



Ohio Bar Title Insurance Company

A First American Company

## Commitment for Title Insurance

ISSUED BY

Ohio Bar Title Insurance Company

## Commitment

POLICY NUMBER

5711639-2012VSF23

Ohio Bar Title Insurance Company, an Ohio corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

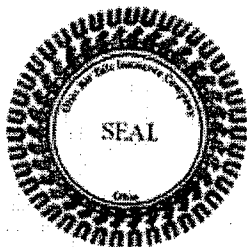
All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

**This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.**

In Witness Whereof, Ohio Bar Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

**Ohio Bar Title Insurance Company**



Kevin F. Eichner  
President

Michael J. Fromhold  
Secretary

(This Commitment is valid only when Schedules A and B are attached)

**INSURANCE FRAUD WARNING:** ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

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## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.



**Ohio Bar Title Insurance Company**  
*A First American Company*

## Commitment for Title Insurance

BY

**Ohio Bar Title Insurance Company**

# Schedule A

**5711639-2012VSF23**

File No.: **2012VSF23**

1. Effective Date: March 23, 2012 @ 7:30 AM

2. Policy (or Policies) to be issued:

AMOUNT

a. ☒ ALTA Owner's Policy of Title Insurance (6-17-06) **UNDETERMINED**

☐ ALTA Homeowner's Policy of Title Insurance (rev. 1-1-08) \$

☐ Other \$

Proposed Insured: Ohio Department of Natural Resources, Division of Watercraft

b. ☐ ALTA Loan Policy of Title Insurance (6-17-06): \$

☐ ALTA Expanded Coverage Residential Loan Policy (1-1-08) \$

☐ Other \$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is: Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

**VALLEY SPRINGS FARM COMPANY**

5. The land referred to in this Commitment is described as follows:

**Parcel I: 335 N. Valley Road; Sections 13, 18, 19, 24, Town 3, Ranges 6 & 7 and MS 577 pt.; 615.639 acres+-  
Parcel No. B03-0002-0049-1-0001-00**

**Parcel II: 181 N. Valley Road; VMS 577, 53.395 acres+-; Parcel No. B03-0002-0049-1-009-00**

**Parcel III: U.S. 35 West; Section 13, To2n 3, Range 7MRS; 2.138 acres+-**

Issuing Agent: Keith R. Hall

Agent ID No.: 4039700

Address: 130 West Second Street, Ste. 2103

City, State, Zip: Dayton, Ohio 45402


Telephone: 937 223-2727 ext. 3

By: \_\_\_\_\_

*Keith R. Hall*  
Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

**INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD**

 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	<b>Commitment for Title Insurance</b> BY <b>Ohio Bar Title Insurance Company</b>
<b>Schedule BI</b>	<b>5711639-2012VSF23</b>


### REQUIREMENTS

File No.: **2012VSF23**

The following requirements must be satisfied:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.

Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit: Grant of Conservation Easement to the Ohio Department of Natural Resources, Division of Watercraft or designated affiliated entity, on the property described in Schedule "A" attached.

 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	<b>Commitment for Title Insurance</b> BY <b>Ohio Bar Title Insurance Company</b>
<b>Schedule BII</b>	<b>5711639-2012VSF23</b>

### EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.

**As to Parcel I: 335 N. Valley Road; Sections 13, 18, 19, 24, Town 3, Ranges 6 & 7 and MS 577 pt.; 615.639 acres+/-; Parcel No. B03-0002-0049-1-0001-00**

7. Right of Way/Easement to The Dayton Power and Light Company recorded on November 6, 1944 in Volume 184 Page 97 of the deed records of Greene County, Ohio.
8. Right of Way/Easement to The Dayton Power and Light Company recorded on November 25, 1947 in Volume 300 Page 560 of the deed records of Greene County, Ohio.
9. Right of Way/Easement to The Dayton Power and Light Company recorded on November 10, 1954 in Volume 256 Page 43 of the deed records of Greene County, Ohio.
10. Right of Way/Easement to The State of Ohio, for highway purposes, recorded on March 28, 1955 in Volume 259 Page 563 of the deed records of Greene County, Ohio.
11. Right of Way/Easement to The State of Ohio, for highway purposes, recorded on March 28, 1955 in Volume 259 Page 565 of the deed records of Greene County, Ohio.
12. Right of Way/Easement to The State of Ohio, for channel change, recorded on March 28, 1955 in Volume 259 Page 571 of the deed records of Greene County, Ohio.
13. Right of Way/Easement to The Dayton Power and Light Company recorded on November 30, 1962 in Volume 345 Page 410 of the deed records of Greene County, Ohio. This easement was assigned, one-third interest each, to Cincinnati Gas and Electric Company and Columbus and Southern Ohio Electric Company by assignment recorded on December 31, 1964 in Volume 371 Page 642 of the deed records of Greene County, Ohio.

14. Subject to the right, title and interest as the grantors as owners of said tract of land may have or claim in and to the waters, bank and bed of the Little Miami River along the east line of said tract of land, and to such right, title and interest as they may have or claim in and to U.S. Route No. 35 along the south line of said tract of land.
15. Right of Way/Easement to A T & T Communications as recorded on October 28, 1987 in Volume 371 Page 578 of the deed records of Greene County, Ohio.
16. Right of Way/Easement to The Greene County Board of Commissioners to construct, maintain, tap into, and repair a water line as recorded on December 24, 1997 in Volume 1154 Page 25 of the deed records of Greene County, Ohio.
17. Right of Way/Easement to The Greene County Board of Commissioners for drainage as recorded on August 22, 2003 in Volume 2084 Page 477 of the deed records of Greene County, Ohio.
18. Right of Way/Easement to The Greene County Board of Commissioners for culvert replacement as recorded on June 15, 2009 in Volume 2917 Page 837 of the deed records of Greene County, Ohio.
19. **[B03-0002-0049-1-0001-00 (Sections 13, 18, 19, 24, Town 3, Ranges 6 & 7 and MS 577 pt.; 615.639 acres+-)]**  
The real estate taxes payable in February, 2012 in the amount of \$7,076.84, are **paid**, and the real estate taxes payable in July, 2012 in the amount of \$7,076.84, are **unpaid** and not yet due and payable. This property has qualified for Current Agricultural Use Valuation (O.R.C. §5713.30) for the preceding or current tax year and may be subject to recoupment charges as described in O.R.C. §5713.30 (c) and §5713.34 should the property fail to continue to qualify.

**As to Parcel II: 181 N. Valley Road; VMS 577, 53.395 acres+-; Parcel No. B03-0002-0049-1-009-00**

20. Right of Way/Easement to The Dayton Power and Light Company recorded on November 4, 1947 in Volume 200 Page 217 of the deed records of Greene County, Ohio.
21. Right of Way/Easement for highway purposes to the State of Ohio by Right of Way/Easement recorded on June 3, 1954 in Volume 250 Page 97 of the deed records of Greene County, Ohio.
22. Right of Way/Easement to The Dayton Power and Light Company by Right of Way/Easement recorded on September 20, 1962 in Volume 343 Page 138 of the deed records of Greene County, Ohio. This Right of Way/Easement is subject to a Deed of Undivided Interests in Easements between The Dayton Power and Light Company, The Cincinnati Gas & Electric Company and Columbus and Southern Ohio Electric Company as recorded on January 4, 1965 in Volume 371 Page 642 of the deed records of Greene County, Ohio.
23. Right of Way/Easement to AT& T Communications of Ohio, Inc. by Right of Way/Easement recorded on October 28, 1987 in Volume 371 Page 574 of the deed records of Greene County, Ohio.
24. Easement Accommodation Agreement between Dayton Power and Light Company and AT&T Communications of Ohio, Inc. recorded on March 18, 1988 Volume 386 Book 689 of the deed records of Greene County, Ohio.
25. Right of Way/Easement to The Dayton Power and Light Company by Right of Way/Easement recorded on April 11, 1968 in Volume 418 Page 105 of the deed records of Greene County, Ohio.
26. Right of Way/Easement to The Dayton Power and Light Company by Right of Way/Easement recorded on November 26, 1968 in Volume 428 Page 38 of the deed records of Greene County, Ohio.
27. Right of Way/Easement to Greene County Board of Commissioners by Right of Way/Easement recorded on March 21, 2003 in Volume 1943 Page 554 of the deed records of Greene County, Ohio.

28. Right of Way/Easement to Greene County Board of Commissioners by Right of Way/Easement recorded on March 21, 2003 in Volume 1943 Page 558 of the deed records of Greene County, Ohio.

29. **[B03-0002-0049-1-0009-00 (VMS 577 pt.; 53.95 acres+)]**

The real estate taxes payable in February, 2012 in the amount of \$3,147.95, are **paid**, and the real estate taxes payable in July, 2012 in the amount of \$3,147.95, are **unpaid** and not yet due and payable. This property has qualified for Current Agricultural Use Valuation (O.R.C. §5713.30) for the preceding or current tax year and may be subject to recoupment charges as described in O.R.C. §5713.30 (c) and §5713.34 should the property fail to continue to qualify.

**As to Parcel II: U. S. 35 West; Section 13, Town 3, Range 7MRS, 2,138 acres+; Parcel No. B03-0002-0035-1-0122-00**

30. Right of Way/Easement to the State of Ohio by Right of Way/Easement recorded in Volume 251 Page 164 of the deed records of Greene County, Ohio.

31. Right of Way/Easement to The Dayton Power and Light Company by Right of Way/Easement recorded in Volume 384 Page 615 of the deed records of Greene County, Ohio.

32. **[B03-0002-0035-1-0122-00 (Section 13, Town 3, Range 7MRS, 2,138 acres+)]**

The real estate taxes payable in February, 2012 in the amount of \$6.90, are **paid**, and the real estate taxes payable in July, 2012 in the amount of \$6.90, are **unpaid** and not yet due and payable. This property has qualified for Current Agricultural Use Valuation (O.R.C. §5713.30) for the preceding or current tax year and may be subject to recoupment charges as described in O.R.C. §5713.30 (c) and §5713.34 should the property fail to continue to qualify.

Parcel ID: B03-0002-0049-1-0001-00 Tax Year: 2011 Card: 1 of 2

Owner: VALLEY SPRINGS FARM COMPANY

Mailing Name/Address:

VALLEY SPRINGS FARM CO  
% CARLO C MC GINNIS ATTY  
130 W SECOND ST STE 800  
DAYTON OH 45402

Tax District: B03 - BEAVERCREEK TP.BCSD

Legal Data: 577 NW 1/4

EASEMENT 20.776A BACK LANE  
335 N VALLEY RD

Property Address: 335 N VALLEY RD  
Class: A - CASH GRAIN OR GENERAL FARM  
Map/Routing: 0049.01 019.00  
Neighborhood: 00169.001  
Parcel Tieback:

LAND DATA

Desc	Type	Effective Frontage	Depth	Square Footage	Acres	Value
Homesite	ACREAGE				2	108000
Tillable	ACREAGE				281.59	2815900
Pasture	ACREAGE				88.16	705280
Woodland	ACREAGE				220.64	1323840
Right of Way	ACREAGE				23.249	0

DWELLING DATA

Style	Total Rooms	Masonry Trim Area	Open
Story Hgt	Bedrooms	Unfin Area	
Construct	Family Rms	Rec Room Area	
Year Blt	Full Baths	Fin Bsmt Area	
SFLA	Half Baths	WBFP Stacks	
GFLA	Add'l Fixt	Bsmt Garage # Cars	
Basement	Total Fixt	Misc Desc	
Heating	Bath Remod	Misc Desc	
Heat Fuel	Kitch Remod	Condo Level	
Attic		Condo Type	
Int vs Ext			

PROPERTY FACTORS

Topography	Utilities	Street/Road	Traffic
ABOVE STREET	WELL SEPTIC	PAVED	LIGHT

ADDITION DATA

#	Lower	First	Second	Third	Area
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OTHER BUILDING & YARD ITEMS

Description	Yr Blt	Area	Rate	Units	Value
BANK BARN	1900	3520	18.5455	1	15670
1S LEAN TO	1900	672	7.0238	1	470
FOUR SIDE CLOSED WD POLE BLDG	1910	1560	8.4359	1	1320
ONE SIDE OPEN MTL POLE BLDG	1910	3600	5.8167	1	2090
WOOD BOARD CORN CRIB	1900	1428	12.6471	1	1810
CANOPY	1900	504	7.5595	1	380
SOUND VALUE OF MISC. STRUCTURE	1900	350	1	1	350

SALES DATA

Sale Date	Type	Amount	Source	Validity
7/31/1992	LAND & BUILDING	0	AGENT	RLTD INDV / COR

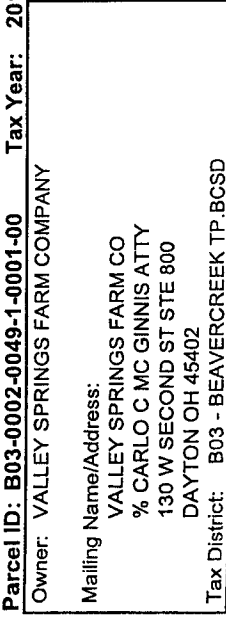
VALUES

Appraised	Land Value	Bldg Value	Total Value	Value Date
4953020	67470	5020490	1757170	10/28/2011 8:58:25 AM
Assessed (35%)	1733560	23610		

TAXES

Real:	Delinquent	1st Half	2nd Half	Total
0.00	0.00	7,076.84	7,076.84	14,153.68
Special	0.00	0.00	0.00	0.00
Total:	0.00	7,076.84	7,076.84	14,153.68
Total Tax:				7,076.84
Amount Due:				

No Sketch is Available





Parcel ID: B03-0002-0049-1-0001-00 Tax Year: 2011 Card: 2 of 2

Owner: VALLEY SPRINGS FARM COMPANY

Mailing Name/Address:

VALLEY SPRINGS FARM CO  
% CARLO C MC GINNIS ATTY  
130 W SECOND ST STE 800  
DAYTON OH 45402

Tax District: B03 - BEAVERCREEK TP.BCSD

Legal Data: 577 NW 1/4

EASEMENT 20.776A BACK LANE  
335 N VALLEY RD

Property Address: 335 N VALLEY RD

Class: A - CASH GRAIN OR GENERAL FARM

Map/Route: 0049.01 019.00

Neighborhood: 00169.001

Parcel Tieback:

LAND DATA	Desc	Type	Effective Frontage	Depth	Square Footage	Acres	Value

# SALES DATA

Sale Date Type Amount Source Validity

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## VALUES

Land Value Bldg Value Total Value  
Appraised Assessed (35%) Value Date

--	--	--	--	--

TAXES Delinquent 1st Half 2nd Half Total

--	--	--	--	--

## DWELLING DATA

Style BUNGALOW  
Story Hgt 1  
Construct FRAME  
Year Blt 1940 Remod  
SFLA 1012  
GFLA 782  
Basement CRAWL  
Heating CENTRAL  
Heat Fuel GAS  
Attic NONE  
Int vs Ext POORER

Total Rooms 4  
Bedrooms 2  
Family Rms 0  
Full Baths 1  
Half Baths 0  
Add'l Fixt 2  
Total Fixt 5  
Bath Remod No  
Kitch Remod No  
Condo Type

Masonry Trim Area  
Unfin Area  
Rec Room Area  
Fin Bsmt Area  
WBFP Stacks  
Bsmt Garage # Cars  
Misc Desc  
Condo Level

Open

## PROPERTY FACTORS

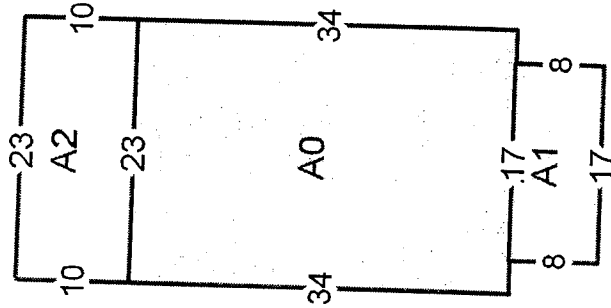
Topography ABOVE STREET  
Utilities WELL SEPTIC  
Street/Road PAVED  
Traffic LIGHT

## ADDITION DATA

#	Lower	First	Second	Third	Area
A0					782
A1					136
A2					230

## OTHER BUILDING & YARD ITEMS

Description	Yr Blt	Area	Rate	Units	Value
FRAME OR CB DETACHED GARAGE	1940	240	13.9583	1	340



**Subject Property**[Print](#)

Parcel ID: B03000200491000100

[Click here to locate on Map](#)

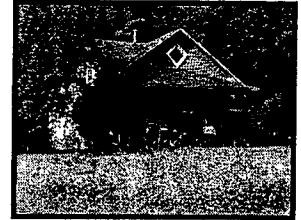
Owner Name: VALLEY SPRINGS FARM COMPANY

Property Address: 335 N VALLEY RD

Mailing Address: 130 W SECOND ST STE 800

DAYTON OH 45402

Legal Description: 577 NW 1/4

[Click the Image for an Enlargement](#)

EASEMENT 20.776A BACK LANE

335 N VALLEY RD

Taxing District: BEAVERCREEK TP.BCSD

Acres: 615.639

Class: AGRICULTURAL

Land Use: A - CASH GRAIN OR GENERAL FARM

Neighborhood Code: 00169001

Zoning: NO ZONING DATA AVAILABLE

Delinquent Taxes Due: \$0.00

**Tax Details****2011 TAX DETAIL - PAYABLE 2012**

	Prior Delq.	First Half	Second Half	Total
Gross Property Taxes:	\$0.00	\$10,077.40	\$10,077.40	\$20,154.80
Tax Reduction:		-\$2,214.24	-\$2,214.24	-\$4,428.48
Sub Total:	\$0.00	\$7,863.16	\$7,863.16	\$15,726.32
10% Rollback:		-\$786.32	-\$786.32	-\$1,572.64
2 1/2% Homesite Rollback:		\$0.00	\$0.00	\$0.00
Homestead Reduction:		\$0.00	\$0.00	\$0.00
Farm Recoupment:		\$0.00	\$0.00	\$0.00
Interest/Penalty:	\$0.00	\$0.00	\$0.00	\$0.00
Net Taxes Charged:	\$0.00	\$7,076.84	\$7,076.84	\$14,153.68
Net Taxes Paid:	\$0.00	-\$7,076.84	\$0.00	-\$7,076.84
Net Taxes Owed:	\$0.00	\$0.00	\$7,076.84	\$7,076.84
Special Assessment Charged:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Paid:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Owed:	\$0.00	\$0.00	\$0.00	\$0.00
Total Amount Charged:	\$0.00	\$7,076.84	\$7,076.84	\$14,153.68
Total Amount Paid:	\$0.00	-\$7,076.84	\$0.00	-\$7,076.84
Total Amount Owed:	\$0.00	\$0.00	\$7,076.84	\$7,076.84

# General Warranty Deed

16522

## Know all Men by these Presents:

THAT: CARLO C. McGINNIS AND FELIX S. McGINNIS, TRUSTEES FOR TRUST A UNDER EDWARD C. McGINNIS AGREEMENT OF TRUST DATED 9/24/80, AS AMENDED  
of MONTGOMERY County, for valuable consideration paid,

grant(s), with general warranty covenants, to VALLEY SPRINGS FARM COMPANY, AN OHIO CORPORATION  
whose tax mailing

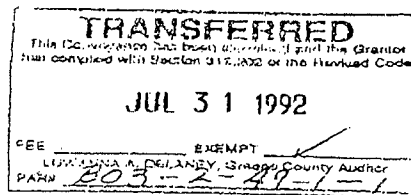
address is c/o 120 West Third St., Ste. 350, Dayton, Ohio 45402

the following REAL PROPERTY: Situated in the County of

in the State of Ohio and in the of

to-wit:

PLEASE SEE EXHIBIT (A) ATTACHED HERETO.



1992 JUL 31 PM 2:09  
LAW 1000  
GREEN CO. RECORDER  
XENIA, OH

VI 6 22 PUG 6 19

PRIOR DEED REFERENCE: Volume 271, Page 28 of the Greene County Records

~~releases all rights of dower therein.~~ Witness their ~~husband~~ hand(s) this 31  
day of July, 1992

Signed and acknowledged in the presence of:

Therese Browning as to 1 & 2

Sandy Van as to 1 & 2

1. Carlo C. McGinnis, Trustee  
CARLO C. MCGINNIS, TRUSTEE

2. Felix S. McGinnis, Trustee  
FELIX S. MCGINNIS, TRUSTEE

## The State of Ohio, County of Montgomery, ss:

BE IT REMEMBERED, That on the 31 day of July, 1992  
before me, the subscriber, a Notary Public in and for said County, personally came  
CARLO C. MCGINNIS AND FELIX S. MCGINNIS, TRUSTEES FOR TRUST A UNDER EDWARD C.  
MCGINNIS AGREEMENT OF TRUST DATED 9/24/80, AS AMENDED  
the Grantor(s) in the foregoing Deed and acknowledged  
the signing thereof to be their voluntary act and deed.

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

Sandy Van  
Notary Public  
SANDY L. VAN, Notary Public  
In and for the State of Ohio  
My Commission Expires May 2, 1994

This instrument prepared by:

Carlo C. McGinnis, Esq.  
YOUNG, PRYOR, LYNN & JERARDI  
120 West Third St., Ste. 350  
Dayton, Ohio 45402  
(513) 224-1981

General Warranty Deed

FROM

CARLO C. MCGINNIS AND FELIX S.  
MCGINNIS, TRUSTEES FOR TRUST A  
UNDER EDWARD C. MCGINNIS AGREEMENT  
OF TRUST DATED 9/24/80, AS AMENDED

TO

VALLEY SPRINGS FARM COMPANY

YOUNG, PRYOR, LYNN, & JERARDI

Attorneys at Law

XXXXXXXXXXXXXXXXXXXX

Dayton, Ohio 45402

EXHIBIT A

Situate in the Township of Beaver Creek, County of Greene, State of Ohio, being part of Sections 13, 18, 19 and 24, Town 3, Ranges 6 and 7 and part of Military Survey No. 577, being more particularly described as follows:

Beginning at a point at the centerline intersection of U.S. Route No. 35 and North Valley Road;

thence along the centerline of said North Valley Road, North 37°-50'-11" East, a distance of 931.77 feet to a point;

thence continuing along the centerline of said North Valley Road, North 39°-24'-34" East, a distance of 128.43 feet to a point;

thence South 51°-46'-57" East, a distance of 40.00 feet to a point in the southeasterly right-of-way line of North Valley Road;

thence along the southeasterly right-of-way line of said North Valley Road, the following four courses:

South 36°-57'-40" West, a distance of 357.03 feet to a point;

South 43°-39'-47" West, a distance of 100.42 feet to a point;

South 37°-47'-13" West, a distance of 300.00 feet to a point;

South 29°-21'-02" West, a distance of 204.22 feet to a point

on the northeasterly right-of-way line of U.S. Route No. 35;

thence along the northeasterly right-of-way line of said U.S. Route No. 35, the following three courses:

South 61°-47'-00" East, a distance of 1175.00 feet to a point;

South 64°-38'-45" East, a distance of 500.62 feet to a point;

South 62°-15'-17" East, a distance of 578.13 feet to an iron pin;

thence in a southwesterly direction along the northerly line of 151.63 acre tract conveyed to Fritz Russ and the northerly line of a 50.00 acre tract conveyed to Fritz Russ and the northerly line of a 1.37 acre tract conveyed to S. T. C. Association, South 64°-33'-56" West, passing an iron witness pin at 290.02 feet, a total distance of 3017.50 feet to an iron pin at the northwesterly corner of said S. T. C. Association lands;

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Page 2

thence along the westerly line of said S. T. C. Association lands and the westerly line of a 50.00 acre tract conveyed to Fritz Russ, South 25°-31'-04" East, a distance of 1382.22 feet to an iron pin on the northerly line of a 1.00 acre tract conveyed to Fritz Russ;

thence along the northerly line of said Russ lands and a 154.00 acre tract conveyed to Fritz Russ, South 64°-19'-00" West, a distance of 3979.09 feet to a fence post on the easterly line of a 75.98 acre tract conveyed to John Brenner;

thence along the easterly line of said Brenner land and the easterly line of a 32.40 acre tract conveyed to Robert Arnold, North 27°-13'-35" West, a distance of 1102.46 feet to an iron pin;

thence along the easterly line of a 43.79 acre tract conveyed to Nelson Moore and the easterly line of a 107.71 acre tract conveyed to Nelson Moore and the easterly line of a 30.21 acre tract conveyed to Merrill Volkemant, North 26°-03'-49" West, a distance of 3239.94 feet to an iron pin at the southwest corner of a 12.00 acre tract conveyed to John Brill;

thence along the southerly line of said Brill lands, North 88°-20'-11" East, a distance of 537.90 feet to an iron pin at the southeast corner of said Brill lands;

thence along the easterly line of said Brill lands, North 8°-41'-35" West, a distance of 857.34 feet to an iron pin on the south line of a 48.40 acre tract conveyed to John Brill;

thence along the southerly line of said Brill lands, South 88°-14'-25" East, a distance of 502.26 feet to an iron pin;

thence along a southerly line of said Brill lands, North 39°-46'-14" East, a distance of 257.40 feet to an iron pin;

thence along a southerly line of said Brill lands, South 85°-31'-46" East, a distance of 209.22 feet to an iron pin on the easterly line of said Brill lands;

thence along the easterly line of said Brill lands and its northward extension, North 4°-29'-14" East, a distance of 1614.98 feet to an iron pin on a southerly line of a 24.97 acre tract

Page 3

conveyed to George Phillips;

thence along the southerly line of said Phillips lands and its eastward extension, South  $84^{\circ}-25'-32''$  East, passing an iron witness pin at 1665.73 feet, a total distance of 2286.25 feet to an iron pin in the northeasterly right-of-way line of U.S. Route No. 35;

thence along the northeasterly right-of-way line of said U.S. Route No. 35 the following three courses:

South  $65^{\circ}-07'-40''$  East, a distance of 578.20 feet to a point;

South  $65^{\circ}-42'-32''$  East, a distance of 385.87 feet to a point;

South  $61^{\circ}-47'-00''$  East, a distance of 667.96 feet to a point;

thence South  $28^{\circ}-13'-00''$  West, a distance of 110.00 feet to a point in the centerline of U.S. Route No. 35;

thence along the centerline of said U.S. Route No. 35, South  $61^{\circ}-47'-00''$  East, a distance of 489.58 feet to the place of beginning.

Containing 615.639 acres.

The foregoing survey was made by Gerald J. Brown, Registered Surveyor, #6508, Miami Engineering Company.

YOL 632 PAGE 623

Parcel ID: B03-0002-0049-1-0009-00

Tax Year: 2011

Card: 1 of 2

Owner: VALLEY SPRINGS FARM COMPANY

Mailing Name/Address:  
VALLEY SPRINGS FARM COMPANY  
130 W SECOND ST SUITE 800  
DAYTON OH 45402

Tax District: B03 - BEAVERCREEK TP.BCSD

Legal Data: VMS 577  
53.395AC S OF US 35 W  
181 N VALLEY RD

Property Address: 181 N VALLEY RD

Class: A - CASH GRAIN OR GENERAL FARM

Map/Routing: 0049.01 008.00

Neighborhood: 00169.001

Parcel Tieback:

LAND DATA		Type	Effective	Frontage	Depth	Square Footage	Acres	Value
Homesite	ACREAGE					120000	2	120000
Tillable	ACREAGE					403950	40.395	403950
Pasture	ACREAGE					32000	4	32000
Woodland	ACREAGE					30000	5	30000
Right of Way	ACREAGE					0	2	0

DWELLING DATA		Style	CAPE COD	Total Rooms	7	Masonry Trim Area	Open
Story Hgt	1	Construct	FRAME	Bedrooms	3	Unfin Area	
Year Blt	1900		Remod	Family Rms	1	Rec Room Area	
SFLA	1094			Full Baths	1	Fin Bsmt Area	
GFLA	576			Half Baths	0	WBFP Stacks	
Basement	CRAWL			Add'l Fixt	2	Bsmt Garage # Cars	
Heating	CENTRAL AIR CONDITION			Total Fixt	5	Misc Desc	
Heat Fuel	GAS			Bath Remod	No	Condo Level	
Attic	FULLY FINISHED			Kitch Remod	No	Condo Type	
Int vs Ext	SAME						

PROPERTY FACTORS		Topography	Utilities	Street/Road	Traffic
ABOVE STREET		WELL	SEPTIC	PAVED	LIGHT

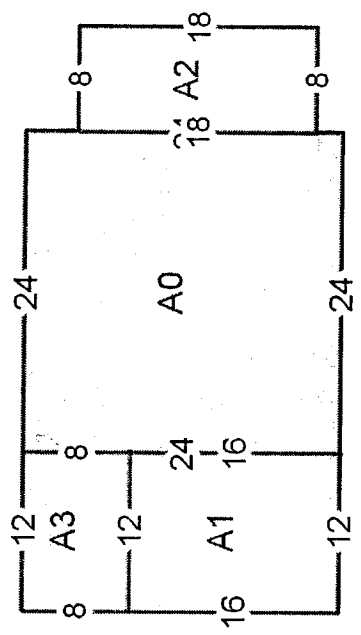
ADDITION DATA		#	Lower	First	Second	Third	Area
A0	MAIN BUILDING						576
A1	FRAME						192
A2	OPEN FRAME PORCH						144
A3	FRAME						96

OTHER BUILDING & YARD ITEMS		Description	Yr Blt	Area	Rate	Units	Value
1S LEAN TO		CONCRETE STAVE WITH ROOF	1900	1280	7.0234	1	2160
CONCRETE STAVE WITH ROOF		CONCRETE STAVE WITH ROOF	1905	10048	1.6979	1	4090
FOUR SIDE CLOSED WD POLE BLDG		FOUR SIDE CLOSED WD POLE BLDG	1905	22608	1.1792	1	6400
FLAT BARN		FLAT BARN	1975	384	12.1615	1	1120
1S LEAN TO		FLAT BARN	1900	3600	12.8972	1	11140
FOUR SIDE CLOSED WD POLE BLDG		FOUR SIDE CLOSED WD POLE BLDG	1960	3848	7.0192	1	6480
FLAT BARN		FLAT BARN	1959	1720	6.3779	1	2630
			1900	1920	12.4375	1	5730

SALES DATA		Sale Date	Type	Amount	Source	Validity
2/15/2008	LAND & BUILDING	505000	AGENT		OUTLIER	
2/1/2008	LAND & BUILDING	0	BUYER		RLTD INDV / COR	
8/9/2006	LAND & BUILDING	0	AGENT		RLTD INDV / COR	
1/12/2006	LAND & BUILDING	0	AGENT		RLTD INDV / COR	

VALUES		Land Value	Bldg Value	Total Value	Value Date
Appraised		585950	131290	717240	10/28/2011 8:58:25 AM
Assessed (35%)		205080	45950	251030	

TAXES		Delinquent	1st Half	2nd Half	Total
Real:		0.00	3,147.95	3,147.95	6,295.90
Special		0.00	0.00	0.00	0.00
Total:		0.00	3,147.95	3,147.95	6,295.90
Total Tax:					3,147.95
Amount Due:					





Parcel ID: B03-0002-0049-1-0009-00 Tax Year: 2011 Card: 2 of 2

Owner: VALLEY SPRINGS FARM COMPANY

Mailing Name/Address:

VALLEY SPRINGS FARM COMPANY

130 W SECOND ST SUITE 800  
DAYTON OH 45402

Tax District: B03 - BEAVERCREEK TP.BCSD

Legal Data: VMS 577

53.395AC S OF US 35 W  
181 N VALLEY RD

Property Address: 181 N VALLEY RD

Class: A - CASH GRAIN OR GENERAL FARM

Map/Routing: 0049.01 008.00  
Neighborhood: 00169.001

Parcel Tieback:

LAND DATA	Desc	Type	Effective Frontage	Depth	Square Footage	Acres	Value
-----------	------	------	--------------------	-------	----------------	-------	-------

SALES DATA	Sale Date	Type	Amount	Source	Validity
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DWELLING DATA

Style	2	OLD STYLE TWO STORY	Total Rooms	6	Masonry Trim Area
Story Hgt	1287	FRAME	Bedrooms	3	Unfin Area
Construct	1900	Remod	Family Rms	0	Rec Room Area
Year Blt	1287		Full Baths	1	Fln Bsmt Area
SFLA	456		Half Baths	0	WBFP Stacks
GFLA	456		Add'l Fixt	2	Bsmt Garage # Cars
Basement	NONE		Total Fixt	5	Misc Desc
Heating	CENTRAL		Bath Remod	No	Misc Desc
Heat Fuel	GAS		Kitch Remod	No	Condo Level
Attic	NONE				Condo Type
Int vs Ext	SAME				

PROPERTY FACTORS

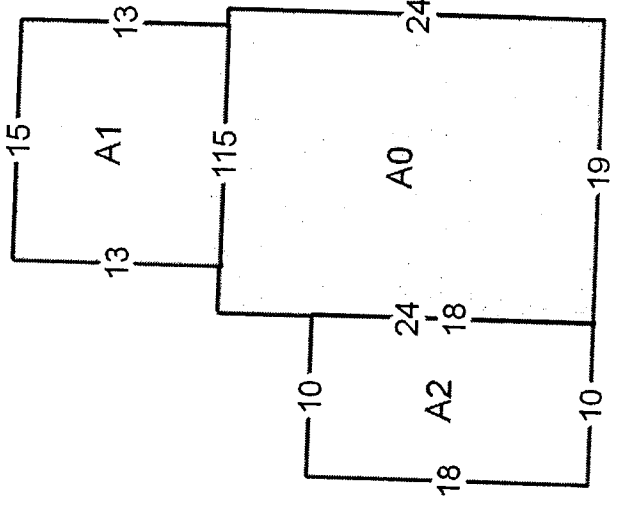
Topography	Utilities	Street/Road	Traffic
ABOVE STREET	WELL SEPTIC	PAVED	LIGHT

ADDITION DATA

#	Lower	First	Second	Third	Area
A0		MAIN BUILDING			456
A1		FRAME			195
A2		FRAME			180

OTHER BUILDING & YARD ITEMS

Description	Yr Blt	Area	Rate	Units	Value
CONCRETE STAVE WITH ROOF	1900	4522	2.3131	1	2510
DETACHED GLAZED TILE MILK HSE	1900	196	36.7857	1	1730
FOUR SIDE CLOSED WD POLE BLDG	1900	420	11.5714	1	1170
ATTACHED CB MILK HOUSE	1900	72	54.5833	1	940
CANOPY	1900	2112	5.8949	1	2990



**Subject Property**[Print](#)

Parcel ID: B03000200491000900

[Click here to locate on Map](#)

Owner Name: VALLEY SPRINGS FARM COMPANY

Property Address: 181 N VALLEY RD

Mailing Address: 130 W SECOND ST SUITE 800

DAYTON OH 45402

Legal Description: VMS 577

[Click the Image for an Enlargement](#)

53.395AC S OF US 35 W

181 N VALLEY RD

Taxing District: BEAVERCREEK TP.BCSD

Acres: 53.395

Class: AGRICULTURAL

Land Use: A - CASH GRAIN OR GENERAL FARM

Neighborhood Code: 00169001

Zoning: NO ZONING DATA AVAILABLE

Delinquent Taxes Due: \$0.00

**Tax Details****2011 TAX DETAIL - PAYABLE 2012**

	Prior Delq.	First Half	Second Half	Total
Gross Property Taxes:	\$0.00	\$4,482.67	\$4,482.67	\$8,965.34
Tax Reduction:		-\$984.95	-\$984.95	-\$1,969.90
Sub Total:	\$0.00	\$3,497.72	\$3,497.72	\$6,995.44
10% Rollback:		-\$349.77	-\$349.77	-\$699.54
2 1/2% Homesite Rollback:		\$0.00	\$0.00	\$0.00
Homestead Reduction:		\$0.00	\$0.00	\$0.00
Farm Recoupment:		\$0.00	\$0.00	\$0.00
Interest/Penalty:	\$0.00	\$0.00	\$0.00	\$0.00
Net Taxes Charged:	\$0.00	\$3,147.95	\$3,147.95	\$6,295.90
Net Taxes Paid:	\$0.00	-\$3,147.95	\$0.00	-\$3,147.95
Net Taxes Owed:	\$0.00	\$0.00	\$3,147.95	\$3,147.95
Special Assessment Charged:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Paid:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Owed:	\$0.00	\$0.00	\$0.00	\$0.00
Total Amount Charged:	\$0.00	\$3,147.95	\$3,147.95	\$6,295.90
Total Amount Paid:	\$0.00	-\$3,147.95	\$0.00	-\$3,147.95
<b>Total Amount Owed:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,147.95</b>	<b>\$3,147.95</b>

02934

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that RICHARD F. CARLILE, SUCCESSOR TRUSTEE ("Grantor"), grants, with fiduciary covenants, to VALLEY SPRINGS FARM COMPANY, an Ohio corporation, whose tax-mailing address is c/o Carlo C. McGinnis, Esq., Young, Pryor, Lynn & Jerardi, 130 W. Second Street, Suite 800, Dayton, Ohio 45402, the real property described on Exhibit A attached hereto.

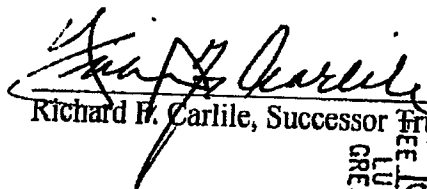
Parcel Nos. B03000200491000900

~~B03000200491000700~~

This conveyance is made subject to (a) legal highways, (b) all installments of taxes and assessments becoming due and payable after closing, (c) rights of tenants in possession, (d) zoning and other laws and (e) easements and restrictions of record.

Prior Instrument Reference: Volume 2780, Page 194 of the Green County, Ohio Official Records

WITNESS the execution hereof this 14<sup>th</sup> day of February, 2008.

  
Richard F. Carlile, Successor Trustee

0612

STATE OF OHIO

COUNTY OF MONTGOMERY

)  
) SS:  
)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2008, Richard F. Carlile, Successor Trustee.

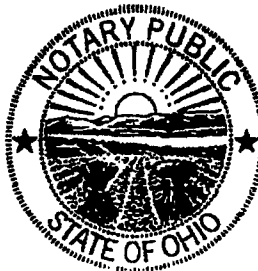
TRANSFERRED  
PER 319.20 O.R.C.  
08 FEB 15 PM 1:54  
EXEMPT  
LUMANNA A. DELANEY  
GREENE COUNTY AUDITOR

2008 FEB 15 PM 1:58

44-00

MARY L. MCGINNIS  
GREENE CO. RECORDER  
XENIA, OHIO

  
Notary Public



KAREN S. RASIC, Notary Public  
In and for the State of Ohio  
My Commission Expires Aug. 30, 2011

VOL 2783 PG 465

This Instrument Prepared By:  
Susan C. Cornett  
Thompson Hine LLP  
2000 Courthouse Plaza, N.E.  
Dayton, OH 45401-8801

515066.1

505.00



# Cosler Engineering, LLC

Civil Engineering • Land Surveying

3210 Beaver Vu Drive  
Beavercreek, Ohio 45434

(937) 426-9913

Fax (937) 426-3390

## Legal Description of a 53.395 Acre Tract of Land

Richard F. Carlile, Trustee Property

February 11, 2008

Located in Virginia Military Survey No. 577, Beavercreek Township, Greene County, State of Ohio, and being a tract of land described as follows:

Beginning at an iron pin with a yellow cap stamped "JTB S-6487" found at the southeast corner of a 615.639 acre (per Auditor) tract of land conveyed to Valley Springs Farm Company by deed recorded in Volume 632, Page 619 of the Official Records of Greene County, Ohio, said point of beginning being located, for reference purposes only, North twenty-six degrees twenty minutes thirty-seven seconds ( $26^{\circ}20'37''$ ) West for a distance of one thousand nine hundred seventy-five and  $20/100$  (1,975.20) feet and North sixty-four degrees fourteen minutes no seconds ( $64^{\circ}14'00''$ ) East for a distance of three thousand nine hundred seventy-eight and  $76/100$  (3,978.76) feet from an iron pin found at the southwest corner of said Virginia Military Survey No. 577;

thence with the east line of said Valley Springs Farm Company land, North twenty-five degrees thirty-five minutes twelve seconds ( $25^{\circ}35'12''$ ) West for a distance of one thousand one hundred seventy-one and  $90/100$  (1,171.90) feet to an iron pin found at the southwest corner of a 1.197 acre (per Auditor) tract of land conveyed to Homecroft, Inc. by deed recorded in Volume 1643, Page 893 of the Official Records of Greene County, Ohio;

thence with the south line of said Homecroft, Inc. land, North sixty-four degrees thirty-two minutes twelve seconds ( $64^{\circ}32'12''$ ) East for a distance of five hundred nine and  $30/100$  (509.30) feet to a railroad spike found in the centerline of North Valley Road at the southeast corner of said Homecroft, Inc. land;

thence with the centerline of North Valley Road, the east line of said Homecroft, Inc. land and its northerly extension, said extension being the east line of a 1.377 acre (per Auditor) tract of land conveyed to Homecroft, Inc. by deed recorded in Volume 1643, Page 893 of the Official Records of Greene County, Ohio, North twelve degrees forty-six minutes fifty-seven seconds ( $12^{\circ}46'57''$ ) West for a distance of two hundred fifteen and  $33/100$  (215.33) feet to a railroad spike found at the northeast corner of said last-mentioned Homecroft, Inc. land and in the south line of said Valley Springs Farm Company land;

thence with the south line of said Valley Springs Farm Company land, North sixty-four degrees thirty-one minutes forty-four seconds ( $64^{\circ}31'44''$ ) East, and passing an iron pin with a yellow cap stamped "JTB S-6487" found in the south limited access right-of-way line of U.S. Route 35 at 2,169.27 feet, for a total distance of two thousand four hundred fifty-nine and  $22/100$  (2,459.22) feet to an iron pin with a yellow cap stamped "JTB S-6487" found in the north limited access right-of-way line of U.S. Route 35 and in the south line of a 45.299 acre (per Auditor) tract of land conveyed to American Aggregates Corp. by deed recorded in Volume 408, Page 669 of the Official Records of Greene County, Ohio;

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thence with the north limited access right-of-way line of U.S. Route 35 and in the south line of said American Aggregates Corp. land for the following two (2) courses, South sixty-two degrees thirty-one minutes five seconds ( $62^{\circ}31'05''$ ) East for a distance of six hundred thirty-six and 23/100 (636.23) feet to a pipe found;

thence South sixty-five degrees fifty-eight minutes forty seconds ( $65^{\circ}58'40''$ ) East for a distance of three hundred thirty-one and 40/100 (331.40) feet to a pipe found at the southeast corner of said American Aggregates Corp. land;

thence crossing said U.S. Route 35, South seven degrees twenty-five minutes fifty seconds ( $07^{\circ}25'50''$ ) East for a distance of three hundred fifty-eight and 90/100 (358.90) feet to an iron pin found in the south limited access right-of-way line of U.S. Route 35 and in the north line of a 40 acre tract of land conveyed to Miami Valley Memory Gardens Association, Inc. by deed recorded in Volume 521, Page 662 of the Official Records of Greene County, Ohio;

thence with the south limited access right-of-way line of U.S. Route 35 and the north line of said Miami Valley Memory Gardens Association, Inc. land, North fifty-nine degrees twenty-five minutes forty-two seconds ( $59^{\circ}25'42''$ ) West for a distance of two hundred eighty-nine and 13/100 (289.13) feet to an iron pin found at an angle point in the north line of said Miami Valley Memory Gardens Association, Inc. land;

thence with the north line of said Miami Valley Memory Gardens Association, Inc. land for the following two (2) courses, South seventy-three degrees twenty-seven minutes thirty-seven seconds ( $73^{\circ}27'37''$ ) West for a distance of one thousand four hundred twenty and 66/100 (1,420.66) feet to an iron pin found;

thence South sixty-seven degrees thirty-five minutes eighteen seconds ( $67^{\circ}35'18''$ ) West for a distance of one thousand five hundred nine and 67/100 (1,509.67) feet to a magnetic nail found in the centerline of North Valley Road and at the northwest corner of said Miami Valley Memory Gardens Association, Inc. land;

thence with the centerline of North Valley Road and the west line of said Miami Valley Memory Gardens Association, Inc. land, South eleven degrees thirty-two minutes nine seconds ( $11^{\circ}32'09''$ ) East for a distance of two hundred forty-seven and 53/100 (247.53) feet to an iron pin with a yellow cap stamped "JTB S-6487" found;

thence still with the centerline of North Valley Road, the west line of said Miami Valley Memory Gardens Association, Inc. land and its southerly extension, said extension being, the west line of a 43.45 acre (per Auditor) tract of land conveyed to Greene County Regional Airport Authority by deed recorded in Deed Volume 430, Page 682 of the Official Records of Greene County, Ohio, South five degrees twenty-seven minutes nineteen seconds ( $05^{\circ}27'19''$ ) West for a distance of six hundred seventy-seven and 85/100 (677.85) feet to a magnetic nail set;

thence with a new division of land, South sixty-four degrees thirteen minutes twenty-six seconds ( $64^{\circ}13'26''$ ) West for a distance of twenty and 44/100 (20.44) feet to the point of beginning, containing fifty-three and 395/1000 (53.395) acres, more or less, subject, however to all covenants, conditions, restrictions, reservations and easements of record pertaining to the above described tract of land.

Survey Recorded In  
Greene County Surveyor's  
Record No. \_\_\_\_\_ Page \_\_\_\_\_

Description Check  
Greene County Engineer's Tax Map Dept  
☒ Legally Sufficient As Described  
☐ Legally Sufficient With Corrections Noted  
☐ Legally Insufficient, New Survey Required  
By: DMB Date: 2-14-08  
Par ID: Dist 603 RK 2 PG 49A PAR 9

53.395 AC  
out of

use # 9

Remaining  
166.455 AC  
New  
# 39

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NOTES:

The above description was prepared from the results of a field survey made by Cosler Engineering under the direct supervision of Mitchell W. Cosler, Ohio Registered Surveyor No. 6393, on February 11, 2008. Iron pins found are 0.63 inch diameter and iron pipes found are 1.0 inch diameter in good condition, unless otherwise described. Iron pins referred to as set are 0.63 inch diameter steel thirty (30) inches in length with a yellow plastic cap stamped "COSLER 6393", set flush with the ground. Magnetic nails referred to as found or set are 0.25 inch diameter chrome two (2) inches in length with a 0.56 inch diameter head stamped "MAG". Bearings are based on NAD 83 (1995) State Plane Coordinates (SPC) derived from differential GPS satellite observations. For survey re-tracement purposes divide the distances by a combined scale factor of 0.99991820 to obtain ground surface distances.

The above-described tract is part of a 166.455 acre tract of land conveyed to Richard F. Carlile, Trustee (Auditor's Parcel No. B03000200491000900) by deed recorded in Volume 2780, Page 194 of the Official Records of Greene County, Ohio.

By: Mitchell W. Cosler  
Mitchell W. Cosler, Ohio Registered Surveyor No. 6393



File: hp3.4-c:\Land Projects 2004\3554\3554-description.doc

VOL 2783 PG 468

Parcel ID: B03-0002-0035-0-0122-00 Tax Year: 2011  
 Owner: VALLEY SPRINGS FARM COMPANY

Card: 1 of 1

Legal Data: 7-3-13

Mailing Name/Address:  
 VALLEY SPRINGS FARM CO

C/O CARLO MC GINNIS  
 DAYTON OH 45402

Tax District: B03 - BEAVERCREEK TP.BCSD

Property Address: US 35

Class: A - AGRICULTURAL VACANT LAND  
 Map/Routing: 0035.00 003.00

Neighborhood: 00166.000

Parcel Tieback:

No Image Is Available

LAND DATA  
 Desc Type Effective Frontage Depth Square Footage Acres Value

Residual ACREAGE 1.138 13660  
 Secondary Site ACREAGE 28800

## DWELLING DATA

Style Story Hgt Total Rooms Masonry Trim Area  
 Construct Bedrooms Unfin Area  
 Year Blt Family Rms Rec Room Area  
 SFLA Full Baths Fln Bsmt Area  
 GFLA Half Baths WBFP Stacks  
 Basement Add'l Fixt Bsmt Garage # Cars  
 Heating Total Fixt Misc Desc  
 Heat Fuel Bath Remod Misc Desc  
 Attic Kitch Remod Condo Level  
 Int vs Ext Condo Type

## PROPERTY FACTORS

Topography Utilities Street/Road Traffic  
 LEVEL NONE PAVED LIGHT

## ADDITION DATA

# Lower First Second Third Area

## OTHER BUILDING &amp; YARD ITEMS

Description Yr Blt Area Rate Units Value

## SALES DATA

Sale Date Type Amount Source Validity  
 11/1/1999 LAND 27000 AGENT  
 10/5/1994 LAND & BUILDING 0 SELLER  
 VALID SALE  
 RLTD INDV / COR

VALUES Land Value Bldg Value Total Value Value Date  
 Appraised 42460 0 42460  
 Assessed (35%) 14860 0 14860 10/28/2011 8:58:19 AM

## TAXES

Real: 0.00 Delinquent 1st Half 2nd Half Total  
 Special 0.00 6.90 6.90 13.80  
 Total: 0.00 0.00 0.00  
 Total Tax: 6.90  
 Amount Due: 13.80 6.90

No Sketch is Available

**Subject Property**[Print](#)

Parcel ID: B03000200350012200

[Click here to locate on Map](#)

Owner Name: VALLEY SPRINGS FARM COMPANY

Property Address: US 35 W

Mailing Address: C%O CARLO MC GINNIS  
DAYTON OH 45402

Legal Description: 7-3-13

No Image is  
Available[Click the Image for an Enlargement](#)

2.1387AC

US 35 W

Taxing District: BEAVERCREEK TP.BCSD

Acres: 2.138

Class: AGRICULTURAL

Land Use: A - AGRICULTURAL VACANT LAND

Neighborhood Code: 00166000

Zoning: NO ZONING DATA AVAILABLE

Delinquent Taxes Due: \$0.00

**Tax Details****2011 TAX DETAIL - PAYABLE 2012**

	Prior Delq.	First Half	Second Half	Total
Gross Property Taxes:	\$0.00	\$9.83	\$9.83	\$19.66
Tax Reduction:		-\$2.16	-\$2.16	-\$4.32
Sub Total:	\$0.00	\$7.67	\$7.67	\$15.34
10% Rollback:		-\$0.77	-\$0.77	-\$1.54
2 1/2% Homesite Rollback:		\$0.00	\$0.00	\$0.00
Homestead Reduction:		\$0.00	\$0.00	\$0.00
Farm Recoupment:		\$0.00	\$0.00	\$0.00
Interest/Penalty:	\$0.00	\$0.00	\$0.00	\$0.00
Net Taxes Charged:	\$0.00	\$6.90	\$6.90	\$13.80
Net Taxes Paid:	\$0.00	-\$6.90	\$0.00	-\$6.90
Net Taxes Owed:	\$0.00	\$0.00	\$6.90	\$6.90
Special Assessment Charged:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Paid:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Owed:	\$0.00	\$0.00	\$0.00	\$0.00
Total Amount Charged:	\$0.00	\$6.90	\$6.90	\$13.80
Total Amount Paid:	\$0.00	-\$6.90	\$0.00	-\$6.90
Total Amount Owed:	\$0.00	\$0.00	\$6.90	\$6.90



# GENERAL WARRANTY DEED\*

LINDA MICHELLE PACK, UNMARRIED, of Greene County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to

VALLEY SPRINGS FARM COMPANY, AN OHIO CORPORATION, whose tax-mailing address is c/o Carlo McGinnis, Young, Pryor, Lynn & Jerardi, First National Plaza, Suite 800, 130 West Second St., Dayton, OH 45402-1501 the following REAL PROPERTY:

Situate in the Township of Beavercreek, County of Greene and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

PARCEL NO. B03-0002-0035-0-0122-00

Subject to all easements, conditions, restrictions and limitations of record and all legal highways, and excepting from the warranty hereof taxes and assessments due and payable January, 2000 and thereafter.

Prior instrument reference: Official Record Volume 863, Page 659 and Official Record Volume 173, Page 84, both of the Deed Records of Greene County, Ohio. Witness her hand(s) this 28th of October, 1999.

Signed and acknowledged in the presence of:

WITNESS  
PRINTED NAME: WILLIAM H. FRAPWELL

Linda Michelle Pack  
LINDA MICHELLE PACK

WITNESS  
PRINTED NAME: John B. Huber

STATE OF OHIO, COUNTY OF MONTGOMERY SS:

The foregoing instrument was acknowledged before me this 28th day of October, 1999, by Linda Michelle Pack, Unmarried.

William H. Frapwell  
Notary Public

Instrument prepared by: William H. Frapwell, Attorney at Law  
\*See Sections 5302.05 and 5302.06 Ohio Revised Code



WILLIAM H. FRAPWELL, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.

VOL 1379 PG 108

4510

1999 NOV -1 PM 12:33  
LARRY H. JAMES  
GREENE CO. RECORDING  
XENIA, OHIO

McDougall Associates  
Professional Land Surveyors  
8529 Byers Road  
Miamisburg, Ohio 45342  
(937) 847-2660  
FAX (937) 847-2670

**DESCRIPTION OF 2.1387 ACRES  
OCTOBER 26, 1999**

Situate in Section 13, Town 3, Range 7 M. Rs., Beaver Creek Township, Greene County, Ohio, being all of the 2.0173 acre tract conveyed to Linda Michelle Pack by deed recorded in Official Record 863, Page 659 of the deed records of Greene County, Ohio, and being a tract of land more particularly described as follows: Beginning at a stone found in the west line of said Section 13 and being the southeast corner of a 24.98 acre tract ( by deed ) as conveyed to Robert and Mary L. Arnold by deed recorded in O.R. 641, Pg. 146 and also being on the north line of a 615.639 acre tract as conveyed to Valley Springs Farm Company by deed recorded in O.R. 632, Pg. 619 and being the True Point of Beginning for the herein described parcel; thence from said True Point of Beginning N 03°57'50" W with the west line of said section and the east line of said 24.98 acre tract ( witness an iron pin found at 198.70 feet ) for a total distance of 200.11 feet to an iron pin set at the northeast corner of said 24.98 acre tract and on the south limited access right-of-way line of U.S. Route 35 as shown on the right-of-way plan GRE-35-( 0.13-9.45 ), said iron pin set bears S 03°57'50" E a distance of 86.55 feet from the intersection of the west line of Section 13 and the centerline of U.S. Route 35, said intersection having a centerline station of 229+20.57 on the said right-of-way plan; thence with the south line of U.S. Route 35 in a southeasterly direction on a curve to the right having a radius of 11374.16 feet, an arc length of 901.44 feet, a central angle of 4°32'27" a chord which bears S 80°47'26" E a distance of 901.20 feet to an iron pin set in the north line of said 615.639 acre tract; thence S 86°22'49" W with the north line of said 615.639 acre tract a distance of 877.50 feet to the point of beginning, containing 2.1387 acres of land, subject to all legal conditions, easements and rights-of-way of record. This description prepared by McDougall Associates based on a survey made by same in October of 1999. All iron pins set are 30" x 5/8" capped "McDougall Associates." Bearings are based on the west line of Section 13 as shown and recorded in the Greene County Recorders Office as Surveyor' Record No. 19, Page 114.

*Thomas K. Marsh*  
Thomas K. Marsh, P.S. #7735

DESCRIPTION CHECK  
Greene County Engineers Tax Map Dept.  
☒ Legally Sufficient As Described  
☐ Legally Sufficient With Corrections Noted  
☐ Legally Insufficient, New Survey Required

By *THM* Date *11-1-99*  
PAR ID *403* BK *2* PG *35* PAR *122*



Survey Recorded In  
Greene County Surveyor's  
Record No 31 Page 108

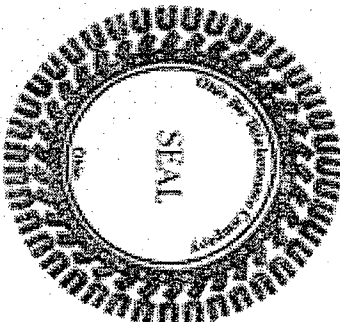
109 13796109



Ohio Bar Title Insurance Company

*A First American Company*

ISSUED THROUGH THE OFFICE OF:



OHIO BAR TITLE INSURANCE

COMPANY, A

FIRST AMERICAN  
COMPANY

Corporate Office  
1 First American Way  
Santa Ana, CA 92707  
(800) 854-3643

