



Email: randy@randyevers.com
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PRICE: \$27,500
OWNER: Inergy Propane LLC
PROPERTY ADDRESS: St. Rt. 33A
Moulton, Ohio

LEGAL DESC: Being Part Lots 1 of Section 32 of Moulton Township, County of Auglaize, State of Ohio, containing 1.152 acres more or less.

PARCEL NO. G2103204200

ANNUAL TAX: \$256.90

ASSESSMENT: \$20.00 first half (Landfill monitoring) and \$2.00 (St. Mary's River) each first half only

LOT SIZE: 110' x 145.60'

AGE OF BUILDING: 1993

HEAT/AGE/INST.: Hot Dog Gas Heater

BUILDING SIZE: 30' x 40'

NOTES: Insulated and has 18' overhead door with opener.

SCHOOL DIST: St. Mary's

POSSESSION: Closing

SEWAGE: None

WATER: None

ROOF TYPE.AGE: Asphalt

UTILITY INFORMATION

GAS CO: LP gas

ELECTRIC CO:

PROPERTY LINES:

NORTH: See map

SOUTH:

EAST:

WEST:

OTHER:

TO STAY: As building now appears less any personal property.

NOTES: Deed restriction

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!

Auglaize County, Ohio - Property Record Card
Parcel: G2103204200 Card: 1

Owner INERGY PROPANE LLC
 Address 7966 CR 33A
 Land Use (499) C - OTHER COMM STRUC.
 Class COMM
 Legal Description SD LOT 4 SD 4 1/2 SE LOT 1

MAP



SKETCH

A sketch is unavailable for this parcel.

COMMERCIAL

COMMERCIAL FEATURES

LAND

| Code | Frontage | Depth | Acreage | SqFt | Value |
|------|----------|-------|---------|------|------------|
| 6 | 0 | 0 | 0.3 | N/A | \$7,270.00 |

VALUATION

| | Appraised | Assessed |
|----------------|-------------|------------|
| Land Value | \$7,270.00 | \$2,540.00 |
| Building Value | \$5,540.00 | \$1,940.00 |
| Total Value | \$12,810.00 | \$4,480.00 |
| CAUV Value | | \$0.00 |
| Taxable Value | | \$4,480.00 |
| Annual Tax | | \$278.90 |

PERMITS

| Number | Date | Purpose | Amount |
|----------|-----------|-----------|----------|
| 00003535 | 30-JAN-93 | STRG SHED | \$100.00 |

IMPROVEMENTS

| Card | Description | Year Built | Dimensions | Value |
|------|-------------|------------|------------|------------|
| 1 | AP1 - FOUR | 1993 | 30x40 | \$5,540.00 |

SALES

| Date | Buyer | Seller | Price | Validity |
|------------|--------------------|-------------------|-------------|----------|
| 2/18/2005 | INERGY PROPANE LLC | TDM RENTALS LLP | \$43,300.00 | 0 VALID |
| 11/20/1998 | TDM RENTALS LLP | HENSCHEN DONALD L | \$65,000.00 | 6 LND |

Property - Morristown, Ohio

Exhibit to Listing Agreement

February 17, 2010

(RANDY EVANS Real Estate)

Inergy Deed Requirements

(January 2010)

I. Deed Restriction language:

DEED RESTRICTION: Grantee, his heirs, successors and assigns shall not store (except for his own personal use), sell, or distribute propane from this property for a period of ten (10) years from the date of the execution of this Deed.

(Please use appropriate gender or non-gender and plural when necessary)

II. Statement in Deed

GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" CONDITION.

AAK