



**SALES DISCLOSURE FORM**

State Form 46021 (R11/12-11)  
 Prescribed by Department of Local Government Finance  
 Pursuant to IC 6-1.1-5.5

**SDF ID**

43	2018	8044266
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 County Year Unique ID

**SDF Date:**

**PRIVACY NOTICE:** The telephone numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

**PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR**  
**A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT**

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
Parcel Number: 431104400105000032	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	1130 LAKE CITY HWY WARSAW, IN 46580	3695-B BOARDMAN-CANFIELD RD CANFIELD, OH 44406

7. Legal Description:  
 4-14-28 LOT B SECONDARY PLAT MEIJER-WARSAW SD

**B. CONDITIONS - IDENTIFY ALL THAT APPLY**      **C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1 - 15**

<p><i>If condition 1 applies, filer is subject to disclosure and a disclosure filing fee</i></p> <p><input checked="" type="checkbox"/> 1. A transfer of real property interest for valuable consideration.</p> <p><input type="checkbox"/> 2. Buyer is an adjacent property owner.</p> <p><input type="checkbox"/> 3. Vacant land.</p> <p><input type="checkbox"/> 4. Exchange for other real property. ("Trade")</p> <p><input type="checkbox"/> 5. Seller paid points. <i>(Provide the value Table C Item 12.)</i></p> <p><input type="checkbox"/> 6. Change planned in the primary use of the property? <i>(Describe in special circumstances in Table C Item 3)</i></p> <p><input type="checkbox"/> 7. Existence of family or business relationship between buyer and seller. <i>(Complete Table C Item 4)</i></p> <p><input type="checkbox"/> 8. Land contract. Contract term (YY): 0 Land Contract Date (MM/DD/YYYY):</p> <p><input type="checkbox"/> 9. Personal property included in transfer. <i>(Provide the value Table C Item 5.)</i></p> <p><input type="checkbox"/> 10. Physical changes to property between March 1 and date of sale. <i>(Describe in special circumstances in Table C Item 3)</i></p> <p><input type="checkbox"/> 11. Partial interest. <i>(Describe in special circumstances in Table C Item 3)</i></p> <p><input type="checkbox"/> 12. Easements or right-of-way grants.</p>	<p>1. Conveyance date (MM/DD/YYYY): 06/27/2018</p> <p>2. Total Number of parcels: 2</p> <p>3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.</p> <p style="text-align: center;"><i>See attachments for additional applicable circumstances</i></p> <p><input type="checkbox"/> 4. Family or business relationship existing between buyer and seller? Amount of discount: \$0.00</p> <p><i>Disclose actual value in money, property, a service, an agreement, or other consideration.</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">5. Estimated value of personal property:</td> <td style="width: 20%; text-align: right;">\$0.00</td> </tr> <tr> <td>6. Sales price:</td> <td style="text-align: right;">\$5,000,000.00</td> </tr> </table> <p><input type="checkbox"/> 7. Is the seller financing sale? If yes, answer questions (8-13)</p> <p><input type="checkbox"/> 8. Is buyer/borrower personally liable for loan?</p> <p><input type="checkbox"/> 9. Is this a mortgage loan?</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">10. Amount of loan:</td> <td style="width: 20%; text-align: right;">\$0.00</td> </tr> <tr> <td>11. Interest rate:</td> <td style="text-align: right;">0.0000%</td> </tr> <tr> <td>12. Amount in points:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>13. Amortization Period:</td> <td style="text-align: right;">000</td> </tr> </table>	5. Estimated value of personal property:	\$0.00	6. Sales price:	\$5,000,000.00	10. Amount of loan:	\$0.00	11. Interest rate:	0.0000%	12. Amount in points:	\$0.00	13. Amortization Period:	000
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13. Amortization Period:	000												
<p><i>If conditions 13 - 15 apply, filers are subject to disclosure, but no disclosure filing fee.</i></p> <p><input type="checkbox"/> 13. Document for compulsory transactions as result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.</p> <p><input type="checkbox"/> 14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.</p> <p><input type="checkbox"/> 15. Transfer to a charity, not-for-profit organization, or government.</p>													

**D. PREPARER**

MICHAEL

*Preparer of the Sales Disclosure Form*

251 EAST OHIO ST #555

*Address (Number and Street)*

INDIANAPOLIS, IN 46204

*City, State, and ZIP Code*

COMMERCIAL ESCROW OFFICER

*Title*

FIRST AMERICAN TITLE INSURANCE CO

*Company*

*Telephone Number*

*E-mail*

**E. SELLER(S)/GRANTOR(S)**

JDF WARSAW LLC

*Seller - Name as appears on conveyance document*

14542 INTEGRITY CT

*Address (Number and Street)*

CARMEL, IN 46033

*City, State, and ZIP Code*

*Telephone Number*

*E-mail*

*Seller - Name as appears on conveyance document*

*Address (Number and Street)*

*City, State, and ZIP Code*

*Telephone Number*

*E-mail*

**Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".**

*Signature of Seller*

*Printed Name of Seller*

*Sign Date (MM/DD/YYYY)*

*Signature of Seller*

*Printed Name of Seller*

*Sign Date (MM/DD/YYYY)*

**F. BUYER(S)/GRANTEE(S) - APPLICATION FOR DEDUCTIONS AND CREDITS - IDENTIFY ALL ITEMS THAT APPLY**

BRV-IV LLC

*Buyer - Name as appears on conveyance document*

3695-B BOARDMAN-CANFIELD RD #200

*Address (Number and Street)*

CANFIELD, OH 44406

*City, State, and ZIP Code*

**N**

*Telephone Number*

*E-mail*

*E-mail Tax Bill (Y/N)*

*Buyer - Name as appears on conveyance document*

*Address (Number and Street)*

*City, State, and ZIP Code*

*Telephone Number*

*E-mail*

*E-mail Tax Bill (Y/N)*

**THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY**

- 1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county:

3695-B BOARDMAN-CANFIELD RD

*Address (Number and Street)*

CANFIELD, OH 44406

*City, State, and ZIP Code*

*County*

- 2. Does the buyer have a homestead to be vacated for this residence? If yes, provide complete address of residence being vacated, including county:

*Address (Number and Street)*

*City, State, and ZIP Code*

*County*

- 3. Homestead
- 4. Solar Energy Heating/Cooling System
- 5. Wind Power Device
- 6. Hydroelectric Power Device
- 7. Geothermal Energy Heating/Cooling Device
- 8. Is this property a residential rental property?
- 9. Would you like to receive tax statements for this property via e-mail? (Provide contact information below. Please see the instructions for more information. Not available in all counties.)

*Primary property owner contact name*

*E-mail*

**Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act". (Note: Spouse Information, Social Security and Driver's License/other numbers are not necessary if no Homestead Deduction is being filed.)**

*Signature of Buyer*

*Printed Name of Buyer*

*Sign Date (MM/DD/YYYY)*

*Last 5 digits of Buyer 1 Driver's License/ID/Other Number*

*State*

*Last 5 Digits of Social Security Number*

*Signature of Buyer / Spouse*

*Printed Name of Buyer / Spous*

*Sign Date (MM/DD/YYYY)*

*Last 5 digits of Buyer 2/Spouse Driver's License/ID/Other Number*

*State*

*Last 5 Digits of Social Security Number*

**PART 2 - COUNTY ASSESSOR**

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending to the auditor:

1. Parcel	2. AV Land	3. AV Improvement	4. AV Personal Property	5. Total AV	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage

<p><b>Assessor Stamp</b></p>	<p>10. Identify physical changes to property between March 1 and date of sale.</p>	<p><input type="checkbox"/> 11. Is form completed?</p> <p><input type="checkbox"/> 12. Sales fee required?</p> <p>13. Date of sale (MM/DD/YYYY):</p> <p>_____</p> <p>14. Date form received (MM/DD/YYYY):</p> <p>_____</p>
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Items 15 through 18 are to be completed by the assessor when validating this sale:

<p>15. If applicable, identify any additional special circumstances relating to validation of sale.</p>	<p><input type="checkbox"/> 16. Sale valid for trending?</p> <p><input type="checkbox"/> 17. Validation of sale complete?</p> <p>18. Validated by:</p> <p>_____</p>
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**PART 3 - COUNTY AUDITOR**

<p><b>Auditor Stamp</b></p>	<p>1. Disclosure fee amount collected: _____</p> <p>2. Other Local Fee: _____</p> <p>3. Total Fee Collected: _____</p> <p>4. Auditor receipt book number: _____</p> <p>5. Date of transfer (MM/DD/YYYY): _____</p>	<p><input type="checkbox"/> 6. Is form completed?</p> <p><input type="checkbox"/> 7. Is fee collected?</p> <p><input type="checkbox"/> 8. Attachments complete?</p>
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**PART 4 - RECEIPT FOR STATEMENT OF CREDIT/DEDUCTION OF ASSESSED VALUATION**

<p>SDF ID _____ SDF Date (MM/DD/YYYY) _____</p> <p>Parcel Number _____</p>	<p>Buyer 1 - Name as appears on conveyance document _____</p> <p>Address of Property (Number and Street) _____</p> <p>City, State, and ZIP Code of Property _____</p>
<p>Check All that Apply:</p> <p><input type="checkbox"/> Homestead      <input type="checkbox"/> Solar Energy      <input type="checkbox"/> Wind Power</p> <p><input type="checkbox"/> Hydroelectric      <input type="checkbox"/> Geothermal      <input type="checkbox"/> Rental Property</p> <p><input type="checkbox"/> Electronic statement (e-mail) _____</p>	
<p>_____ Auditor Signature</p> <p>_____ Date (MM/DD/YYYY)</p>	

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form commits a Class C felony.

**A. PROPERTY TRANSFERRED - CONTINUED**

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
Parcel Number: 431104400101000032	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	1140 LAKE CITY HWY WARSAW, IN 46580	3695-B BOARDMAN-CANFIELD RD CANFIELD, OH 44406
7. Legal Description: 4-14-29 LOT C SECONDARY PLAT MEIJER-WARSAW SD			

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