of said grantor, the south line of said Section 16 and in the centerline of a County Road, said point being 110 feet right of Station 814 26.09 in said centerline: thence north 89°-02'-30" west along said south property line to a point 105 feet left of station 814 60.81 in said centerline: thence northeasterly to a point 45 feet left of station 815 00 in said centerline: thence northwesterly to a point in the north property line of said grantor and in the north line of the south half of the southeast quarter of said Section 16, said point being 40 feet left of station 827 94.54 in said centerline: thence south 88°-48' east along said north property line to a point 35 feet right of station 827 82.05 in said centerline: thence southeasterly to a point 50 feet right of Station 814 90 in said centerline: thence southeasterly to point of beginning

It is understood that the strip of land above described contains 0.79 acres, more or less, exclusive of the present road which occupies 1.89 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways,

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for Herself and Her heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that She is the true and lawful owner of said premises and in lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that She will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Joseph A. Dunderman, Husband of Daisy Mae Dunderman hereby relinquishes to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Daisy Mae Dunderman and Joseph A. Dunderman (Husband and wife have hereunto set Their hands, the 20th day of August, in the year of our Lord one thousand nine hundred and Fifty-Two.

Signed and sealed in
presence of:

Daisy Mae Dunderman

Ray F. Dunderman

Joseph A. Dunderman

Gaylord I. Jones

STATE OF OHIO, PAULDING COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named Daisy Mae Dunderman and Joseph A. Dunderman, 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 Antwerp, Ohio this 27th day of Aug. A.D. 1952.

Loyd S. Long

Loyd S. Long, Notary Public
My commission expires Aug. 15, 1955

(NOTARIAL SEAL PAULDING COUNTY OHIO)

PRELIMINARY TITLE

8

Transfer not necessary.
Filed: July 6, 1953 at 10:55 A.M.
Recorded: July 7, 1953
Recorder's Fee \$2.00

Hazel L. Nobis Recorder for Paulding County, Ohio
Hazel L. Nobis

78015

EASEMENT for HIGHWAY PURPOSES

KNOW ALL EMN BY THESE PRESENTS: That Tom K. Zuber, for and in consideration of the sum of Two-Hundred-Sixty-Two and 50/100 Dollars (\$262.50/100) and for other good and valuable considerations to Him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described, situated in Paulding County, Ohio, Carryall Township, Section 16 SE $\frac{1}{4}$, Town 3N, Range 1 E, and bounded and described as follows:

PARGEL No. 194

Being a parcel of land lying on the right & left sides of the centerline of a survey, made by the Department of Highways, and recorded in Book 2, Page 117, of the records of Paulding County and being located within the following described points in the boundary thereof: Beginning at a point in the south property line of said grantor and the south line of the northeast quarter of the southeast quarter of said Section 16, said point being 35 feet right of station 827 $\frac{1}{2}$ 82.05 in said centerline: thence north 88°-48' west along said south property line to a point 40 feet left of station 827 $\frac{1}{2}$ 94.54 in said centerline: thence north 8°-15' west to a point in the north property line of said grantor and in the north line of the south half of said Section 16, said point being 40 feet left of station 841 $\frac{1}{2}$ 26.16 in said centerline: thence south 89°-08'-30" east along said north property line to a point 45 feet right of station 841 $\frac{1}{2}$ 12.62 in said centerline: thence southeasterly to point of beginning

It is understood that the strip of land above described contains 0.61 acres, more or less, exclusive of the present road which occupies 1.83 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for Himself and His heirs, executors, and administrators, hereby covenants with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Hazel Zuber, wife of Tom K. Zuber hereby relinquishes to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Tom K. Zuber and Hazel Zuber, Husband and wife, have hereunto set their hands the 22nd. day of August, in the year of our Lord one thousand nine hundred and fifty-two.

Signed and sealed in presence of:

Gaylord O. Jones

Tom K. Zuber

Lillie A. Peterson

Hazel Zuber

STATE OF OHIO, PAULDING COUNTY, SS:

Before me, a Notary Public, in and for said County and State, personally appeared the above named Tom K. Zuber and Hazel Zuber, 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 Antwerp, Ohio, this 17th day of September, A. D. 1952.

Lloyd S. Long

Lloyd S. Long, Notary Public
My Commission expires Aug. 15, 1955

(NOTARIAL SEAL PAULDING COUNTY OHIO)

PRELIMINARY TITLE

390

D.Zuber	Name and Address	Eas. No. 61 Map No. 577
DEED OF EASEMENT <i>Form No. 1, c. 9416</i>	Mr. D.K.Zuber Antwerp, Ohio.	Drawing No. 6580-E <i>Jul 12-27.</i>

THIS INDENTURE, made this 7th day of July 1927 by and between D.K.Zuber unmarried of the County of Paulding in the State of Ohio, party of the first, part, and THE OHIO POWER COMPANY, a corporation organized and existing under the laws of the State of Ohio party of the second part.

WITNESSETH:

That for and in consideration of the sum of One (\$1.00) Dollars in hand paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, said party of the first part hereby grant, bargain, sell, convey, and warrant to the party of the second part, its successors and assigns forever, a right of way and easement with the right, privilege and authority to said party of the second part, its successors, assigns, lessees, and tenants to construct; erect, operate and maintain a line of poles and wires for the purpose of transmitting electric or other power, including telegraph or telephone wires in, on, along, over, through or across the Highway in front of the following described lands situated in Carrayall Township, in the County of Paulding in the State of Ohio, and part of Section No. 16 Township No. 3 N and Range No. 1 E and bounded:

On the North by the lands of B.F.Zuber Homer L.Smith

On the East by the lands of Maggie Schultz

On the South by the Public Road

On the West by the lands of Albert Kemmer

TOGETHER with the right to said party of the second part, its successors and assigns to place, erect, maintain, inspect, add to the number of; and relocate at will, poles, crossarms or fixtures, and string wires and cables, adding thereto from time to time, across, through or over the above described premises, to cut and remove from said premises or the premises of the parties of the first part adjoining the same on either side; any trees, overhanging branches or other obstruction which may endanger the safety or interfere with the use of said poles or fixtures or wires attached thereto or any structure on said premises, and the right of ingress and egress to and over said above described premises, and any of the adjoining lands of the parties of the first part, at any and all times for the purpose of patrolling the line; of repairing, renewing or adding to the number of said poles, structures, fixtures and wires and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, also the privilege of removing at any time any or all of said improvements erected upon, over, or on said land, together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted; provided however, the said THE OHIO POWER COMPANY, its successors or assigns, shall further pay to me, or my heirs or assigns, the sum of \$1.00 (One) for each pole along the public highway on said lands, hereinbefore described, from time to time, whenever and as soon as any poles are erected thereon; Grantee will immediately repair or replace all fences, gates, drains and ditches injured or destroyed by it on said premises or pay Grantor all damages done to the fences, drains, ditches, crops and stock on the premises herein described, caused by the construction, operation and maintenance of said lines. All claims for damages caused in the operation and maintenance of said lines, shall be made at or mailed to the office of the Grantee at One South Fourth Street, Columbus, Ohio, within thirty days after such damages accrue. If Grantor and Grantee cannot agree on the amount of damages, the same shall be arbitrated. Any trees cut will be paid for by Board Measure, using Scribner's Lumber Rules at the market price in vicinity, and this indenture contains all agreements, expressed or

PRELIMINARY TITLE

391

implied, between the parties hereto.

TO HAVE AND TO HOLD the same unto said party of the second part, its successors and assigns.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed and Acknowledged in the presence of: his
D.K. x Zuber
mark

E.K. Terwilliger

J. H. Stewart

The State of Ohio
Paulding County ss.

Before me, a Justice of the Peace in and for said County, personally appeared the above named D.K. Zuber and unmarried man who acknowledged that he did sign the within instrument and that the same is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 7th day of July A.D. 1927

Filed July 26, 1927 at 9:10 A.M. E.K. Terwilliger
Justice of the Peace

Recorded July 27, 1927.
RECORDER'S FEES \$1.25

May 9 1927
Recorder Paulding County, Ohio.

David Reeb	Name and Address	Eas. No. 59 Map No. 377
DEED OF BASEMENT <i>from No 2 c. Ohio</i>	Ms. Clarinda Reeb	Drawing No. 6580-E. <i>July 12, 1927</i>
	Route #1 Antwerp, Ohio.	

THIS INDENTURE, made this 6 day of July 1927 by and between Clarinda Reeb unmarried of the County of Paulding in the State of Ohio, party of the first part, and THE OHIO POWER COMPANY, a corporation organized and existing under the laws of the State of Ohio, party of the second part.

WITNESSETH:

That for and in consideration of the sum of One (\$1.00) Dollars in hand paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, said party of the first part hereby grant, bargain, sell, convey and warrant to the party of the second part, its successors and assigns forever, a right of way and easement with the right, privilege and authority to said party of the second part, its successors, assigns, lessees, and tenants to construct, erect, operate and maintain a line of poles and wires for the purpose of transmitting electric or other power, including telegraph or telephone wires in, on, along, over, through or across the following described lands situated in Carrayall Township, in the County of Paulding in the State of Ohio, and part of Section No. 34 Township No 3 N. and Range No. 1 E and bounded:

- On the North by the lands of C.A. Majors and J. H. Hughes
- On the East by the lands of T.S. Troop
- On the South by the lands of J.S. Snock
- On the West by the lands of J.H. Hughes

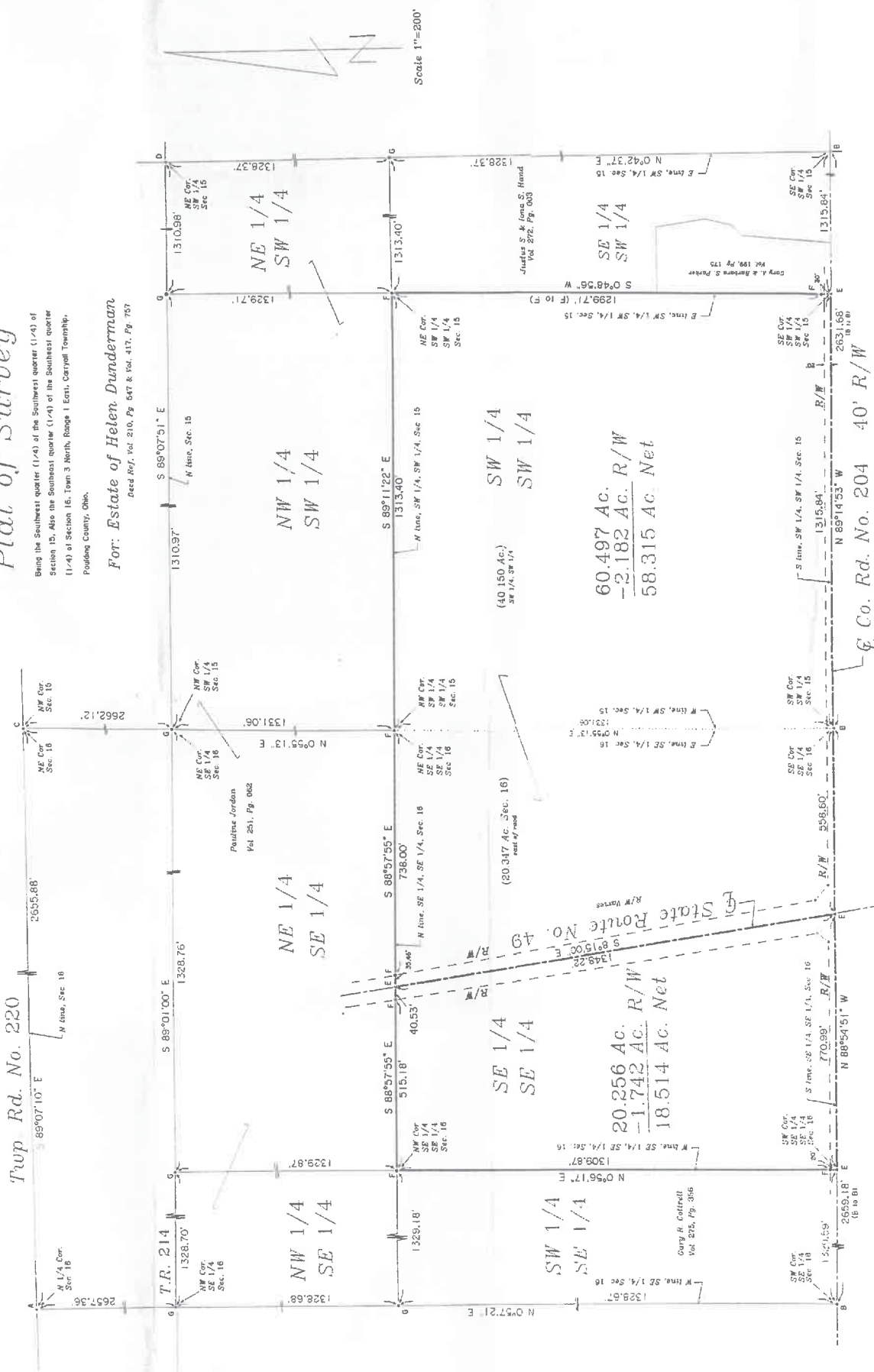
TOGETHER with the right to said party of the second part, its successors and assigns, to place, erect, maintain, inspect add to the number of, and relocate at will poles, cross-arms or fixtures, and string wires and cables, adding thereto from time to time, across, through or over the above described premises, to cut and remove from said premises or the premises of the parties of the first party adjoining the same on either side any trees, overhanging branches or other obstructions which may endanger the safety or interfere with the use of said poles or fixtures or wires attached thereto or any structure on said

PRELIMINARY TITLE

Plat of Survey

Being the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 15, Also the Southeast quarter (1/4) of the Southeast quarter (1/4) of Section 16, Town 3 North, Range 1 East, Carroll Township, Poudre County, Ohio.

For: Estate of Heien Dunderman
 Deed Ref. Vol. 210, Pg. 647 & Vol. 417, Pg. 757



Legend

- A - Railroad spike found
- B - Iron pipe found
- C - Iron pin found
- D - Iron pin found
- E - P.K. Nail set
- F - 5/8" x 30" iron pin & ref. cap
- G - Point found or established

I hereby certify this survey and notes to be correct to the best of my knowledge

Paul J. Weithoven
 Paul J. Weithoven
 Registered Surveyor No. 5602
 July 22, 1908
 Ohio Rev. Stat. 1907, § 608-7-98



Scale 1"=200'

PROPERTY PHOTOS

















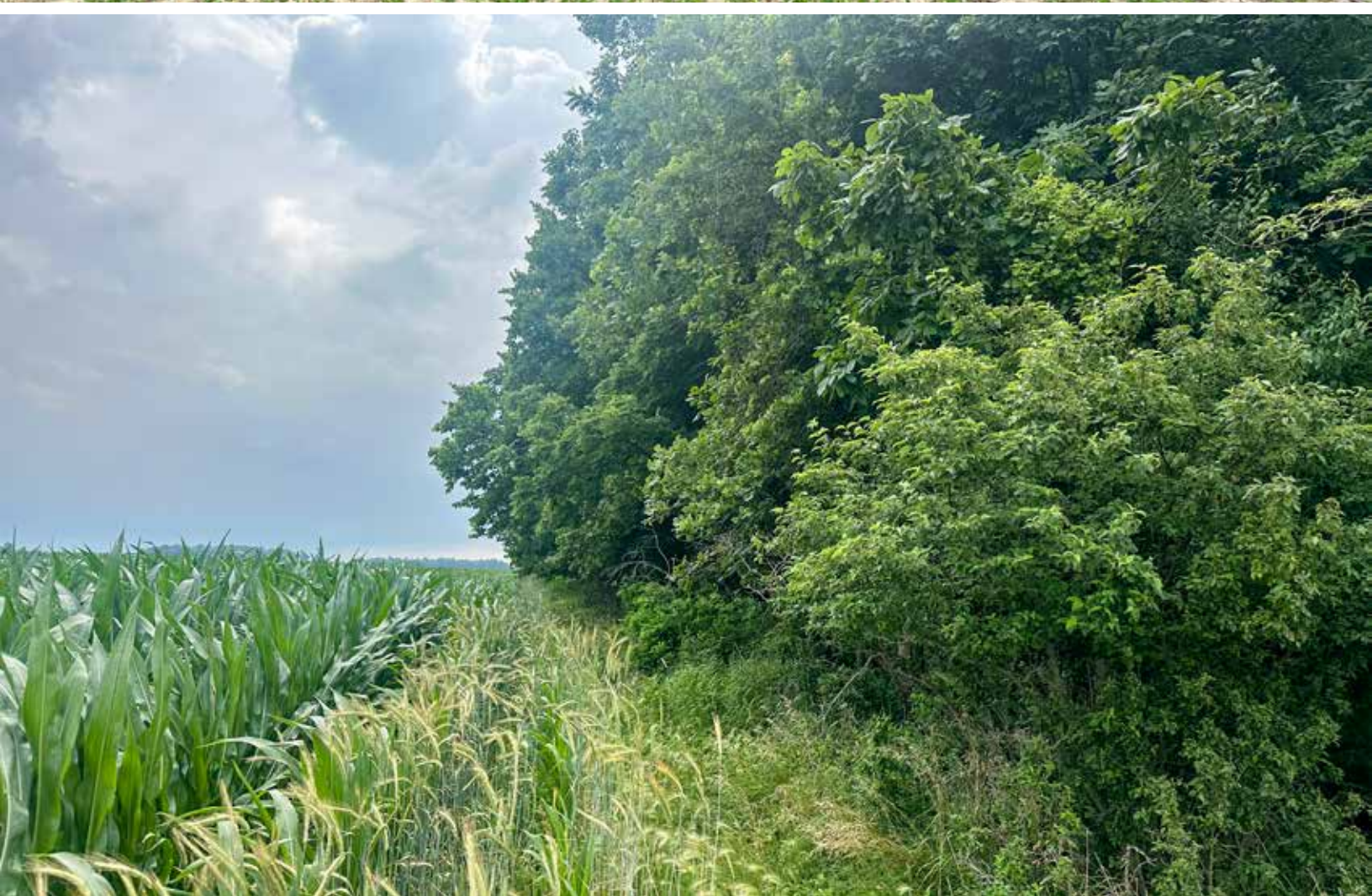






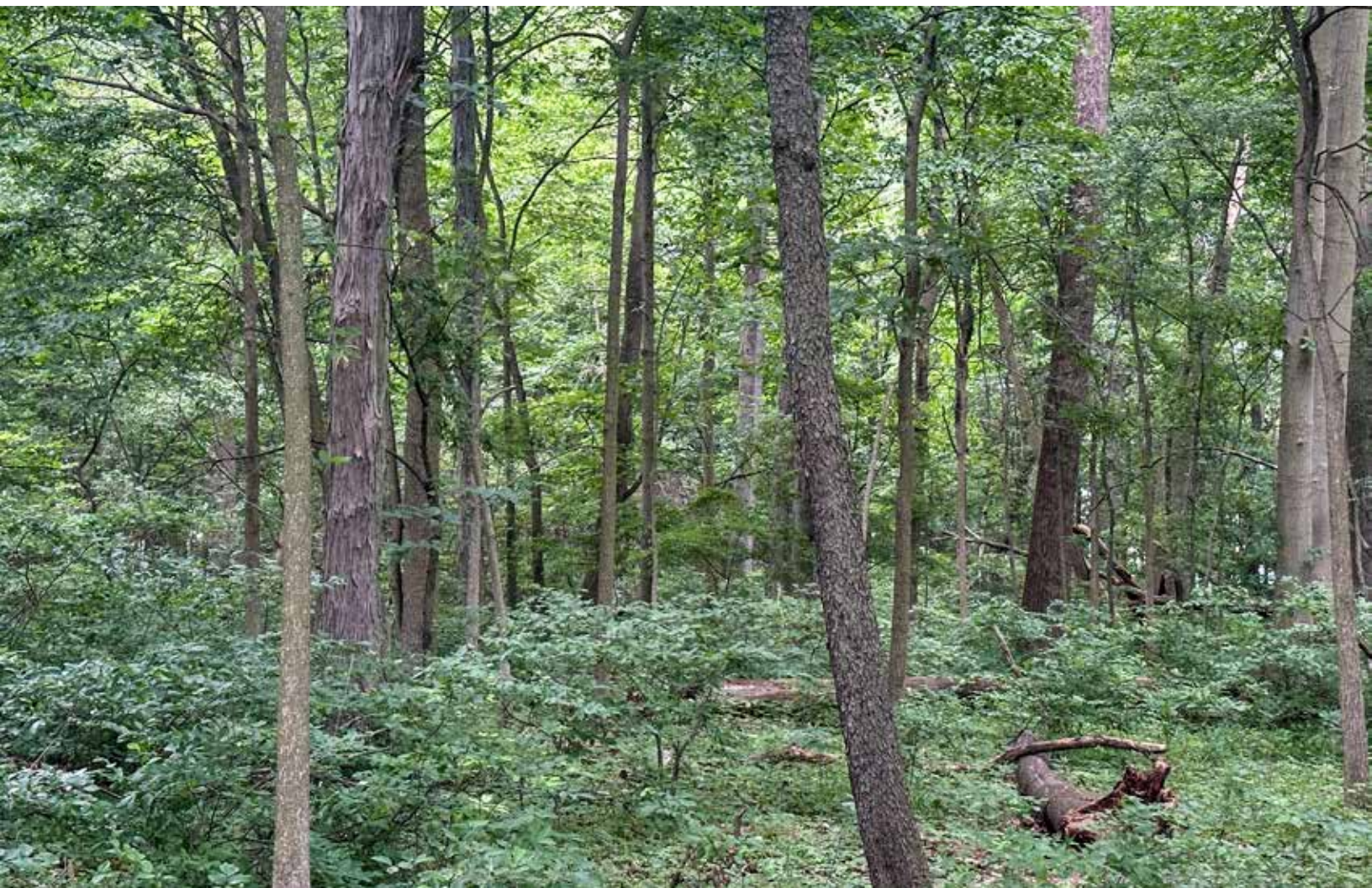




















AUCTION MANAGER: JERRY EHLE

260.410.1996 *or* 260.749.0445 (*office*)



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Rex D. Schrader II #BRKP.2014002282 • Jerry Ehle #SAL.2006001035

OHIO AUCTIONEER: *Schrader Real Estate and Auction Company, Inc.* #63198513759 • Jerry Ehle #2013000026



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