

CHAMPAIGN CO., OH
TRANSFERRED

APR 01 2005

General Warranty Deed

(Statutory Form O.R.C. 5302.05)

BONNIE M. WARMAN, AUDITOR
By J.R. Neel Deputy

JOSEPH P. VALORE, Unmarried, of Champaign County, Ohio, for valuable consideration paid, grants with general warranty covenants to **JULIA FULLER JOHNSON**, her heirs and assigns forever, whose tax mailing address is 4891 East U.S. Highway 36, Urbana, Ohio 43078, the following real property:

SEE ATTACHED EXHIBIT "A"

200500002117
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J DOWNING
04-01-2005 At 12:29 pm.
WARRANTY DEED 44.00
OR Book 439 Page 1284 - 1287

Prior Instrument Reference: Volume 338, Page 979

Executed this 1st day of April, 2005.

Joseph P. Valore
JOSEPH P. VALORE

State of Ohio
Champaign County, SS.

On this 1st day of April, A.D. 2005, before me, a Notary Public in and for said County, personally came **JOSEPH P. VALORE**, the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ 1060.00
EXEMPT _____
CONVEYANCE 05-0234

BONNIE M. WARMAN
Champaign, Co. Auditor

Brett A. Gilbert
Brett A. Gilbert, Attorney at Law
Notary Public - State of Ohio
My Commission has not expired
Section 147.03 O.R.C.

This instrument prepared by:
BRETT A. GILBERT, Attorney at Law
117 W. Court Street, Urbana, OH 43078

Certified
Vol 439 Pg 1284-1287
Date Oct. 20, 2009

Robin K. Edwards
Recorder
Champaign Co., Ohio
By Robin K. Edwards
Deputy

Exhibit

EXHIBIT "A"

Being situate in the State of Ohio, County of Champaign, Township of Union, and being a part of Virginia Military Survey 4186, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron pipe with "Page" cap found on the East line of said Virginia Military Survey 4186 at the Southwest corner of Virginia Military Survey 4181, also being at the Northwest corner of Virginia Military Survey 4157 and at the Northeast corner of a 10.75 acre tract conveyed to the Urbana Country Club by Deed recorded in Official Record 77, Page 863, of the Champaign County Records;

thence with the East line of said Virginia Military Survey 4186 and the West line of said Virginia Military Survey 4157 and the West line of a 30.229 acre tract conveyed to the Urbana Country Club by Official Record 75, Page 801, of the Champaign County Records, S-5°14'00"-W, 600.00' (feet) to a 1" diameter iron pipe with "Page" cap found at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, said iron pipe found also being at the Southeast corner of the aforementioned 10.75 acre tract conveyed to the Urbana Country Club;

thence continuing with East line of Virginia Military Survey 4186 and the West line of Virginia Military Survey 4157, also being the West line of the aforementioned 30.229 acre tract conveyed to the Urbana Country Club, S-5°14'00"-W, 1551.76' (feet) to a 5/8" diameter iron bar found at the Northeast corner of a 33.35 acre tract conveyed to J. J. Donahoe, Trustee, by Deed recorded in Official Record 322, Page 526, of the Champaign County Records, also being at the Northwest corner of an 11.913 acre tract also conveyed the Urbana Country Club by Deed recorded in Official Record 76, Page 958, of the Champaign County Records;

thence N-84°53'48"-W, 1011.90' (feet) to a 5/8" diameter iron bar found on the East line of a 114.779 acre tract conveyed to Sean M. & Andrea S. Tullis by Deed recorded in Official Record 194, Page 449, of the Champaign County Records and also being at the Northwest corner of said Donahoe's 33.35 acre tract;

thence with the East line of said Tullis' tract N-5°14'57"-E, 864.56' (feet) to an 8" diameter wood post found on the South line of a 62.25 acre tract conveyed to the Urbana Country Club by Deed recorded in Deed Volume 112, Page 32, of the Champaign County Deed Records and at the Northeast corner of said Tullis' tract;

thence with the South line of said 62.25 acre tract, S-77°24'09"-E, 248.12' (feet) to a 5/8" diameter iron bar found at the South corner of a 4 acre tract conveyed to the Urbana Country Club by Deed recorded in Deed Volume 163, Page 645, of the Champaign County Deed Records, passing for reference an iron bar set at 3.00' (feet);

thence with the bounds of said Urbana Country Club's 4 acre tract the following two (2) courses:

1. N-39°42'18"-E, 641.59' (feet) to a 5/8" diameter iron bar set;
2. N-42°09'27"-W, 260.26' (feet) to a 1" diameter iron pipe with "Page" cap found at the Southwest corner of the aforementioned 10.75 acre tract owned by the Urbana Country Club;

thence with the South line of said 10.75 acre tract, S-86°19'34"-E, 594.22' (feet) to the place of beginning.

Containing 28.623 acres, but being subject to the rights of all legal highways and all easements of record.

Being the remaining area of an original 54.4 acre tract conveyed to Joseph P. Valore by Deed recorded in Official Record 338, Page 979, of the Champaign County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, February 14, 2005. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the East line of Virginia Military Survey 4186 per Official Record 77, Page 863, of the Champaign County Records (S-5°14'00"-W).

Parcel Number: J37-10-00-47-00-030-00

(Description continued on next page)

Approved by Champaign County Engineer

By Mark Mowrey
Date 28 MARCH 2005
Tract (s) 28.623 Ac

EXHIBIT "A" CONTINUED

ALSO, a permanent easement for the purpose of ingress and egress described as follows:

Real estate situated in Union Township of Champaign County, Ohio; in the Virginia Military Survey Number 4186; being part of the 62.25 acre tract of land owned by Urbana Country Club (Deed Record 112, page 32); for the purpose of ingress and egress to certain 28.6 acre tract of land (more or less) lying on the south side of a 10.750 acre tract of land conveyed this same date to The Urbana Country Club; and being further bounded and described as follows:

Beginning at a p.k. nail found on the centerline of U.S. Route 36 (60 feet wide) at a point common to the northwest corner of a 54.40 acre tract of land owned by Martha J. L. Valore (Deed Record 218, page 883) and the northeast corner of a 62.25 acre tract of land owned by The Urbana Country Club (Deed Record 112, page 32);

thence the following two (2) consecutive courses along lines common to said Valore 54.40 acre tract and said The Urbana Country Club 62.25 acre tract:

1. South 15 degrees 25 minutes 13 seconds East, 488.27 feet to a 5/8 inch diameter iron bar found on a corner thereof;
2. South 01 degree 08 minutes 26 seconds West, 398.88 feet to a 5/8 inch diameter iron bar found on the north corner of a 4.0 acre tract of land owned by The Urbana Country Club (Deed Record 163, page 645);

thence North 42 degrees 09 minutes 27 seconds West, 87.49 feet on a prolongation of the northeasterly line of said The Urbana Country Club 4.0 acre tract to a point;

thence North 01 degree 08 minutes 26 seconds East, 335.20 feet to a point;

thence North 20 degrees 53 minutes 13 seconds West, 478.39 feet to a railroad spike found on said centerline of U.S. Route 36;

thence North 77 degrees 22 minutes 56 seconds East, 103.21 feet along said centerline of U.S. Route 36 to the point of beginning.

Bearing assumed from adjacent surveys.

The easement as described from an actual field survey performed on or about November 4, 1991, by registered surveyor Benjamin H. Cartwright (S-5456) of Page Engineering, Inc. of Marysville, Ohio, is subject to all previous easements and rights-of-way of record. The survey is on file in the Office of the Champaign County Engineer.

(Description continued on next page)

DESCRIPTION APPROVED

Champaign County Engineer

As of 28 MARCH 2005

EXHIBIT "A" CONTINUED

ALSO, a permanent 60 feet wide easement across the aforementioned property, which easement is described as follows:

Real estate situated in Union Township of Champaign County, Ohio; in the Virginia Military Survey Number 4186; being part of the 54.40 acre tract of land owned by Martha J. L. Valore (Deed Record 218, page 883), for the purpose of ingress and egress across the southwesterly side of the foregoing described 10.750 acre tract of land to a certain 28.6 acre tract of land (more or less) lying on the south side of said 10.750 acre tract; and being further bounded and described as follows:

Beginning for reference at a p.k. nail found on the centerline of U.S. Route 36 (60 feet wide) at a point common to the northwest corner of a 54.40 acre tract of land owned by Martha Valore (Deed Record 218, page 883) and the northeast corner of a 62.25 acre tract of land owned by The Urbana Country Club (Deed Record 112, page 32);

thence the following two (2) consecutive courses along lines common to said Valore 54.40 acre tract and said The Urbana Country Club 62.25 acre tract:

1. South 15 degrees 25 minutes 13 seconds East, 488.27 feet to a 5/8 inch diameter iron bar found on corner thereof;
2. South 01 degree 08 minutes 26 seconds West, 398.88 feet to a 5/8 inch diameter iron bar found on the north corner of a 4.0 acre tract of land owned by said The Urbana Country Club (Deed Record 163, page 645) and the point of beginning of the sixty (60) foot wide easement to be described;

thence North 01 degree 08 minutes 26 seconds East, 87.49 feet along the last described course to a point;

thence South 42 degrees 09 minutes 27 seconds East, 414.33 feet to a point on the line common to said 10.750 acre tract and said 28.6 acre tract;

thence North 86 degrees 19 minutes 34 seconds West, 86.11 feet to an iron pipe set on the northeasterly line of said The Urbana Country Club 4.0 acre tract;

thence North 42 degrees 09 minutes 27 seconds West, 288.89 feet along said northeasterly line of said The Urbana Country Club 4.0 acre tract to the point of beginning.

Bearing (South 05 degrees 14 minutes 00 seconds West) assumed from adjacent survey by Page Engineering, Inc.

The tract as described from an actual field survey performed on or about November 4, 1991, by registered surveyor Benjamin H. Cartwright (S-5456) by Page Engineering, Inc. of Marysville, Ohio, contains 10.750 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes found and set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is on file in the office of the Champaign County Engineer.

DESCRIPTION APPROVED

Champaign County Engineer

As of 28 MARCH 2005

Certified Vol 472 Pg 2687-2690 Date Oct 30, 2009

General Warranty Deed

Robin K. Edwards
Recorder
Champaign Co., Ohio
By Robin K. Edwards Deputy

(Statutory Form O.R.C. 5302.05)

200800002923
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J. DOWNING
05-22-2008 At 03:31 pm.
WARRANTY DEED 44.00
OR Book 472 Page 2687 - 2690

362

ANN DONAHUE, SUCCESSOR TRUSTEE OF THE JAMES J. DONAHUE FAMILY TRUST DATED MAY 16, 2000; ANN DONAHUE, SUCCESSOR TRUSTEE OF THE MILLIE L. DONAHUE TRUST AGREEMENT DATED MAY 16, 2000; WILLIAM N. WHITE, MARRIED; JEFFREY B. WHITE, MARRIED; and JAMES ROBERT WHITE, MARRIED, for valuable consideration paid, grants, with general warranty, covenants to JULIA F. JOHNSON, whose tax mailing address is P.O. Box 230, Urbana, Ohio 43078, the following real property:

SEE ATTACHED EXHIBIT "A"

Prior Instrument Reference: Official Record Volume 464, Page 552

Jennie M. White, Wife of Grantor, William N. White; Karen S. White, Wife of Grantor, Jeffrey B. White; and Susan M. White, Wife of Grantor, James Robert White, each hereby release all rights of dower therein.

Executed this 16 day of May, 2008.

<u>[Signature]</u> ANN DONAHUE, SUCCESSOR TRUSTEE OF THE JAMES J. DONAHUE FAMILY TRUST DATED MAY 16, 2000	<u>[Signature]</u> ANN DONAHUE, SUCCESSOR TRUSTEE OF THE MILLIE L. DONAHUE TRUST AGREEMENT DATED MAY 16, 2000
<u>[Signature]</u> WILLIAM N. WHITE	<u>[Signature]</u> JENNIE M. WHITE
<u>[Signature]</u> JEFFREY B. WHITE	<u>[Signature]</u> KAREN S. WHITE
<u>[Signature]</u> JAMES ROBERT WHITE	<u>[Signature]</u> SUSAN M. WHITE

State of Ohio,
Champaign County, SS.

On this 16th day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came ANN DONAHUE, SUCCESSOR TRUSTEE OF THE JAMES J. DONAHUE FAMILY TRUST DATED MAY 16, 2000; and ANN DONAHUE, SUCCESSOR TRUSTEE OF THE MILLIE L. DONAHUE TRUST AGREEMENT DATED MAY 16, 2000, the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.
CHAMPAIGN CO., OH
TRANSFERRED

MAY 20 2008

BONNIE M. WARMAN, AUDITOR
By H. Bayman Deputy

[Signature]
Notary Public



Kathleen J. Fitzwater
Notary Public - State of Ohio
My Commission Expires March 31, 2012

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ 1480.00
EXEMPT
CONVEYANCE 08-0371

BONNIE M. WARMAN
Champaign, Co. Auditor

STATE OF OHIO
Champaign COUNTY, SS:

On this 15 day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came WILLIAM N. WHITE and JENNIE M. WHITE, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



SHANNEN R. MICHAEL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 1, 2008

Shannen R. Michael
Notary Public

STATE OF OHIO
Champaign COUNTY, SS:

On this 15 day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came JEFFREY B. WHITE and KAREN S. WHITE, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



SHANNEN R. MICHAEL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 1, 2008

Shannen R. Michael
Notary Public

STATE OF OHIO
Champaign COUNTY, SS:

On this 15 day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came JAMES ROBERT WHITE and SUSAN M. WHITE, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



SHANNEN R. MICHAEL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 1, 2008

Shannen R. Michael
Notary Public

This instrument prepared by:
HARLEY A. DAVIDSON, ATTORNEY AT LAW
117 West Court Street, Urbana, OH 43078

Warranty Deed

TO

Transferred

20

County Auditor

Law Offices
WAGNER, MAURICE, DAVIDSON
& GILBERT CO., L.P.A.
117 WEST COURT STREET
URBANA, OHIO
43078

EXHIBIT "A"

Situated in the Township of Union, in the County of Champaign and State of Ohio, being parts of Surveys Nos. 4157 and 4186 and being Lots numbered four (4), five (5) and six (6) containing respectively fifty-four and three-fourths (53-3/4), fifty-five (55) and fifty-five (55) ACRES, more or less, as surveyed and numbered on the plat of the subdivision made among the heirs of Abner Barrett, deceased, in the partition proceedings in the Court of Common Pleas of said County in which proceedings Maddox W. Fisher and Sarah L. Fisher were Plaintiff and John Barrett et al, defendants;

ALSO the following in the same Township and County and being part of Military Survey No. 4157 beginning at the Northeast corner of a tract of land formerly willed by R.M. Turner to Elizabeth Coffinbarger; thence South 1 degree 25' West thirty-nine and one-half poles to a stone; thence North 88-1/2 degrees West fifty-six and seventy-five one hundredths poles to a stone; thence North 1 degree 35' East thirty-nine and one-half poles to a stone; thence South 88 degrees East fifty-six-eight hundredths poles to the beginning, containing fourteen (14) acres, more or less, being the same premises conveyed to Harry P. Madden and Cliff C. Madden by Jacob Coffinbarger.

ALSO the following described premises situated in Union Twp., in the County of Champaign and in the State of Ohio, and being part of Military Surveys Nos. 4186 and 4407. Beginning at a stone in the North line of Military Survey No. 4407 and the Southeast corner of the Inskeep land in Survey No. 4186; thence North 0 degrees 30' East 62 rods 9 links to the Southwest corner of W.R. Warnock's land in the same survey; thence with said Warnock's line South 88 degrees East 61 rods 7 links to a stone in the West line of Military Survey No. 4157; thence South 1 degree 50' West with said No. 4157 Military line 61 rods 18 links to a stone and passing the Southeast corner of Military Survey No. 4186 at 51 rods 1 link; thence South 87 degrees 55' West 59 rods 23 links to the place of beginning. Containing **21.6 ACRES** in Survey No. 4186 and 2 ACRES in Survey No. 4407 making in all 23.6 ACRES hereby conveyed.

Parcel # J35-10-00-47-00-026-00
Parcel # J37-10-00-47-00-025-00
Parcel # J35-10-00-45-00-006-00

DESCRIPTION APPROVED

Champaign County Engineer

As of May 12, 2008 *MR*

SAVE AND EXCEPT 1.30 ACRES, heretofore conveyed to ALVA T. TIMMONS ET UX by deed dated Aug. 21, 1959 and recorded in Deed Volume 172, Page 229 of Deed Records of Champaign County, Ohio, leaving 201.05 ACRES, more or less, conveyed hereby.

SAVE AND EXCEPT a 1.161 acre tract conveyed to COBY G. BOWLING and RUBY L. BOWLING by warranty deed dated November 20, 1970, Vol. 204, Page 833-834.

ALSO SAVE AND EXCEPT a 1.408 acre tract conveyed to MARY LOU CLEMENS by warranty deed dated October 31, 1973, Vol. 213, Page 531-532.

(continued)

EXHIBIT "A" CONTINUED

ALSO SAVE AND EXCEPT real estate situated in Union Township, of Champaign County, Ohio, in the Virginia Military Survey Number 4157; being part of the 160.882 acre tract of E. Noel White, Jeffrey B. White, William N. White and James Robert White (Deed Record 241, Page 453) and being further bounded and described as follows:

Beginning, for reference, at an iron pipe found on a corner common to Virginia Military Survey Number 4157, Virginia Military Survey 4181 and being on the East line of Virginia Military Survey 4186;

thence South 05 degrees 14 minutes 00 seconds West (reference bearing) 2151.74 feet along the line common to said Virginia Military Survey Number 4157 and said Virginia Military Survey Number 4186 to a 5/8 inch diameter iron bar found on the North line of said E. Noel White, et al. 160.882 acre tract and the point of beginning of the land to be described, said iron bar being on the Southwest corner of a 30.229 acre tract of land owned by Peggy Grogan (Official Record 24, Page 348);

thence South 84 degrees 32 minutes 40 seconds East, 865.79 feet along the South line of said Peggy Grogan 30.229 acre tract and along the South line of a 23.886 acre tract of land owned by Terrance Grogan, M.D. and Peggy Grogan (Official Record 72, Page 52) to an iron pipe found on the Southeast corner of said Grogan 23.886 acre tract (passing over an iron pipe found at 376.28 feet);

thence South 05 degrees 24 minutes 18 seconds West, 600.00 feet to an iron pipe set;

thence North 84 degrees 32 minutes 40 seconds West, 864.00 feet to an iron pipe set on said line common to said Virginia Military Survey Number 4157 and said Virginia Military Survey Number 4186;

thence North 05 degrees 14 minutes 00 seconds East, 600.00 feet on said line common to said Virginia Military Survey Number 4157 and said Virginia Military Survey Number 4186 to the point of beginning.

Bearing (South 05 degrees 14 minutes 00 seconds West) assumed from adjacent survey by Page Engineering, Inc.

The tract as described from an actual field survey performed on or about November 4, 1991 by registered surveyor Benjamin H. Cartwright (S-5456) of Page Engineering, Inc. of Marysville Ohio, contains **11.913 ACRES**, more or less, subject to all previous easements and rights of way of record. All iron pipes found and set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "S-6034/S-5456". The survey is on file in the office of the Champaign County Engineer.

CONTAINING, AFTER SAID EXCEPTIONS, 186.569 ACRES, MORE OR LESS.

Champaign County Property Record Card

Parcel: J37-10-00-47-00-030-00
Card: 1

GENERAL PARCEL INFORMATION

Property Address 4891 E US HWY 36
 Owner JOHNSON JULIA FULLER
 Owner Address 4891 E US HWY 36
 URBANA OH 43078
 Tax Address JOHNSON JULIA FULLER
 4891 E US HIGHWAY 36
 URBANA OH 43078
 Land Use 111 - CAUV CASH GRAIN
 Legal Description RTS 00-00-00 __ BELLEFIELD TRACT #2

VALUATION

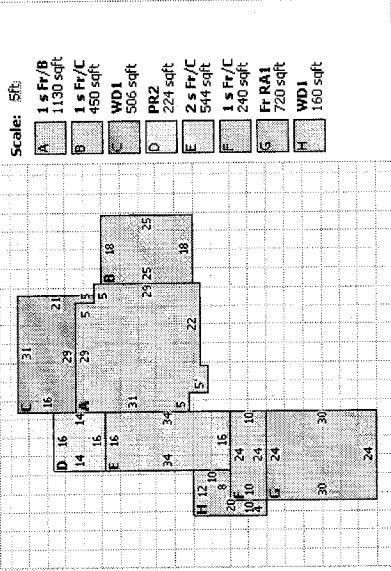
	Appraised	Assessed
Land Value	\$86,540.00	\$30,290.00
Improvements Value	\$263,490.00	\$92,220.00
CAUV Value	\$26,640.00	\$9,320.00
Total Value	\$350,030.00	\$101,540.00
Taxable Value		\$101,540.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homesite	1	0	0	100	18000
A2 - Tillable	24.48	0	0	100	68540
A9 - Road or Ditch	3.143	0	0	100	0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	CRA	2.688	1020
A2 - Tillable	C -	MMC3	0.731	70
A2 - Tillable	C -	MLB2	2.343	680
A2 - Tillable	C -	MLA	4.685	1780
A2 - Tillable	C -	CNB	10.236	3690
A2 - Tillable	C -	CRB	3.797	1400



TAX

	1st Half	2nd Half
Charge:	\$2,447.11	\$2,447.11
Credit:	(\$489.25)	(\$489.25)
Rollback:	(\$195.79)	(\$195.79)
Reduction:	(\$47.49)	(\$47.49)
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$3,429.16	\$3,429.16
Net Paid:	(\$3,429.16)	(\$3,429.16)
Net Due:	\$0.00	\$0.00

RESIDENTIAL

Building Style	Year Built	Stories	Finished Area	First Floor Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms
CONTEMPORARY	1987	2	2908	2364	0	544	10	3	1
Full Baths	2	Basement	Finished Basement Area	Heating	Cooling	Exterior Wall	Attic	Number of Fireplace Openings	Number of Fireplace Stacks

ADDITIONS

Description	Area	Year Built	Value
WD1 - Wood Deck SF	506	1987	\$4,220.00
RA1 - Garage Attached	720	1987	\$13,260.00
WD1 - Wood Deck SF	160	1987	\$1,920.00
PR2 - Porch Enclosed	224	2001	\$8,680.00

IMPROVEMENTS

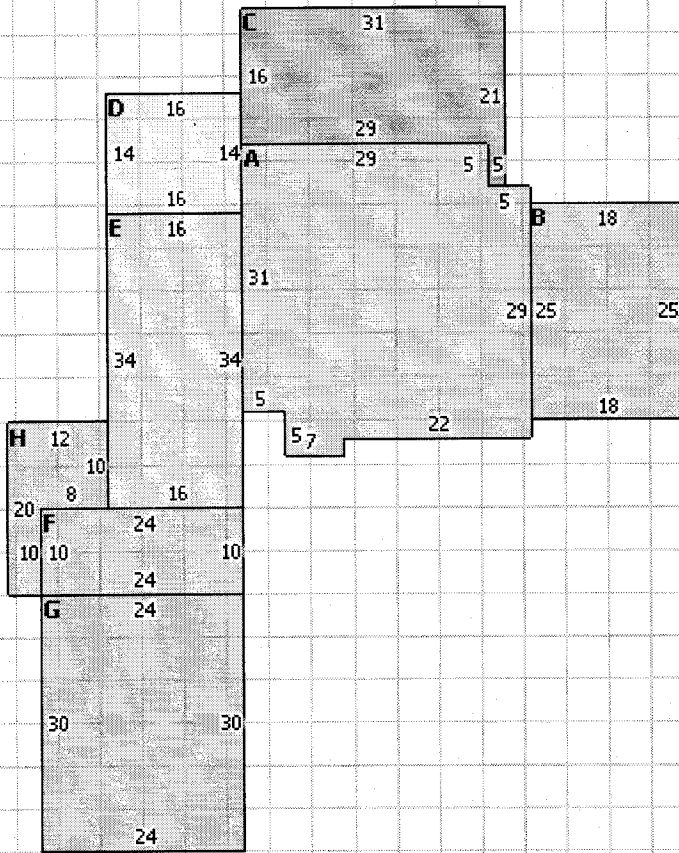
Full Baths	Half Baths	Basement	Finished Basement Area	Heating	Cooling	Exterior Wall	Attic	Number of Fireplace Openings	Number of Fireplace Stacks
2	1	PT BASEMENT 25% - 75%	0	CENTRAL SYS - ELECTRIC	CENTRAL SYSTEM	FRAME	NONE	1	1

SALES

Date	Buyer	Seller	Price
4/1/2005	JOHNSON JULIA FULLER	VALORE JOSEPH P	530000
3/11/2005	VALORE JOSEPH P	VALORE JOSEPH P	0
9/11/2001	VALORE JOSEPH P	VALORE JOSEPH P	0

COMMERCIAL

Scale: 5ft



- A** 1 s Fr/B
1130 sqft
- B** 1 s Fr/C
450 sqft
- C** WD1
506 sqft
- D** PR2
224 sqft
- E** 2 s Fr/C
544 sqft
- F** 1 s Fr/C
240 sqft
- G** Fr RA1
720 sqft
- H** WD1
160 sqft

Champaign County Property Record Card

Parcel: J35-10-00-45-00-006-00

Card: 1

A sketch is unavailable for this parcel.

GENERAL PARCEL INFORMATION

Property Address S MUTUAL UNION RD
 Owner JOHNSON JULIA F
 Owner Address PO BOX 230
 URBANA OH 43078
 Tax Address JOHNSON JULIA F
 PO BOX 230
 URBANA OH 43078
 Land Use 110 - CAUV/VACANT
 Legal Description RTS 00-00-00 4.157 SMITH
 NO FURTHER TRANSFER W/O SURVEY MUST GO

VALUATION

Land Value	Appraised	Assessed
	\$438,060.00	\$153,320.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$22,600.00	\$7,910.00
Total Value	\$438,060.00	\$7,910.00
Taxable Value		\$7,910.00

LAND

Land Type	Acres	Depth	Frontage	Depth	Value
A2 - Tillable	143.307	0	0	100	401260
A3 - Pasture	17.491	0	0	100	36730
A5 - Wasteland	0.69	0	0	100	70
A9 - Road or Ditch	0.48	0	0	153	0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	CNB	0.948	340
A2 - Tillable	C -	MMD3	1.48	150
A3 - Pasture	P - Pasture	MLD	4.198	630
A3 - Pasture	P - Pasture	FNB	2.75	280
A3 - Pasture	P - Pasture	FMB	0.72	70
A3 - Pasture	P - Pasture	FLB	5.726	570
A3 - Pasture	P - Pasture	CRB	0.076	30
A2 - Tillable	C -	MMD3	6.257	630
A2 - Tillable	C -	MLD	12.701	1910
A2 - Tillable	C -	FMB	16.837	1680

Property Record Card generated 10/22/2009 9:48:24 AM for Champaign County, Ohio

TAX

	1st Half	2nd Half
Charge:	\$234.33	\$234.33
Credit:	(\$51.27)	(\$51.27)
Rollback:	(\$18.31)	(\$18.31)
Reduction:	\$0.00	\$0.00
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$329.50	\$329.50
Net Paid:	(\$329.50)	(\$329.50)
Net Due:	\$0.00	\$0.00

RESIDENTIAL

ADDITIONS

SALES

Date	Buyer	Seller	Price
5/20/2008	JOHNSON JULIA F	DONAHUE J J FAMILY & M	740000
6/7/2007	DONAHUE J J FAMILY & M	DONAHUE J J & M L TRST	0
2/11/2003	DONAHUE J J & M L TRST		0
3/10/2001	DONAHOE J J & M L TRST		0
11/2/1999	DONAHOE JAMES 1/2 &		0

COMMERCIAL

A sketch is unavailable for this parcel.

Champaign County Property Record Card

Parcel: J35-10-00-47-00-026-00
Card: 1

A sketch is unavailable for this parcel.

GENERAL PARCEL INFORMATION

Property Address: S MUTUAL UNION RD
 Owner: JOHNSON JULIA F
 Owner Address: PO BOX 230
 URBANA OH 43078
 Tax Address: JOHNSON JULIA F
 PO BOX 230
 URBANA OH 43078
 Land Use: 110 - CAUV VACANT
 Legal Description: RTS 00-00-00 4407 HAINES
 NO FURTHER TRANSFERS W/O SURVEY MUST GO

VALUATION

	Appraised	Assessed
Land Value	\$5,600.00	\$1,960.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$200.00	\$70.00
Total Value	\$5,600.00	\$70.00
Taxable Value		\$70.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A2 - Tillable	2	0	0	100	5600

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	FNA	2	200

TAX

	1st Half	2nd Half
Charge:	\$2.07	\$2.07
Credit:	(\$0.45)	(\$0.45)
Rollback:	(\$0.16)	(\$0.16)
Reduction:	\$0.00	\$0.00
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$2.92	\$2.92
Net Paid:	(\$2.92)	(\$2.92)
Net Due:	\$0.00	\$0.00

RESIDENTIAL

ADDITIONS

SALES

Date	Buyer	Seller	Price
5/20/2008	JOHNSON JULIA F	DONAHUE J J FAMILY & M	740000
6/7/2007	DONAHUE J J FAMILY & M	DONAHUE J J & M L TRST	0
2/11/2003	DONAHUE J J & M L TRST		0
3/10/2001	DONAHOE J J & M L TRST		0
11/2/1999	DONAHOE JAMES 1/2 &		0

COMMERCIAL

A sketch is unavailable for this parcel.

Champaign County Property Record Card

Parcel: J37-10-00-47-00-025-00
Card: 1

A sketch is unavailable for this parcel.

GENERAL PARCEL INFORMATION

Property Address: S MUTUAL UNION RD
 Owner: JOHNSON JULIA F
 Owner Address: PO BOX 230
 URBANA OH 43078
 Tax Address: JOHNSON JULIA F
 PO BOX 230
 URBANA OH 43078
 Land Use: 110 - CAUV VACANT
 Legal Description: RTS 00-00-00 BELLEFIELD 4186
 NO FURTHER TRANSFERS/WO SURVEY MUST GO

VALUATION

	Appraised	Assessed
Land Value	\$55,810.00	\$19,530.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$3,250.00	\$1,140.00
Total Value	\$55,810.00	\$1,140.00
Taxable Value		\$1,140.00

RESIDENTIAL

TAX

	1st Half	2nd Half
Charge:	\$27.47	\$27.47
Credit:	(\$5.49)	(\$5.49)
Rollback:	(\$2.20)	(\$2.20)
Reduction:	\$0.00	\$0.00
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:		\$39.56
Net Paid:		(\$39.56)
Net Due:		\$0.00

LAND

Land Type	Acres	Depth	Frontage	Depth	Value
A2 - Tillable	14.936	0	0	100	41820
A3 - Pasture	6.664	0	0	100	13990

ADDITIONS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	FLB	7.189	720
A2 - Tillable	C -	MLB2	0.394	110
A2 - Tillable	C -	MLC	0.131	40
A2 - Tillable	C -	MMC3	4.366	440
A3 - Pasture	P - Pasture	CNB	3.25	1170
A3 - Pasture	P - Pasture	MMC3	3.414	340
A2 - Tillable	C -	MLD	2.856	430

SALES

Date	Buyer	Seller	Price
5/20/2008	JOHNSON JULIA F	DONAHUE J J FAMILY & M	740000
6/7/2007	DONAHUE J J FAMILY & M	DONAHUE J J & M L TRST	0
2/11/2003	DONAHUE J J & M L TRST		0
3/10/2001	DONAHUE J J & M L TRST		0
11/2/1999	DONAHUE JAMES-1/2 &		0
1/19/1995	WHITE E NOEL LE REM TO		0

COMMERCIAL

A sketch is unavailable for this parcel.

