



20370106

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, 12-128-00-043⁰⁰ Map book _____ Page _____

Description 1/2, 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	868040
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) 476-1900
Grantee's address 2727 North Harwood, Suite 300, Dallas, TX 75201

3. Address of property 1049-1600 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

8/24/22
Date

TRANSFERRED
Auditor, Ashtabula County, Ohio

AUG 24 2022

Paul Thom 1.50

Doc ID: 006863140002 Type: G/I
Kind: WARRANTY DEED
Recorded: 08/24/2022 at 02:42:11 PM
Receipt#: 2022-00006836
Fee Amt: \$34.00 Page 1 of 2
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2022-00009133

BK **779** PG **189-190**

PRECISE TITLE
PICK UP

In compliance with Sec.319.202
R.C. and Sec. (F) 319.54 R.C. \$ 13,000,000.00
effective January 1st, 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 Plats, 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 1100905-PRV-L

WITNESS its hand this 1st 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 1st 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