



# Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type Instrument	LD	Tax list year	2022	County number	04	Tax. dist number	3020	Date	8/24/22
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Property located in Conneaut City taxing district

Name on tax duplicate \_\_\_\_\_ Tax duplicate year \_\_\_\_\_

Acct. or permanent parcel no. 12-128-00-042-00, 12-128-00-043-00 Map book \_\_\_\_\_ Page \_\_\_\_\_

Description 12-128-00-041-00 Platted \_\_\_\_\_ Unplatted \_\_\_\_\_

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

Number	3417
No. of Parcels	3
DTE Code No.	340
Neigh. Code	
No. of Acres	
Land Value	40310
Bldg. Value	807730
Total Value	848040
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	1300000
DTE Use Only Valid sale	
1. Yes 2. No	
Receipt Number	1.50kb

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

1. Grantor's name Industrial Attitude, LLC Phone (217) 342-4443

2. Grantee's name Spirit Realty, L.P. Phone (972) 478-1900  
Grantee's address 2727 North Harwood, Suite 300, Dallas, TX 75201

3. Address of property 1049-1500 Chamberlain Boulevard Conneaut OH 44030

4. Tax billing address 2727 North Harwood, Suite 300, Dallas, TX 75201

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

7. a) New mortgage amount (if any) .....\$ 13,000,000.00  
 b) Balance assumed (if any) .....\$ 0.00  
 c) Cash (if any) .....\$ \_\_\_\_\_  
 d) Total consideration (add lines 7a, 7b and 7c) .....\$ 13,000,000.00  
 e) Portion, if any, of total consideration paid for items other than real property .....\$ 0.00  
 f) Consideration for real property on which fee is to be paid (7d minus 7e) .....\$ 13,000,000.00  
 g) Name of mortgagee \_\_\_\_\_  
 h) Type of mortgage  Conv.  F.H.A.  V.A.  Other \_\_\_\_\_  
 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 it is a true, correct and complete statement.

[Signature] February 4, 2022  
Signature of grantee or representative Date

### 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 \$ 52,000 has been paid by \_\_\_\_\_ and received by the \_\_\_\_\_ county auditor.

County auditor  
David Thomas

First American  
CK 1706176384 7/27

Date 8/24/22

**TRANSFERRED**  
Auditor, Ashtabula County, Ohio

AUG 24 2022

*Paul Tom* 1.50



Doc ID: 0088314002 Type: G/I  
Kind: WARRANTY DEED  
Recorded: 08/24/2022 at 02:42:11 PM  
Receipt#: 2022-00008838  
Fee Amt: \$34.00 Page 1 of 2  
Ashtabula County, Ohio  
Barbara Schaab Recorder  
File# 2022-00008133

bk 779 pg 189-190

PRECISE TITLE  
PICK UP

In compliance with Sec. 319.202  
R.C. and Sec. (F) 319.54 R.C. \$ 13,000,000.<sup>00</sup>  
effective January 1<sup>st</sup>, 1968

*R*

**LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT Industrial Attitude, LLC, an Illinois limited liability company, Grantor, of Effingham County, Illinois, for valuable consideration paid, grants, with limited warranty covenants, to Spirit Realty, L.P., a Delaware limited partnership, Grantee, whose tax mailing address is 2727 N. Harwood, Suite 300, Dallas, Texas 75201, certain real estate being more particularly described as follows:

Situated in the City of Conneaut, County of Ashtabula, and State of Ohio, and being Sublot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of the Seaway Industrial Park Allotment as recorded in Volume 11 of Plata, Page 91 of Ashtabula County Records, be the same more or less, but subject to all legal highways.

Subject however, to those items listed on Exhibit A hereto.

Parcel Nos: 12-128-00-043-00 (Sublots 1, 2, 3, 4, 5, 6, 7, and 8);  
12-128-00-042-00 (Sublot 9); and 12-128-00-041-00 (Sublot 10).

Prior Reference: Official Records Book 639, Page 1261.



NCS 1100908-PRV1

WITNESS its hand this 1<sup>st</sup> day of February, 2022.

INDUSTRIAL ATTITUDE, LLC, BY  
AGRACEL, INC., ITS MANAGER

By   
Ryan Witges  
Its Chief Operating Officer

STATE OF Illinois, COUNTY OF Effingham, SS:

The foregoing instrument was acknowledged before me, this 1<sup>st</sup> day of February, 2022, by Ryan Witges, Chief Operating Officer of Agracel, Inc., Manager of Industrial Attitude, LLC. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

"Official Seal"  
JASON RUNDE  
Notary Public, State of Illinois  
My Commission Expires 7/28/23

  
Notary Public

This Instrument Prepared By:

JOHNSON OLIVER & HOWARD LPA  
By: Stephen L. Oliver  
701 Sixth Street  
Post Office Box 1505  
Portsmouth, Ohio 45662