

Productive Tillable Land | Woods For Hunting | Potential Building Sites

# PAULDING COUNTY LAND AUCTION

## INFORMATION BOOK

**83±**  
acres


Monday, June 15 • 6pm

Held at Paulding County Fair Grounds - Paulding OH

Offered in 4 Tracts,  
Combinations & as a Whole

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

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

 ONLINE BIDDING AVAILABLE

## 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.

**SELLER:** Dean J. Sheedy



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in FOUR (4) individual tracts, any combination of tracts & as a total 83± acre unit. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

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

**CLOSING:** The balance of the real estate purchase price is due at closing, which is targeted to take place on or before JULY 14th, 2026.

**POSSESSION:** Buyer(s) shall receive possession at closing. Farming rights belong to tenant farmers for 2026. The buyer(s) shall receive the sellers share

of the 2026 crops.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.  
**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

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

**TRACT MAP(S) & ACREAGE:** All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

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

survey only.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

**Auction Manager: Jerry W. Ehle • 260.410.1996 #SAL.2006001035, #2013000026**  
**Schrader Real Estate and Auction Company, Inc.**

**Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, Indiana 46725 #63198513759,**  
#REC.0000314452 (Jeffersonville, OH), #BBB.2010001376 (Irwin, OH)

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, JUNE 15, 2026**

**83± 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Monday, June 8, 2026.

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**  
**83± Acres • Paulding County, Ohio**  
**Monday, June 15, 2026**

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 Monday, June 15, 2026 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](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, June 8, 2026**. 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.***

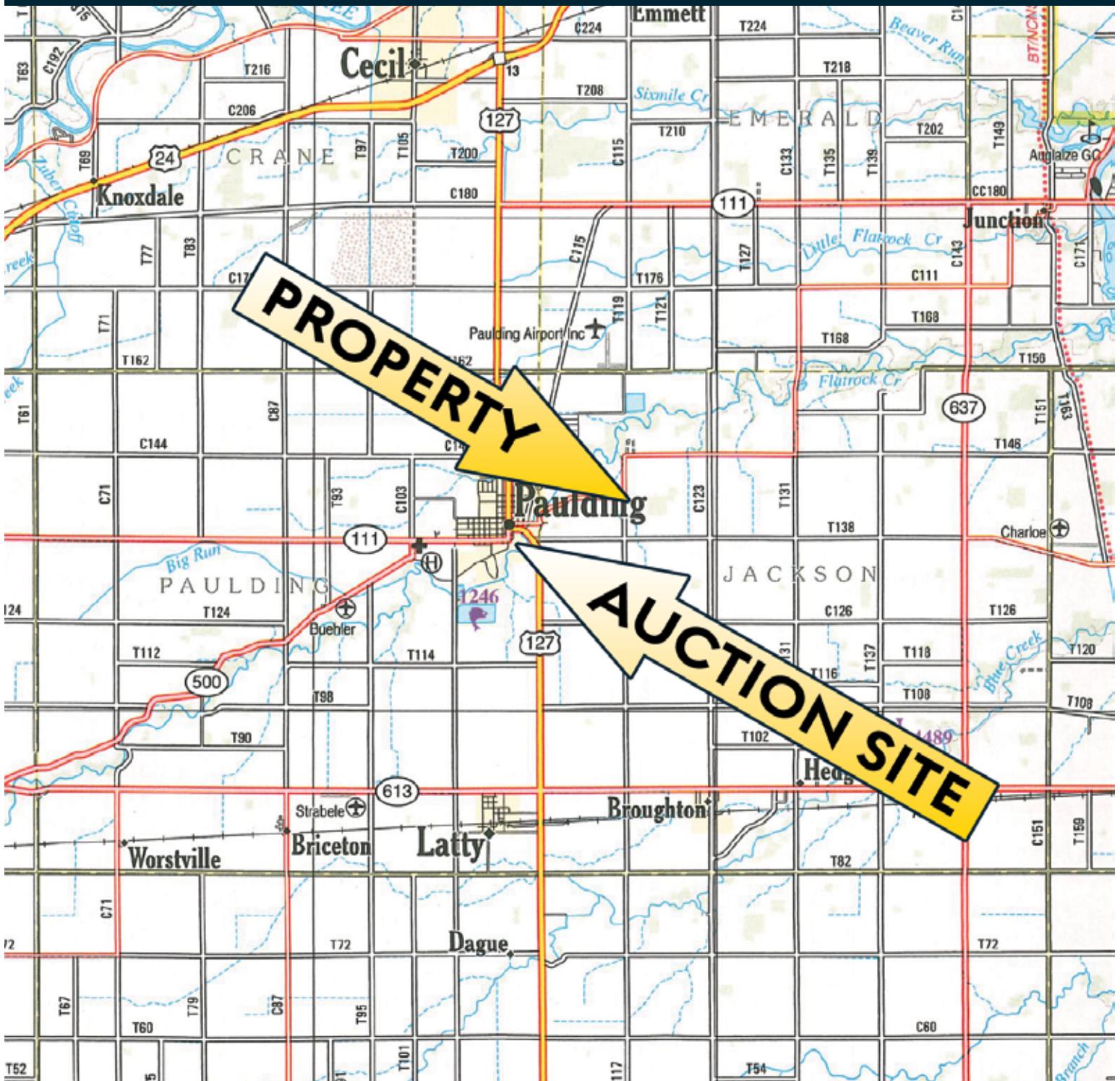
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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 & TRACT MAPS

# LOCATION MAP



**AUCTION LOCATION:** Paulding County Fair Grounds, 503 Fairground Dr, Paulding, OH 45879  
**FARM LOCATION:** Jackson Township – Rd 117

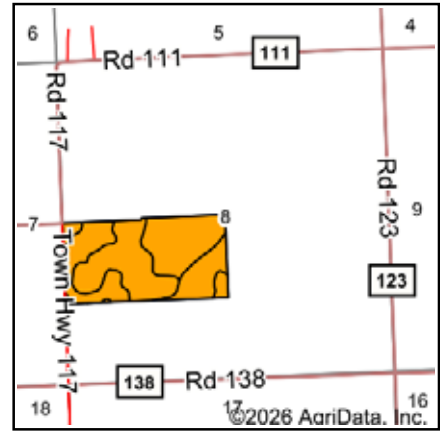
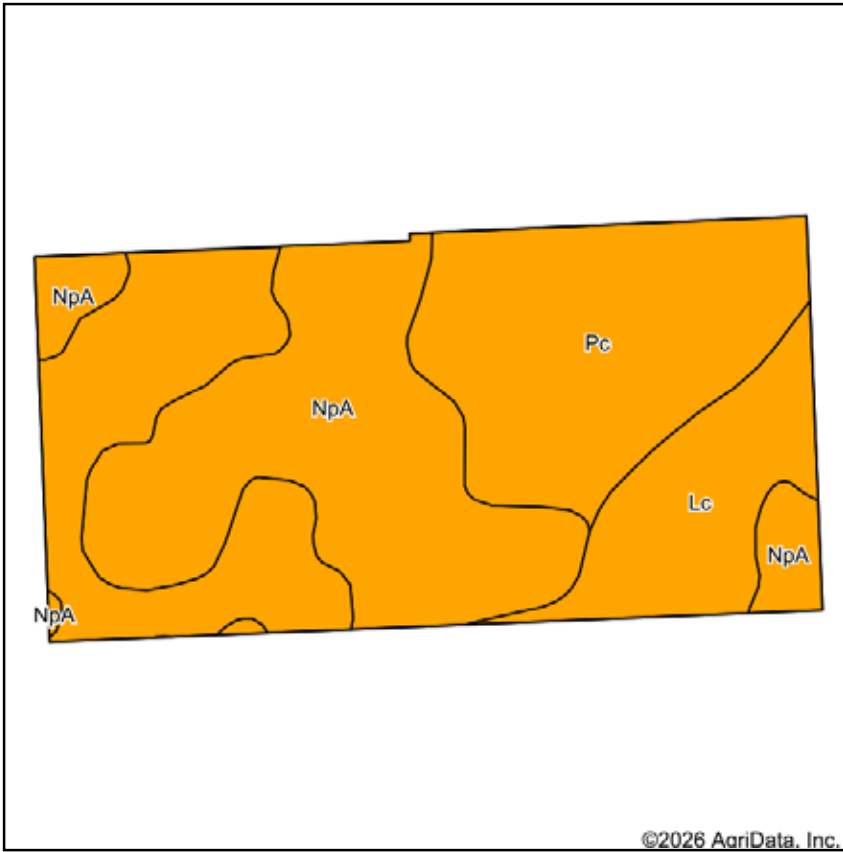
# TRACT MAP





# SOIL MAP

# SOIL MAP



State: **Ohio**  
 County: **Paulding**  
 Location: **8-2N-3E**  
 Township: **Jackson**  
 Acres: **82.67**  
 Date: **4/30/2026**



Soils data provided by USDA and NRCS.

Area Symbol: OH125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass red clover hay Tons	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
Pc	Paulding clay, 0 to 1 percent slopes	40.06	48.5%		Illw	105		72	4	38			40	69
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	31.35	37.9%		Illw	108		80	4.2	40			48	70
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	11.26	13.6%		Illw	112.9	4.6	76.4		44.4	17.8	19.7	47.1	78
<b>Weighted Average</b>					<b>3.00</b>	<b>107.2</b>	<b>0.6</b>	<b>75.6</b>	<b>3.5</b>	<b>39.6</b>	<b>2.4</b>	<b>2.7</b>	<b>44</b>	<b>70.6</b>

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

# TOPOGRAPHY MAP

# TOPOGRAPHY CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 717.7

Max: 722.6

Range: 4.9

Average: 720.3

Standard Deviation: 0.72 ft



4/30/2026

**8-2N-3E**  
Paulding County  
Ohio

Boundary Center: 41° 8' 28.23, -84° 32' 58.2

Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

# TILE MAP

# TILE MAP

2:01, 10/20/2025

Map

**Operations Center** *STEEDY FARM JOB COMPLETED AUGUST 2019  
4" LATERAL 25' APART*

Home Map Setup Plan Analyze Service More

32 West of Woods  
MTJ FARMS | Jerome She...  
32.5 ac of 31.5 ac  
Last Worked: 7 months ago  
Soybeans

Directions

Details Weather

**2025 Harvest: Soybeans**

**Work Completed**

Area Harvested	Productivity
<b>32.5 ac</b>	---

Started	Last Updated
Oct 11, 2025 11:36 AM	Oct 11, 2025 12:39 PM

Links

- Field Overview**  
View season and field level trends.
- Field Analyzer**  
Analyze and edit completed work field by field.

Map

Barnes 85 MTJ FARMS

11

Last Work Type: Seeding Application Harvest No Work

Google Map data ©2025 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies | Report a map error

# LEGAL DESCRIPTION

# LEGAL DESCRIPTION

## Legal Description 82.608 Acre Parcel

Being the north half of the southwest quarter and part of the south half of the northwest quarter of section 8, township 2 north, range 3 east, Jackson Township, Paulding County, Ohio and being more particularly described as follows:

Beginning at a mag nail found at the northwest corner of the southwest quarter of said section 8; Thence S89°27'04"E, 1299.32 feet along the north line of the southwest quarter of said section 8 to an iron pin found;

Thence N01°22'10"E, 25.40 feet to an iron pin found;

Thence S89°29'00"E, 1372.02 feet to a 5/8" rebar with id cap set;

Thence S00°56'07"W, 25.00 feet to an iron pin found at the northeast corner of the southwest quarter of said section 8;

Thence S00°39'04"W, 1335.65 feet along the east line of the southwest quarter of said section 8 to an iron pin found;

Thence N89°22'43"W, 2675.21 feet along the south line of the north half of the southwest quarter of said section 8 to a railroad spike set;

Thence N00°48'35"E, 1331.11 feet along the west line of the southwest quarter of said section 8 to the point of beginning.

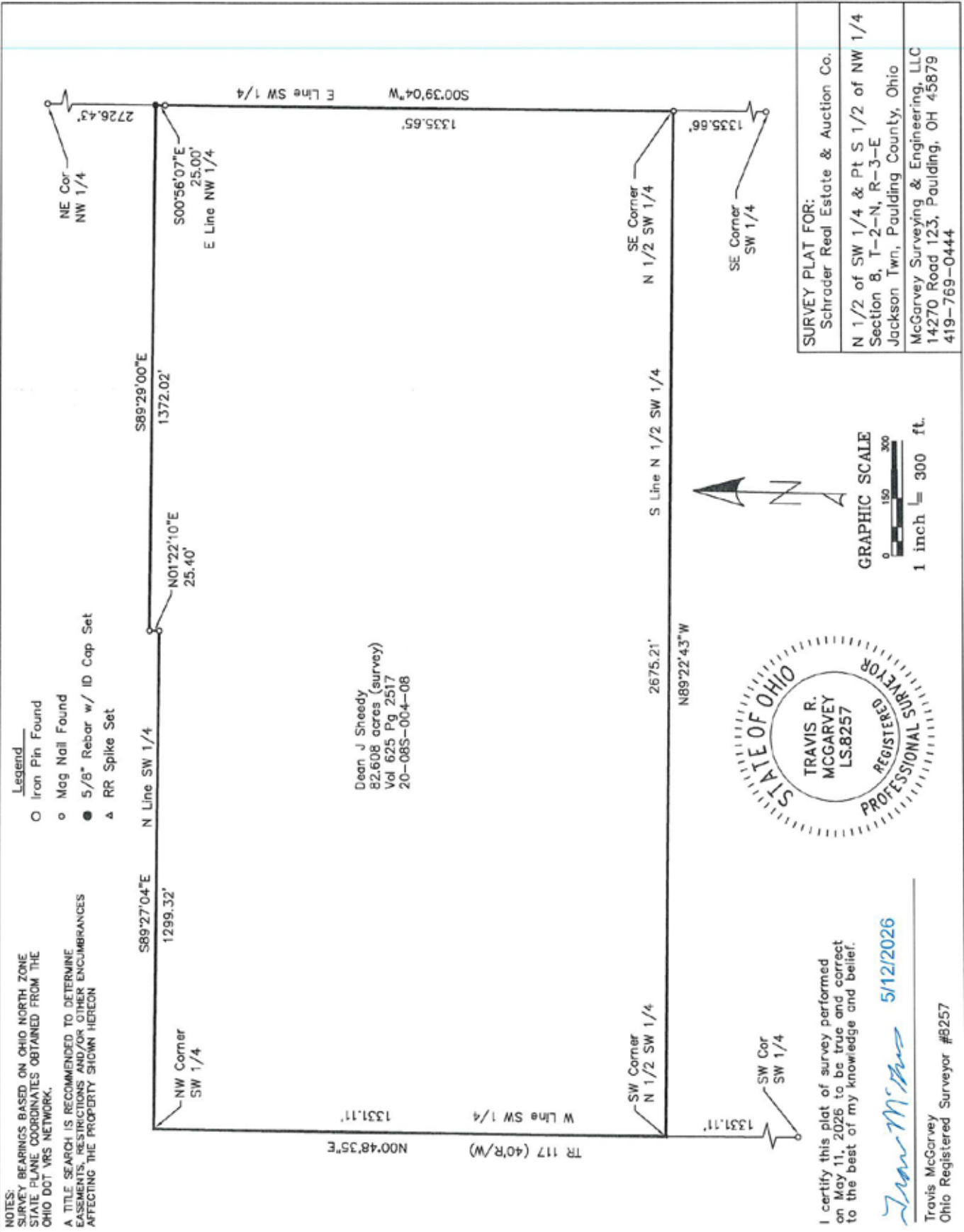
Said parcel contains 82.608 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on May 11, 2026

Parcel ID No: 20-08S-004-08

Prior Instrument Reference: Volume 625, Page 2517

# **SURVEY & EASEMENTS**

# SURVEY



# EASEMENTS

410

Filed: Nov. 20, 1954 at 10:20 A.M.  
Recorded: November 22, 1954  
Recorder's Fee: \$2.00

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

59982

## Right of Way Permit.

For and in consideration of One (\$1.00) Dollar, and other valuable considerations, to me/us paid by Paulding Telephone Company, receipt of which is hereby acknowledged, I/we for my self/ourselves, heirs, assigns and successors in title, do hereby, grant, unto said Company, its successors and assigns, the right of way, right and privilege to erect, construct and perpetually operate, maintain, alter, repair and/or remove poles, wires, fixtures, guys, anchors and other appurtenances upon, over, across or under the property which I/we own or in which I/we have an interest, situated in the Township of Jackson, Section # 8, County of Paulding State of Ohio, and described as follows:

The Northwest Quarter of the Southwest Quarter of Section # 8, Jackson Twp. Bounded on the North by Lands of Burl Barnes; on the East by Lands of Geo. O. Foreman; and Lands of Riley & B. Thomas; on the South by Lands of Riley Thomas; on the West by Lands of S. G. Aldred

All pole lines erected hereunder upon said premises to parallel the roads, streets and highways adjoining said premises and to be constructed so that the crossarms, wires and anchors do not extend over or onto said premises, a distance of more than Eight (8') feet from the near limits of the said roads, streets and highways as now established or as may hereafter be established.

The Easement and Right-of-way herein granted includes the right to enter upon said premises and erect, operate and permanently maintain thereon the usual fixtures and equipment required for the operation of a telephone line, together with the right to trim and keep trimmed any and all trees which may interfere with or endanger the safe and efficient operation of said lines, provided that any trees trimmed will be at a reasonable height and in a uniform manner.

The undersigned covenant that I/we will not grant an Easement or License to any other person, firm or corporation for the construction of telephone, telegraph, or electric power lines over that part of said premises occupied by telephone lines of the said Company constructed hereunder.

It is distinctly understood that the said Company shall now and hereafter locate its poles and wires so as not to interfere with ingress and egress to said property and so as not to interfere with any buildings which now or may hereafter be erected upon said property.

TO HAVE AND TO HOLD the said Easement and Right-of Way to the said Company, its successors and assigns forever.

WITNESS my/our hand this 18th day of November, 1954.

Signed and acknowledged  
in the presence of:

Burl Barnes

Mary Nicellgy

Eva Mae Foust

STATE OF OHIO PAULDING COUNTY SS.

BE it known that before me, a Notary Public in and for said County and State, personally appeared Burl Barnes who being by me duly sworn acknowledged the signing of the foregoing Easement to be his/their free act and deed for the giving and granting of the rights therein named, including dower.

WITNESS my hand and official seal this 18th day of November, 1954.

(NOTARIAL SEAL PAULDING COUNTY, OHIO)

Don H. Price  
Notary Public  
Don H. Price, Notary Public  
My Commission Expires Oct 23, 1956

# EASEMENTS

line and appurtenances hereunder authorized.  
TO HAVE AND TO HOLD said right-of-way and easement unto said Grantee, its successors and assigns until a pipe line be constructed upon the above described real estate and so long thereafter as a pipe line be maintained thereon.

The rights herein granted may be assigned in whole or in part.

Signed and delivered on this 21st day of October, 1955.

Witnesses:	<u>Jesse E. Gerber</u> Jesse E. Gerber
<u>Twila M. Stoller</u> Twila M. Stoller	<u>Mary N. Gerber</u> Mary N. Gerber
<u>Harvey E. Hyman</u> Harvey E. Hyman	

In consideration of \$1.00 and other valuable consideration, I, the undersigned, hereby adopt and join in the execution of the above and foregoing grant and consent to the enjoyment by the Grantee therein of the rights granted by the foregoing right-of-way contract.

Dated this            day of            , 19.....  
..... Tenant

STATE OF OHIO    COUNTY OF PAULDING    SS.

Before me, a Notary Public in and for said county and state, personally appeared the above named Jesse E. Gerber and Mary N. Gerber, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 21st day of October, 1955.

(NOTARIAL SEAL STATE OF OHIO)

Harvey E. Hyman  
Harvey E. Hyman, Notary Public  
in and for State of Ohio.

Commission expires 7th day of November, 1956.  
This instrument was prepared by Harvey E. Hyman.  
Attached to this instrument is a plat # 01514 which is recorded in Vol. 2, Page 131 of P.P. Maps.

Filed: November 12th, 1955 at 10:30 A.M.  
Recorded: November 15th, 1955.  
Recording Fee: \$2.25

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

01516  
Rev. \$ .55  
Ohio.

RIGHT OF WAY CONTRACT

P.3676

FOR AND IN CONSIDERATION OF THE SUM OF two hundred thirty dollars (\$230.00) the receipt of which is hereby acknowledged, Burl E. Barnes and Sibylla Barnes, husband and wife, (hereinafter called GRANTORS), hereby grant to American Louisiana Pipe Line Company, a Delaware corporation, its successors and assigns, ( hereinafter called Grantee), the right-of way and easement to lay, construct, operate, maintain, alter, replace move and remove one pipe line, and one only, for the transportation of gas, oil, or other substances which can be transported through a pipe line over and across the following described premises, situate in the Township of Jackson, County of Paulding, and State of Ohio, to-wit:

The North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the Northwest Quarter ( $\frac{1}{4}$ ) all in Section Number Eight (8), Township Two (2) North, Range Three (3) East, Paulding County, Ohio, containing two hundred thirty-nine (239) acres of land, more or less, situated in the Township of Jackson, Paulding County, State of Ohio;

Limited to the following route and terminus, to-wit:

A right-of-way 75 feet wide being 37 $\frac{1}{2}$  feet wide on each side of the center line of said right-of-way as measured at right angles from said center line, the said center line thereof being described as follows:

Beginning at a point in the south property line 501 feet east of the southwest corner located in the center line of a public roadway; thence north 34 $^{\circ}$ 39' east, 3795 feet to the point of exit in the east property line, 893 feet south from the northeast corner located in the center line of a public roadway;

together with the right of ingress and egress limited to the above designated strip of land seventy-five feet wide.

# EASEMENTS

6

It is understood that no valve stations shall be constructed on said premises.

Grantors to have the privilege of designating the route of ingress and egress to said strip of land seventy-five feet wide.

Grantee further agrees to locate the pipe line below any tile or drainage system encountered on the above described premises at least forty-two inches below the surface of the ground, and at least six inches below the bottom of any tile now buried in the ground in said right-of-way.

Grantee further agrees to be responsible for any damaged tile and replace any damage to tile arising from the construction maintaining or moving of the pipe line across the above designated premises.

Grantee agrees to pay the Grantors or their successors in title and to any tenant and lessee thereof as their respective interest may appear, any damage to fences, growing crops and timber which may be caused by maintaining, altering, replacing or removing of the pipe line herein authorized subsequent to the construction of said pipe line.

Said tile so replaced on said premises above the pipe line to be laid upon a metal trough at the same grade and level as the tile being removed therefrom. which metal trough shall extend from each edge of the ditch or excavation so to be made into the solid ground adjoining the same, a distance sufficient to properly support said trough and tile laid thereon at the present level or grade of the tile now installed upon said premises; each end of said trough to extend into the solid ground adjoining the excavation for said pipe line a distance of thirty inches from each edge of the excavation so to be made by said Grantee.

The Grantors shall have the right to use and enjoy the surface of said premises but shall not interfere with the use of the same by Grantee for any of the purposes herein granted.

It is further agreed that no part of the said pipe line or of the tile shall be covered without a right of inspection by said Grantors; said Grantee to give notice to said Grantors at least three (3) days prior to the burying of the pipe line for inspection by them, and a like period of three (3) days prior to the burying of the tile for the same purposes, and neither said pipe line, nor said tile shall be covered prior to such period of time for inspection by said Grantors.

Grantors to notify said Grantee at 666 Penobscot Building, Detroit, Michigan, of any damages to said fences, growing crops and timber on the seventy-five foot right-of-way which may be caused by said Grantee after the construction of said pipe line and said Grantee promises and agrees to pay said damage within thirty (30) days of the receipt of such notice.

Grantee further agrees to fill and level the soil over the gas line when soil is in condition after settling.

TO HAVE AND TO HOLD said right-of-way and easement unto said Grantee, its successors and assigns until a pipe line be constructed upon the above described real estate over the above designated route and terminus, and so long thereafter as a pipe line be maintained thereon.

The rights herein granted may be assigned in whole or in part.

IN WITNESS WHEREOF, We have hereunto affixed our signatures this twenty-second (22nd) day of October, A.D. 1955.

J. F. Cavanagh

Burl Barnes

Paul Spriggs

Sibylla Barnes

State of Ohio, County of Paulding, SS;

Before me, a Notary Public in and for said County and State, personally appeared the above named Burl E. Barnes and Sibylla Barnes, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal this 22nd day of October, 1955.

(NOTARIAL SEAL STATE OF OHIO, J. F. CAVANAGH)  
This instrument was prepared by J. F. Cavanagh.

J. F. Cavanagh  
Notary Public, State of Ohio

# EASEMENTS

531.

20177

P-3676

## RIGHT-OF-WAY CONTRACT

FOR AND IN CONSIDERATION OF Two Hundred Thirty-three and no/100 Dollars, receipt of which hereby is acknowledged Burl E. Barnes, Sr. and Sibylla Barnes, husband and wife, (hereinafter called GRANTOR), hereby grant to MICHIGAN WISCONSIN PIPE LINE COMPANY, a Delaware corporation, its successors and assigns, (hereinafter called GRANTEE), a right-of-way and easement to lay, construct, operate, maintain, alter, replace, move and remove a pipe line and appurtenances for the transportation of gas, oil, or other substances which can be transported through a pipe line, along a route to be selected by the GRANTEE, over, through, upon, under, and across the following real estate situated in Paulding County, State of Ohio, to-wit:

The N $\frac{1}{2}$  of the SW $\frac{1}{4}$  and the NW $\frac{1}{4}$ , all in Section 8, T-2N, R-3E, Paulding County, Ohio, containing two hundred thirty-nine (239) acres of land, more or less, situated in the Township of Jackson, County of Paulding, State of Ohio;

being the same property described in a Quit-Claim deed from Herbert M. Barnes and Elizabeth E. Barnes, his wife, to Burl E. Barnes, dated December 23, 1938, and recorded in Deed Book 130, Page 152, County Recorder's Office, Paulding County, Ohio, together with the right of ingress and egress at convenient points for such purposes.

The right-of-way herein granted shall be limited to the construction, operation, and maintenance of one (1) pipe line only, and the line herein mentioned shall be the only line constructed on their right-of-way, and the second line on the total right-of-way of this agreement and the previous agreement making a total of two lines only of said total right-of-way of 112 $\frac{1}{2}$  feet.

The right-of-way herein granted shall be limited to seventy-five (75) feet in width, the northwesterly boundary of said right-of-way being the center line of the existing pipe line now in place across the hereinabove described property. The pipe line to be constructed under the terms of this contract shall be substantially twenty-five (25) feet southeasterly from said existing pipe line.

Any and all drain tile damaged as the result of the construction, operation, or maintenance of said pipe line shall be repaired by the GRANTEE, to the GRANTOR'S satisfaction, or GRANTEE agrees to reimburse GRANTOR for such drain tile damage. In the event that the GRANTEE and GRANTOR cannot agree as to the amount of damagedcaused, GRANTEE and GRANTOR shall accept the appraisal of the U. S. Dept. of Agriculture Soil Conservation representative or the appraisal of an accredited, independent tile engineer. Should such repair be required after completion of construction of said pipe line, GRANTEE agrees to repair or pay for such repair within thirty (30) days after notification by GRANTOR. GRANTEE will not be responsible for tile drains found to be inoperative outside of said seventy-five (75) foot right-of-way, unless such in-operation was inadvertently caused by the GRANTEE, its contractors or sub-contractors, GRANTOR to be notified at least three (3) days prior to covering of any and all tile installed by GRANTEE or its agents.

Temporary gates in all fences shall be left closed at all times in order to turn all livestock. In the event that livestock escapes as a result of GRANTEE'S negligence, GRANTEE shall be responsible for damage caused by said livestock or damage to said livestock.

All fences cut shall be repaired or replaced to a condition equal to or better than existing before the construction of said pipe line.

GRANTEE agrees to pay GRANTOR for any and all damages to crops (including such crops as may be planted in the year 1966 and thereafter), stock, timber, fences, machinery, ditches and tile drains, caused by constructing, operating, maintaining, replacing, repairing or removing said pipe line. In the event said damages are not mutually agreed upon between the GRANTOR and the GRANTEE, then such damages shall be determined by arbitration, one arbiter to be appointed by the GRANTOR, one by the GRANTEE, and the third by the two so appointed, with their award being final and conclusive, such arbiters are to be appointed within 21 days after failure to reach said settlement.

In the event any damage is caused outside of the said seventy-five (75) foot right-of-way, such damage shall be in addition to damages caused within said seventy-five (75) foot right-of-way.

No above-ground appurtenances shall be installed under the terms of this contract, with the exception of markers and vent pipes which, if required, will be installed at property lines or public road or railroad right-of-way lines.

The crown in the center of said ditch shall be fourteen (14) inches above the surface of the ground and leveled off a distance on both sides of said ditch as excess soil will allow. Said refill shall not be made in the point of intersection of any tile drains until said tile drains shall be replaced in the manner hereinbefore set forth.

The area of the right-of-way herein granted shall be cleared of all debris and refuse.

The pipe line shall have a minimum of forty-two (42) inches of cover between the top of the pipe and the normal surface of the ground.

Ditch banks of all open ditches shall be restored to their present condition, and all cuts therein shall be sandbagged and grass seed sown thereon.



# EASEMENTS

01465

VOL 521 PAGE 1366

200700001465  
Filed for Record in  
PAULDING COUNTY, OHIO  
K. SUE THRASHER, RECORDER  
05-15-2007 At 03:59 pm.  
WARR DEED 44.00  
OR Volume 521 Page 1366 - 1369

WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS

**THAT** Raymond Downs and Jean Estella Downs, husband and wife

of Allegheny County, State of Maryland, for valuable consideration paid, grant with general warranty covenants, to

Jerome Sheedy and Barbara A. Sheedy, husband and wife, for their joint lives, remainder to the survivor of them

whose tax-mailing address is c/o Dean Sheedy, 4782 State Route 111, Antwerp, Ohio 45813

their undivided one-half interest in the following real property:

Being a part of the Southwest quarter (1/4) and a part of the Northwest quarter (1/4) of Section 8, Town 2 North, Range 3 East, Jackson Township, Paulding County, Ohio, and which is more particularly described as follows:

Beginning at a cornerstone found at the Southwest corner of the Northwest quarter (1/4) of said Section 8;

Thence North 89°51'40" East, (assumed bearing for the purpose of this description), on the North line of the Southwest quarter (1/4) of said Section 8, thirty and zero hundredths (30.00) feet to a survey point set;

Thence continuing North 89°51'40" East, on the aforesaid line, one thousand two hundred sixty-nine and thirty-four hundredths (1269.34) feet to a survey point set;

Thence North 0°01'39" West, twenty-five and zero hundredths (25.00) feet to a survey point set;

Thence North 89°51'40" East, one thousand three hundred seventy-two and fifty-two hundredths (1372.52) feet to a survey point set on the East line of the Northwest quarter (1/4) of said Section 8;

Thence South 0°15'40" West, on the East line of the Northwest quarter (1/4) of said Section 8, twenty-five and zero hundredths (25.00) feet to an iron pin found at the Northeast corner of the Southwest quarter (1/4) of said Section 8;

Thence South 0°01'39" East, on the East line of the Southwest quarter (1/4) of said Section 8, one thousand three hundred thirty-five and sixty-eight hundredths (1335.68) feet to a survey point set at the Southeast corner of the North half (1/2) of the

**Indexed**

# EASEMENTS

VOL 521 PAGE 1367

Southwest quarter (1/4) of said Section 8;

Thence South 89°56'55" West, on the South line of the North half (1/2) of the Southwest quarter (1/4) of said Section 8, two thousand six hundred forty-five and thirty-five hundredths (2645.35) feet to a survey point set;

Thence continuing South 89°56'55" West, on the aforesaid line, thirty and zero hundredths (30.00) feet to a mag nail set at the Southwest corner of the North half (1/2) of the Southwest quarter (1/4) of said Section 8;

Thence North 0°07'43" East, on the West line of the Southwest quarter (1/4) of said Section 8, one thousand three hundred thirty-one and sixty-one hundredths (1331.61) feet to the point of beginning.

Containing 82.641 acres of land more or less, of which 0.788 acres of said land is in the Northwest quarter (1/4) of said Section 8. Subject to all legal highways, easements, zoning regulations or restrictions of record.

Note: Survey point set indicates a 5/8" x 30" iron pin with reference cap set.

This description is based on a field survey by Douglas W. Eis, Registered Surveyor No. 7758.

The above described premises shall be subject to the following restriction, to-wit: No mobile homes, manufactured homes or commercial livestock on the above described premises. This restriction shall be a covenant running with the land.

In addition, Sellers reserve an easement to repair and maintain the existing outlet tile from the septic system for the Burl E. Barnes, Jr. and Elcena O. Barnes residence (and for the heirs and assigns of the Burl E. Barnes, Jr. and Elcena O. Barnes residence) located at 11626 Road 117, Paulding, Ohio, Sellers to pay and be responsible for reimbursement for crop damages, if any, which occur during repairs.

Prior Instrument Reference: Volume 482, Page 753.

Grantors release all rights of dower therein.

Witness their hands this 30<sup>th</sup> day of April 2007.

  
Raymond Downs

  
Jean Estella Downs

# EASEMENTS

VOL 521 PAGE 1368

State of Maryland,  
County of Allegheny, ss:  
Before me, a NOTARY PUBLIC, in and for said County and State,  
personally appeared the above named

Raymond Downs and Jean Estella Downs, husband and wife

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 Lavale MD this 30<sup>th</sup> day of April A.D. 2007.

Dorett D. Redent  
Notary Public  
my commission expires 5-1-07



REAL ESTATE TRANSFER	
Grantor has complied with ORC Sec. 319.202	
Date	<u>5/15/07</u>
Fee	<u>89.70</u> Exempt
SUSAN K. SIMPSON, County Auditor	

This instrument prepared by Michael C. Jones, Attorney at Law, 762  
North Williams Street, P.O. Box 274, Paulding, Ohio 45879

DESCRIPTION CHECKED  
& APPROVED  
PLDG. CO. ENGINEERS OFFICE  
BY BBA 6/10/07





# FSA INFORMATION

# FSA INFORMATION

OHIG  
PAULDING  
Form: FSA-156EZ



FARM : 5680  
Prepared : 4/30/26 12:54 PM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : 11808A  
Recon ID : 39-125-2008-2  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
83.07	40.13	40.13	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	35.62	0.00		4.51	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	11.20	0.00	53	
Com	12.40	0.00	98	
Soybeans	11.30	0.00	35	
<b>TOTAL</b>	<b>34.90</b>	<b>0.00</b>		

### NOTES

Tract Number : 8015  
Description : JACKSON SEC 8  
FSA Physical Location : OHIO/PAULDING  
ANSI Physical Location : OHIO/PAULDING  
BIA Unit Range Number :  
CRP Contract Number(s) : 11808A  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : DEAN J SHEEDY  
Other Producers : None  
Recon ID : 39-125-2007-122

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
83.07	40.13	40.13	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

OHIG  
PAULDING  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5680  
Prepared : 4/30/26 12:54 PM CST  
Crop Year : 2026

Tract 8015 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	35.62	0.00	4.51	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.20	0.00	53
Com	12.40	0.00	98
Soybeans	11.30	0.00	35

**TOTAL** **34.90** **0.00**

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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION



## Farm 5680 Tract 8015

Map Created April 30, 2026




Paulding County FSA Office  
260 A Dooley Drive  
Paulding, OH 45879  
Phone: (419)399-3841  
Fax: (855)841-6796



### Common Land Unit

-  CLU Boundary
-  Conservation CRP Reserve Program

### Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

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



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

# CRP CONTRACT

# CRP CONTRACT

<b>CRP-1</b> (01-08-24)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation			1. ST. & CO. CODE & ADMIN. LOCATION 39 125		2. SIGN-UP NUMBER 61	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>					3. CONTRACT NUMBER 11808A		4. ACRES FOR ENROLLMENT 4.51	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) PAULDING COUNTY FARM SERVICE AGENCY 160 A DOOLEY DRIVE PAULDING, OH 45879-8846					6. TRACT NUMBER 8015		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2024 09-30-2039	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (419) 399-3841					8. SIGNUP TYPE: CREP - Ohio I-Lake Erie			
<p><b>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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</b></p>								
9A. Rental Rate Per Acre \$ 338.73 *MC		10. Identification of CRP Land (See Page 2 for additional space)						
9B. Annual Contract Payment \$ 1,528.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
9C. First Year Payment \$		8015	0013	CP23	4.51	\$ 0.00		
(Item 9C is applicable only when the first year payment is prorated.)								
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DEAN J. SHEEDY 4789 STATE ROUTE 111 ANTIWERP, OH 45813-9724		(2) SHARE 100.00 %	(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 3/31/25	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
<b>12. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE 					B. DATE (MM-DD-YYYY) 3/31/25	
<p><b>NOTE:</b> 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 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.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22) and the Conservation Reserve Program 7 CFR Part 1410. 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><b>Paperwork Reduction Act (PRA) Statement:</b> The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b></p> <p>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, gender identity (including gender expression), sexual orientation, 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.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="http://www.ascr.usda.gov/complaint_filing_cust.html">http://www.ascr.usda.gov/complaint_filing_cust.html</a> 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: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</p>								

# PRELIMINARY TITLE

# PRELIMINARY TITLE

## CERTIFICATE OF TITLE

To: Schrader Real Estate and Auction of Fort Wayne, LLC for the protection of Schrader Real Estate and Auction of Fort Wayne, LLC only. No other person or entity may rely on the opinion expressed herein; nor is any liability assumed by the certification except as to Schrader Real Estate and Auction of Fort Wayne, LLC.

The undersigned hereby CERTIFIES that a thorough search and examination has been made of the records of Paulding County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to the premises described as follows:

Being a part of the Southwest quarter (1/4) and a part of the Northwest quarter (1/4) of Section 8, Town 2 North, Range 3 East, Jackson Township, Paulding County, Ohio, and which is more particularly described as follows:

Beginning at a cornerstone found at the Southwest corner of the Northwest quarter (1/4) of said Section 8;

Thence North 89°51'40" East, (assumed bearing for the purpose of this description), on the North line of the Southwest quarter (1/4) of said Section 8, thirty and zero hundredths (30.00) feet to a survey point set;

Thence continuing North 89°51'40" East, on the aforesaid line, one thousand two hundred sixty-nine and thirty-four hundredths (1269.34) feet to a survey point set;

Thence North 0°01'39" West, twenty-five and zero hundredths (25.00) feet to a survey point set;

Thence North 89°51'40" East, one thousand three hundred seventy-two and fifty-two hundredths (1372.52) feet to a survey point set on the East line of the Northwest quarter (1/4) of said Section 8;

Thence South 0°15'40" West, on the East line of the Northwest quarter (1/4) of said Section 8, twenty-five and zero hundredths (25.00) feet to an iron pin found at the Northeast corner of the Southwest quarter (1/4) of said Section 8;

Thence South 0°01'39" East, on the East line of the Southwest quarter (1/4) of said Section 8, one thousand three hundred thirty-five and sixty-eight hundredths (1335.68) feet to a survey point set at the Southeast corner of the North half (1/2) of the Southwest quarter (1/4) of said Section 8;

Thence South 89°56'55" West, on the South line of the North half (1/2) of the Southwest quarter (1/4) of said Section 8, two thousand six hundred forty-

**COOK & GORRELL, LTD.**

Attorneys & Counsellors at Law  
112 N. Water Street, Paulding, OH 45879

# PRELIMINARY TITLE

five and thirty-five hundredths (2645.35) feet to a survey point set;

Thence continuing South 89°56'55" West, on the aforesaid line, thirty and zero hundredths (30.00) feet to a mag nail set at the Southwest corner of the North half (1/2) of the Southwest quarter (1/4) of said Section 8;

Thence North 0°07'43" East, on the West line of the Southwest quarter (1/4) of said Section 8, one thousand three hundred thirty-one and sixty-one hundredths (1331.61) feet to the point of beginning.

Containing 82.641 acres of land more or less, of which 0.788 acres of said land is in the Northwest quarter (1/4) of said Section 8.

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

Note: Survey point set indicates a 5/8" x 30" iron pin with reference cap set.

This description is based on a field survey by Douglas W. Eis, Registered Surveyor No. 7758.

The above described premises shall be subject to the following restriction, to-wit: No mobile homes, manufactured homes or commercial livestock on the above described premises. This restriction shall be a covenant running with the land.

Subject to an easement to repair and maintain outlet tile pursuant to deed recorded in Volume 521, Page 1362; and deed recorded in Volume 521, Page 1366.

That the fee simple title to the above-described premises is vested absolutely in **DEAN J. SHEEDY** by virtue of the following instrument:

Fiduciary deed from Katelyn E. Loney, Trustee of the Barbara A. Sheedy Living Trust under Agreement Dated April 25, 1997, as restated and amended, to Dean J. Sheedy, dated July 30, 2025, filed for record August 12, 2025 at 11:25 a.m. in Volume 625, Page 2517 of the Official Records of Paulding County, Ohio.

The title evidenced by said records, in the opinion of the undersigned, is good and marketable, except and subject to the following:

## **Schedule 1. TAXES AND ASSESSMENTS.**

Parcel I.D. No. 20-08S-004-08

Taxes and assessments in the sum of \$459.92 paid for the first half 2025, and taxes and assessments in the sum of \$459.92 paid for the second half 2025.

**COOK & GORRELL, LTD.**

Attorneys & Counsellors at Law  
112 N. Water Street, Paulding, OH 45879

# PRELIMINARY TITLE

Not delinquent.

Taxes and assessments for the year 2026 not yet determined are unpaid and constitute a lien. Not delinquent.

The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed under this certificate for any lien which may arise by reason of the real estate being included on such list.

Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

## **Schedule 2. MORTGAGES.**

None.

## **Schedule 3. LEASES, JUDGMENTS, FOREIGN EXECUTIONS, SUITS PENDING.**

None.

## **Schedule 4. EASEMENTS AND RESTRICTIVE COVENANTS.**

Right of way for the benefit of Paulding Telephone Company, successors and assigns, pursuant to instrument filed in Volume 150, Page 410, Deed Records, Paulding County Recorder's Office.

Right of way for the benefit of American Louisiana Pipe Line Company, successors and assigns, pursuant to instrument filed in Volume 154, Page 5, Deed Records, Paulding County Recorder's Office.

Right of way for the benefit of Michigan Wisconsin Pipe Line Company, successors and assigns, pursuant to instrument filed in Volume 168, Page 531, Deed Records, Paulding County Recorder's Office.

Easement for outlet tile repair and replacement pursuant to instrument filed in Volume 521, Page 1366, Deed Records, Paulding County Recorder's Office.

Restriction filed in Volume 521, Page 1366, Deed Records, Paulding County Recorder's Office (No mobile homes, manufactured homes, or commercial livestock are permitted.)

All legal highways and easements apparent or of record.

## **Schedule 5. OTHER MATTERS OF RECORD OR INFORMATION NOT OF RECORD.**

None.

That the examination does not purport to cover the following:

1. Matters not of record in Paulding County, Ohio.

**COOK & GORRELL, LTD.**

Attorneys & Counsellors at Law  
112 N. Water Street, Paulding, OH 45879

# PRELIMINARY TITLE

2. Rights of persons resulting from their being in possession.
3. Facts that an accurate survey or personal inspection of the property disclosed or would have disclosed.
4. Rights of third parties to file mechanics liens.
5. Rights of any parties under oil and/or gas leases.
6. Liens of taxes and special assessments not shown by the official records of the County Auditor and County Treasurer.
7. Restrictions imposed by zoning, planning, platting and other governmental authorities.
8. Compliance with requirements of Consumer Credit Protection, Truth in Lending or similar laws.
9. Matters not indexed or not indexed properly.
10. Liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located.
11. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, regulations, environmental protection laws, and Racketeering Influence and Corrupt Organization acts and receivership liens) or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records of Paulding County, Ohio, as of the date of this Certificate.
12. Federal tax liens that may be against the prospective purchaser.
13. Matters of record which may reflect the property described herein to be in a flood plain.

It is further CERTIFIED that there are no other liens, encumbrances or defects of title which would render the title unsafe or unmarketable. The liability under this certificate of title shall not exceed the purchase price of the real estate for the subject transaction.

The liability to the undersigned under this Certificate of Title shall not exceed the purchase price of the property covered by this Certificate of Title and shall run only to person(s) to whom this Certificate of Title is addressed.

This CERTIFICATE OF TITLE covers a period of time beginning with a certain warranty deed from Charlotte B. French, unmarried woman of lawful age, to James Barnes, heirs and assigns, filed for record July 20, 1886, Volume 42, Page 39, Deed Records, Paulding County Recorder's Office; a certain warranty deed from Jacob D. Barnes and Harriet Barnes, husband and wife, to James Barnes, heirs and assigns, filed for record June 5, 1879, Volume 26, Page 571, Deed Records, Paulding County Recorder's Office; and a certain Warranty Deed from John Barnes and Betsey Barnes, his wife, to James Barnes, heirs and assigns, filed June 5, 1879, Volume 26, Page 570, Deed Records, Paulding County

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# PRELIMINARY TITLE

Recorder's Office, which evidence of title, together with subsequent record evidence, constitutes the basis upon which this certificate and opinion is rendered.

Dated at Paulding, Ohio, this 8<sup>th</sup> day of May, 2026, at 8:01 a.m.

A handwritten signature in black ink, appearing to read 'BRIAN S. GORRELL', is written over a faint, circular embossed or stamped seal.

BRIAN S. GORRELL, ESQ.

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**\*Elk Not Taken Off Farm**





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