

TRANSFERRED

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

DATE 9/2/20

CONVEYANCE FEE \$ —

TRANSFER FEE \$ .50

EXEMPT —

JOAN M. WOLFE, County Auditor  
By [Signature] Deputy Auditor



202000214847 Pages: 2  
Filed for Record in CRAWFORD County, Ohio  
Julie A. Wells, Recorder  
09/02/2020 12:35 PM Recording Fees: \$34.00  
WARNTY DEED OR 1040 / p5264 - p5265

(Per ORC 317.114 space above this line is reserved for county engineer, county auditor and county recorder)

### GENERAL WARRANTY DEED

**Galion Board of Education** ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to **John M. Carter, Married** ("Grantee"), whose tax-mailing address is: P.O. Box 711, Galion, Ohio 44833, the following described **REAL PROPERTY**:

Situated in the County of Crawford in the State of Ohio and in the City of Galion: Being known as Outlot number one hundred fifty (150) according to the new and revised numbers of the City of Galion.

Prior Instrument Reference: Vol. 358, Pg. 249

Parcel No.: 19-0054098.000

Property Address: 828 Edward Street, Galion, Ohio 44833

**EXCEPTIONS TO THE GENERAL WARRANTIES:** (a) such encroachments and recorded restrictions, easements and conditions, including without limitations subsurface rights, which do not materially adversely affect the Property's use or value; (b) zoning ordinances, if any; (c) taxes and assessments, whether general or special, which are a lien on the Property but not yet payable.

IN WITNESS WHEREOF, the said Grantor, **Galion Board of Education** has caused its Board's name to be subscribed hereto by **Grant Garverick, President of the Galion Board of Education and Charlene Parkinson, Treasurer**, its authorized agents, this 28 day of August, 2020.

Signed and acknowledged by:

**GRANTOR:**

**Galion Board of Education**

By: X

Grant Garverick, President

By: X

Charlene Parkinson, Treasurer

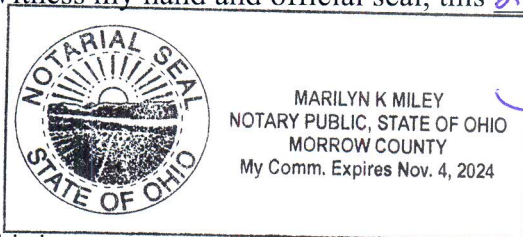
STATE OF OHIO

COUNTY OF CRAWFORD

This is an acknowledgment clause. No oath or affirmation was administered to the signers.

I, Marilyn Miley, a Notary Public for the State of Ohio, do hereby certify that **Grant Garverick, President and Charlene Parkinson, Treasurer for the Galion Board of Education**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 28th day of August, 2020.



Notary Public

My Commission Expires: 11-4-2024

This instrument was prepared by:

Tyler S. Bobes, Esq.

**Walter|Haverfield LLP**

1301 East Ninth Street, Suite 3500

Cleveland, Ohio 44114

(216) 781-1212

TO: **DEBRA A. GARVERICK, ATTORNEY**

DATE: August, 28, 2020

**STATEMENT**


The undersigned owner(s)/seller(s) of property located at 828 Edward Street, Galion, Ohio 44833, acknowledge that we are providing the herein requested information to the closing agent in order that she can comply with the I.R.S. requirement of reporting the sale of real estate.

The owner(s)/seller(s) are required by law to provide the closing agent with their correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

SELLERS GROSS PROCEEDS                      \$160,000.00

Under penalties of perjury, I certify the number shown on this statement is my correct taxpayer identification number.

GALION BOARD OF EDUCATION

By: X   
Grant Garverick, President

TIN: 34-6400544

By: X Charlene Parkinson  
Charlene Parkinson, Treasurer

Property above mentioned was: (please check one)   X   owner occupied

           non-owner occupied

New Mailing address (if the owners/sellers herein have different addresses, then provide address for each party):

Galion Board of Education  
470 Portland Way North  
Galion, Ohio 44833



## AFFIDAVIT OF SELLER

STATE OF OHIO                    )  
COUNTY OF CRAWFORD)SS:

The undersigned Seller, whether one or more than one, being first duly sworn, jointly and severally if more than one, deposes and makes the following statements for the express purpose of inducing, John M. Carter, Buyer(s), whether one or more than one, to purchase the following described property ("the Premises"), and if applicable to induce any mortgagee to pay proceeds to Seller and any title insurance company to issue policies of insurance:

Situated in the County of Crawford in the State of Ohio and in the City of Galion:  
Being known as Outlot number one hundred fifty (150) according to the new and revised numbers of the City of Galion

1. All taxes, assessments or other charges now a lien against the Premises are shown on the Treasurer's duplicate, and no improvements (site or area) have been installed by public authority, the costs of which may be assessed against the Premises. Seller has not been notified within the period of two years immediately preceding the date hereof of contemplated improvements (site or area) to the Premises by public authority, the costs of which are to be assessed against the Premises in the future nor has Seller any notice of condemnation or other exercise of the power of eminent domain. Seller represents that all bills for water and sewer charges issued prior to the date hereof for water and sewer services to the Premises have been fully paid and will be fully paid through the date of closing or possession.

2. No unpaid for improvements have been made, or materials, machinery or fuel delivered to or labor performed on the Premises within ninety (90) days immediately preceding the date hereof which might form the basis of a mechanic's lien against the Premises, except \_\_\_\_\_

\_\_\_\_\_  
(none if nothing inserted), nor has Seller received a copy of an affidavit of mechanic's lien which may be filed against the Premises. If Seller is the original contractor and is selling the Premises to Buyer pursuant to a home construction contract with Buyer, Seller acknowledges payment in full of the home purchase contract price.

3. Seller is not involved in any pending lawsuits nor has Seller received any notice of any lawsuits. Seller is not involved as a Debtor in any bankruptcy proceedings. Seller is not selling the premises with any intent to defraud Seller's creditors.

4. Seller has no knowledge of any encumbrances on the title to the Premises other than those set forth in the evidence of the title provided to Buyer, nor does Seller have any knowledge of off record or undisclosed legal or equitable interest in the Premises owned or claimed by any other person or entity (including land contracts, leases, sales contracts, options, or active oil and gas leases) except the rights of tenants, if any, which have been fully disclosed to Buyer and to any title insurance company issuing title insurance in reliance thereon.

5. To Seller's best knowledge and belief the improvements on the Premises are located within the boundary lines of the Premises and all utility service lines serving the Premises are located either within the boundary lines of the premises or within lands dedicated to public use or within recorded easements for the same. Seller states that there is ingress/egress access to the premises from a dedicated public road.

6. With respect to the improvements located on the Premises, Seller has no knowledge of hidden structural defects or uncomplied with orders or notices of civil authority concerning health, building or fire code violations, and to the extent that Seller has made any structural or non-structural alterations or modifications to the improvements located on the Premises. Seller has to Seller's knowledge obtained all necessary building permits and variances for any improvements and current property uses.

7. Seller is not now under any legal disability which would impede or void any of Seller's contractual obligations. All former spouses of Seller, if any, are deceased and/or all prior marriages, if any, have been legally terminated. If Seller is a partnership or corporation, its officials consummating this transaction are properly authorized to do so, and the partnership or corporation and the undersigned, shall be bound by this Affidavit.

**We are aware that we will be liable under the penalties for perjury if we make any false statements when signing this Affidavit.**

Galion Board of Education

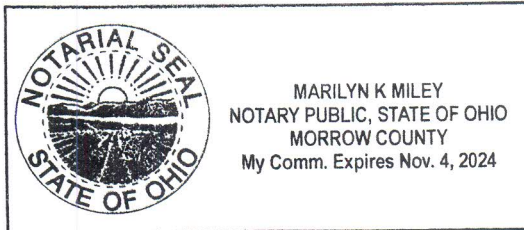
By: 

Grant Garverick, President

By: 

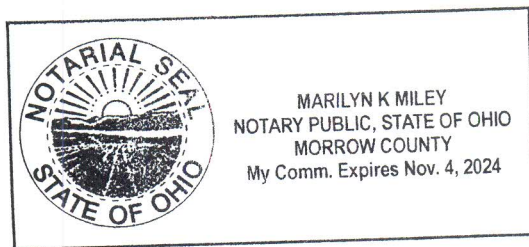
Charlene Parkinson, Treasurer

Sworn to before me and subscribed in my presence by Grant Garverick this 28<sup>th</sup>  
day of August, 2020.



Marilyn K Miley  
Notary Public

Sworn to before me and subscribed in my presence by Charlene Parkinson this 28<sup>th</sup>  
day of August, 2020.



[Signature]  
Notary Public