



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

18	2014	5156032
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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: 181104176010000003	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	2714 N WHEELING AVE MUNCIE, IN 47303	3695 B BOARDMAN CANFIELD ROAD #200 CANFIELD, OH 44406

7. Legal Description:
 NORTHTON SEC A 0.0000Acres STR: 042010 IN: 2 OUT:

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): 11/14/2014</p> <p>2. Total Number of parcels: 1</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>																		
<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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>5. Estimated value of personal property:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>6. Sales price:</td> <td style="text-align: right;">\$250,000.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> 7. Is the seller financing sale? If yes, answer questions (8-13)</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> 8. Is buyer/borrower personally liable for loan?</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> 9. Is this a mortgage loan?</td> </tr> <tr> <td>10. Amount of loan:</td> <td style="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:	\$250,000.00	<input type="checkbox"/> 7. Is the seller financing sale? If yes, answer questions (8-13)		<input type="checkbox"/> 8. Is buyer/borrower personally liable for loan?		<input type="checkbox"/> 9. Is this a mortgage loan?		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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D. PREPARER

MICHAEL J SIBBING <i>Preparer of the Sales Disclosure Form</i> 251 EAST OHIO STREET #555 <i>Address (Number and Street)</i> INDIANAPOLIS, IN 46204 <i>City, State, and ZIP Code</i>	COMMERCIAL ESCROW OFFICER <i>Title</i> FIRST AMERICAN TITLE INSURANCE COMPANY <i>Company</i> <i>Telephone Number</i> <i>E-mail</i>
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E. SELLER(S)/GRANTOR(S)

CIR PROPERTIES INC <i>Seller - Name as appears on conveyance document</i> 10412 ALLISONVILLE ROAD SUITE 210 <i>Address (Number and Street)</i> FISHERS, IN 46038 <i>City, State, and ZIP Code</i> <i>Telephone Number</i> <i>E-mail</i>	 <i>Seller - Name as appears on conveyance document</i> <i>Address (Number and Street)</i> <i>City, State, and ZIP Code</i> <i>Telephone Number</i> <i>E-mail</i>
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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".

<i>Signature of Seller</i> <i>Printed Name of Seller</i> <i>Sign Date (MM/DD/YYYY)</i>	<i>Signature of Seller</i> <i>Printed Name of Seller</i> <i>Sign Date (MM/DD/YYYY)</i>
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F. BUYER(S)/GRANTEE(S) - APPLICATION FOR DEDUCTIONS AND CREDITS - IDENTIFY ALL ITEMS THAT APPLY

BAJCO LLC <i>Buyer - Name as appears on conveyance document</i> 3695 B BORARDMAN-CANFIELD ROAD SUITE 200 <i>Address (Number and Street)</i> CANFIELD, OH 44406 <i>City, State, and ZIP Code</i> <i>Telephone Number</i> <i>E-mail</i> <i>E-mail Tax Bill (Y/N)</i>	 <i>Buyer - Name as appears on conveyance document</i> <i>Address (Number and Street)</i> <i>City, State, and ZIP Code</i> <i>Telephone Number</i> <i>E-mail</i> <i>E-mail Tax Bill (Y/N)</i>
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THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY

<input type="checkbox"/> 1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county: 3695 B BOARDMAN CANFIELD ROAD #200 <i>Address (Number and Street)</i> CANFIELD, OH 44406 <i>City, State, and ZIP Code</i> <i>County</i> <input type="checkbox"/> 2. Does the buyer have a homestead to be vacated for this residence? If yes, provide complete address of residence being vacated, including county: <i>Address (Number and Street)</i> <i>City, State, and ZIP Code</i> <i>County</i>	<input type="checkbox"/> 3. Homestead <input type="checkbox"/> 4. Solar Energy Heating/Cooling System <input type="checkbox"/> 5. Wind Power Device <input type="checkbox"/> 6. Hydroelectric Power Device <input type="checkbox"/> 7. Geothermal Energy Heating/Cooling Device <input type="checkbox"/> 8. Is this property a residential rental property? <input type="checkbox"/> 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.) <i>Primary property owner contact name</i> <i>E-mail</i>
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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.)

<i>Signature of Buyer</i> <i>Printed Name of Buyer</i> <i>Sign Date (MM/DD/YYYY)</i> <i>Last 5 digits of Buyer 1 Driver's License/ID/Other Number</i> <i>State</i> <i>Last 5 Digits of Social Security Number</i>	<i>Signature of Buyer / Spouse</i> <i>Printed Name of Buyer / Spous</i> <i>Sign Date (MM/DD/YYYY)</i> <i>Last 5 digits of Buyer 2/Spouse Driver's License/ID/Other Number</i> <i>State</i> <i>Last 5 Digits of Social Security Number</i>
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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>Assessor Stamp</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>14. Date form received (MM/DD/YYYY): _____</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>
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PART 3 - COUNTY AUDITOR

<p>Auditor Stamp</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.