



20370106

Real Property Conveyance Fee Statement of Value and Receipt

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL STATEMENT.



Certified by Kasey Erickson

19 day of 2024

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(Ex).
TYPE OR PRINT ALL INFORMATION.

Type instrument	LWD	Tax list year	2023	County number	14	Tax dist. number	3010	Date	8/5/2024
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Property located in CITY OF WILMINGTON taxing district

Name on tax duplicate _____ Tax duplicate year _____

Acct. or permanent parcel no. 290-17-01-02-0007-00 Map book _____ Page _____

Description CLINTON ENTERPRISES SD SEC3 LT7 155 HOLIDAY DR Platted Unplatted

Auditor's comments: Split New plat New improvements Partial value
 C.A.U.V Building Removed Other

Number	454
No. of Parcels	1
DTE Code No.	410
Neigh. Code	
No. of Acres	
Land Value	76160
Bldg. Value	765770
Total Value	841930
DTE Use Only	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	7600000
DTE Use Only Valid sale	1. Yes 2. No
eReceipt #	24337584
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name Shelby Enterprises, Ltd., an Ohio limited liability company Phone _____

2. Grantee's name AAAR Wilmington LLC, an Ohio limited liability company Phone _____

Grantee's address 155 Holiday Drive, Wilmington, OH 45177

3. Address of property 155 Holiday Drive, Wilmington, OH 45177

4. Tax billing address 155 Holiday Drive, Wilmington, OH 45177

5. Are there buildings on the land? Yes No If yes, check type:
 1, 2 or 3 family dwelling Condominium Apartment: No. of units _____
 Manufactured (mobile) home Farm buildings Other commercial hotel
 If land is vacant, what is intended use? _____

6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract
 Trade Life estate Leased fee Leasehold Mineral rights reserved Gift
 Grantor is mortgagee Other fee simple

7. a) New mortgage amount (if any)\$ 6,375,000.00
 b) Balance assumed (if any)\$ 0.00
 c) Cash (if any)\$ 1,825,000.00
 d) Total consideration (add lines 7a, 7b and 7c)\$ 8,200,000.00
 e) Portion, if any, of total consideration paid for items other than real property assets/equip.....\$ 600,000.00
 f) Consideration for real property on which fee is to be paid (7d minus 7e)\$ 7,600,000.00
 g) Name of mortgagee First State Bank
 h) Type of mortgage Conv. F.H.A. V.A. Other commercial
 i) If gift, in whole or part, estimated market value of real property\$ _____

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan.1 of next year? Yes No If yes, is the property a multi-unit dwelling? Yes No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true correct and complete statement.

[Signature] Date 7/31/24

Signature of grantee or representative Date

TRANSFER FEE 0.50

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ 26600.00 has been paid by REP/GRANTEE and received by the CLINTON county auditor.

Terence G Habermehl
County auditor

Date 8/5/2024 RLS

VERIFIED GRANTOR SIGNATURE VIA OHIO SECRETARY OF STATE WEBSITE

<u>Class</u>	<u>Parcel Number</u>	<u>Legal</u>	<u>Land</u>	<u>Imp</u>	<u>Total</u>
640	290-24-04-01-E053-00 CITY OF WILMINGTON-WILM CSD	ORIG TOWN LT 53PT 73 S SOUTH ST .096 AC			
400	290-24-04-01-D053-00 CITY OF WILMINGTON-WILM CSD	ORIG TOWN LOT 53 NEPT NP2 65' S SOUTH ST .059 AC			
456	290-24-04-01-C054-00 CITY OF WILMINGTON-WILM CS	ORIG TOWN LOT 54 SEPT NP2 S SOUTH ST .017 AC			
447	290-24-04-01-F053-00 CITY OF WILMINGTON-WILM CS	ORIG TOWN LT 53PT 73 SOUTH ST .034 AC			

HUNTERS PROPERTIES LLC

CONV #