



**LIEN SEARCH  
PRODUCT COVER SHEET**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	LL-FBR-03106	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	KEITH VONDERHUEVEL, WENDY VONDERHUEVEL		
PROPERTY ADDRESS:	514 4TH AVE, SIDNEY, OH 45365		
CITY, STATE AND COUNTY:	SIDNEY, OHIO (OH) AND SHELBY		

**SEARCH INFORMATION**

SEARCH DATE:	10/01/2025	EFFECTIVE DATE:	09/30/2025
NAME(S) SEARCHED:	KEITH VONDERHUEVEL, WENDY VONDERHUEVEL		
ADDRESS/PARCEL SEARCHED:	514 4TH AVE, SIDNEY, OH 45365/01-1826476.005/01-1826476.004		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

KEITH A. VONDERHUEVEL, HIS HEIRS AND ASSIGNS FOREVER
--

COMMENTS:	
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**VESTING DEED**

DEED TYPE:	OHIO WARRANTY DEED	GRANTOR:	JACQUELINE C. VONDERHUEVEL, UNMARRIED
DATED DATE:	03/28/2001	GRANTEE:	KEITH A. VONDERHUEVEL, HIS HEIRS AND ASSIGNS FOREVER
BOOK/PAGE:	405/229	RECORDED DATE:	03/29/2001
INSTRUMENT NO:	200100002680		
COMMENTS:			

**CURRENT TAXES - 01-1826476.005**

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2024 PAY 2025	TAX YEAR:	2024 PAY 2025
TAX AMOUNT:	\$482.15	TAX AMOUNT:	\$482.14
TAX STATUS:	PAID	TAX STATUS:	DELINQUENT
DUE DATE:	2/14/2025	DUE DATE:	7/20/2025
DELINQUENT DATE:		DELINQUENT DATE:	
COMMENTS:	2024 TAXES 1ST INSTILMENT TAXES ARE PAID AND 2ND INSTALMENT TAXES RE DELINQUENT TOTAL PAYOFF AMOUNT IS \$530.36 GTD 10/31/2025		

**CURRENT TAXES - 01-1826476.004**

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2024 PAY 2025	TAX YEAR:	2024 PAY 2025
TAX AMOUNT:	\$53.38	TAX AMOUNT:	\$53.38
TAX STATUS:	PAID	TAX STATUS:	DELINQUENT
DUE DATE:	2/14/2025	DUE DATE:	7/20/2025
DELINQUENT DATE:		DELINQUENT DATE:	
COMMENTS:	2024 TAXES 1ST INSTILMENT TAXES ARE PAID AND 2ND INSTALMENT TAXES ARE DELINQUENT TOTAL PAYOFF AMOUNT IS \$58.74 GTD 10/31/2025		

**VOLUNTARY LIENS**

**SECURITY INSTRUMENT**

DOC NAME		AMOUNT:	
DATED DATE:		RECORDED DATE	
INSTRUMENT NO:		BOOK/PAGE:	
OPEN/CLOSED:		SUBJECT LIEN (YES/NO):	

BORROWER:	
LENDER:	
TRUSTEE:	
COMMENTS:	NO OPEN MORTGAGE FOUND.
FOR PREAMBLE	
CITY/TOWNSHIP/PARISH:	CITY OF SIDNEY.
ADDITIONAL NOTES	
OHIO WARRANTY DEED RECORDED ON 09/26/1997 BOOK 359 PAGE 109 AS INSTRUMENT NO. 199700008472.	
GENERAL WARRANTY DEED RECORDED ON 08/19/1997 BOOK 357 PAGE 370 AS INSTRUMENT NO. 199700006944.	
AGREEMENT FOR TRANSFER OF A BUILDING SEWER IN THE RIGHT OF WAY RECORDED ON 10/30/2013 BOOK 1933 PAGE 281 AS INSTRUMENT NO. 201300006475.	
LEGAL DESCRIPTION	
<p>THE FOLLOWING REAL ESTATE SITUATED IN THE COUNTY OF SHELBY IN THE STATE OF OHIO, AND IN THE CITY OF SIDNEY AND BOUNDED AND DESCRIBED AS FOLLOWS:</p> <p>BEING LOT NUMBERED TEN HUNDRED AND ELEVEN (1011) EXCEPT FIFTY-FIVE (55) FEET OFF THE NORTH SIDE THEREOF, AND ALL OF LOT NUMBERED TEN HUNDRED AND TWENTY-TWO (1022) BOTH IN THE SYNDICATE ADDITION TO THE CITY OF SIDNEY, OHIO, AND BEING THE SAME PREMISES AS CONVEYED BY A DEED RECORDED IN VOLUME 149, PAGE 40 OF THE DEED RECORDS OF SHELBY COUNTY, OHIO.</p>	

2024

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CAUV Soil Breakdown

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Commercial Buildings

Dwellings1

Other Improvements1

Sketch1

Levy Distribution


Tax Bill

Tax Estimator

Map this Parcel

Tax Card



<b>Parcel Number</b> 01-1826476.005	<b>Legal Description</b> LOT 1022 WHOLE SYNDICATE ADDITION CITY OF SIDNEY 020-18-26-476-005 PLAT V31 P55
<b>Location</b> 514 FOURTH AVE SIDNEY OH 45365	
<b>Owner</b> VONDERHUEVEL KEITH A	<b>Acres</b> 0.2840

Property	
<b>Tax District</b> 01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD	<b>School District</b> SIDNEY CSD
<b>Neighborhood</b> 00119-PARK TO MICHIGAN - SIXTH TO R/R ZONE	<b>Subdivision</b>
<b>Map Number</b>	<b>Routing Number</b>
<b>Bankruptcy</b> No	<b>Foreclosure</b> No
<b>County Foreclosure</b> No	<b>Sheriff Sale</b> No
<b>Certified Delinquent Year</b>	

Deed	
<b>Legal Description</b> LOT 1022 WHOLE SYNDICATE ADDITION CITY OF SIDNEY 020-18-26-476-005 PLAT V31 P55	<b>Survey Volume / Page</b> 31 / 55
<b>Acres</b> 0.2840	

**Date Sold**  
03/29/2001

**Sales Amount**  
0.00

**Volume / Page**  
405 / 229

Owner

**Contact**  
VONDERHUEVEL KEITH A  
514 FOURTH AVE  
SIDNEY OH 45365

**Owner Name**  
KEITH A VONDERHUEVEL

Taxpayer

**Contact**  
VONDERHUEVEL KEITH A  
514 FOURTH AVE  
SIDNEY OH 45365

Values

**Land Use**  
510-SINGLE FAMILY DWELLING

[Tentative Values Available](#)

**Enrolled Programs**  
Homestead   Owner Occupancy

	Appraised	Assessed
Land	25,800	9,030
Improvement	79,390	27,790
Total	105,190	36,820
CAUV (N)	0	0
Homestead (Y)	28,000	9,800
Owner Occupancy (Y)	105,190	36,820
Taxable	105,190	36,820

2024 Charges

**Full Rate** ⓘ  
61.400000

**Effective Rate** ⓘ  
39.334104

**Qualifying Rate** ⓘ  
37.929675

	Prior	First	Second
Tax	0.00	467.35	467.35
Special	0.00	14.80	14.79
Penalty / Interest	0.00	0.00	48.22
Total	0.00	482.15	530.36
Paid	0.00	482.15	0.00
Due	0.00	0.00	530.36
Due On	Past Due		

Adding on? [Try our tax estimator.](#)

	2025 Upcoming Charges		
	Type	Description	Amount
	Special Assessments	081 SIDNEY LIGHTING-01-16	28.59
	Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

**Email**  
[Real-Estate@shelbycountyauditors.com](mailto:Real-Estate@shelbycountyauditors.com)  
**Phone**  
[937-498-7202](tel:937-498-7202)

**Important Links**  
[County's Website](#)  
[Auditor's Website](#)  
[Treasurer's Website](#)  
[Recorder's Website](#)

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Tax Bill

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Map this Parcel

Tax Card



Parcel Number

01-1826476.004

Legal Description

LOT 1011 S SIDE OF SAID LOT SYNDICATE  
ADDITION CITY OF SIDNEY 020-18-26-476-004  
PLAT V31 P55

Location

FOURTH AVE  
SIDNEY OH 45365



Owner

VONDERHUEVEL KEITH A

Acres

0.0950

Property	
<div><div>Tax District</div><div>01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD</div></div>	<div><div>School District</div><div>SIDNEY CSD</div></div>
<div><div>Neighborhood</div><div>00119-PARK TO MICHIGAN - SIXTH TO R/R ZONE</div></div>	<div><div>Subdivision</div></div>
<div><div>Map Number</div></div>	<div><div>Routing Number</div></div>
<div><div>Bankruptcy</div><div>No</div></div>	<div><div>Foreclosure</div><div>No</div></div>
<div><div>County Foreclosure</div><div>No</div></div>	<div><div>Sheriff Sale</div><div>No</div></div>
<div><div>Certified Delinquent Year</div></div>	

Deed	
<div><div>Legal Description</div><div>LOT 1011 S SIDE OF SAID LOT SYNDICATE ADDITION CITY OF SIDNEY 020-18-26-476-004 PLAT V31 P55</div><div><div>Acres</div><div>0.0950</div></div></div>	<div><div>Survey Volume / Page</div><div>31 / 55</div></div>

<b>Date Sold</b> 03/29/2001	<b>Sales Amount</b> 0.00
<b>Volume / Page</b> 405 / 229	

Owner
<b>Contact</b> VONDERHUEVEL KEITH A 514 FOURTH AVE SIDNEY OH 45365  <b>Owner Name</b> KEITH A VONDERHUEVEL

Taxpayer
<b>Contact</b> VONDERHUEVEL KEITH A 514 FOURTH AVE SIDNEY OH 45365

Values

Land Use

599-OTHER RESIDENTIAL STRUCTURES

[Tentative Values Available](#)

	Appraised	Assessed
Land	5,570	1,950
Improvement	2,170	760
Total	7,740	2,710
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	7,740	2,710

2024 Charges

<b>Full Rate</b> ⓘ 61.400000	<b>Effective Rate</b> ⓘ 39.334104	<b>Qualifying Rate</b> ⓘ 37.929675	
	<b>Prior</b>	<b>First</b>	<b>Second</b>
<b>Tax</b>	0.00	48.16	48.16
<b>Special</b>	0.00	5.22	5.22
<b>Penalty / Interest</b>	0.00	0.00	5.36
<b>Total</b>	0.00	53.38	58.74
<b>Paid</b>	0.00	53.38	0.00
<b>Due</b>	0.00	0.00	58.74
<b>Due On</b>	<b>Past Due</b>		
Adding on? <a href="#">Try our tax estimator.</a>			

2025 Upcoming Charges

	Type	Description	Amount
	Special Assessments	081 SIDNEY LIGHTING-01-16	9.44
	Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

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Levy Distribution

Tax Bill🔗

Tax Estimator

Map this Parcel🔗

Tax Card



Parcel Number

01-1826476.005

Legal Description

LOT 1022 WHOLE SYNDICATE ADDITION CITY OF  
SIDNEY 020-18-26-476-005  
PLAT V31 P55

Location

514 FOURTH AVE  
SIDNEY OH 45365

📍

Owner

VONDERHUEVEL KEITH A

Acres

0.2840

2024 Taxes				
	Prior	First	Second	Total
Gross	0.00	1,130.38	1,130.38	2,260.76
Credit	0.00	(406.22)	(406.22)	(812.44)
Non-Business Credit	0.00	(69.83)	(69.83)	(139.66)
Homestead	0.00	(169.52)	(169.52)	(339.04)
Owner-Occupancy Credit	0.00	(17.46)	(17.46)	(34.92)
Total Real Property Taxes	0.00	467.35	467.35	934.70
081-SIDNEY LIGHTING-01-16	0.00	14.30	14.29	28.59
464-MIAMI CONSERVANCY DIST	0.00	0.50	0.50	1.00
Total Special Assessment Taxes	0.00	14.80	14.79	29.59
Real Property Tax Penalty	0.00	0.00	46.74	46.74
Special Assessment Penalties	0.00	0.00	1.48	1.48
Real Property Tax Interest	0.00	0.00	0.00	0.00
Special Assessment Interests	0.00	0.00	0.00	0.00
Total Taxes	0.00	482.15	530.36	1,012.51

		Prior	First	Second	Total
	Paid	0.00	482.15	0.00	482.15
	Refunded	0.00	0.00	0.00	0.00
	Due	0.00	0.00	530.36	530.36
2025 Upcoming Charges					
	Type	Description			Amount
	Special Assessments	081 SIDNEY LIGHTING-01-16			28.59
	Special Assessments	464 MIAMI CONSERVANCY DIST			1.00

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Tax Bill🔗

Tax Estimator

Map this Parcel🔗

Tax Card



Parcel Number

01-1826476.004

Legal Description

LOT 1011 S SIDE OF SAID LOT SYNDICATE  
ADDITION CITY OF SIDNEY 020-18-26-476-004  
PLAT V31 P55

Location

FOURTH AVE  
SIDNEY OH 45365

📍

Owner

VONDERHUEVEL KEITH A

Acres

0.0950

2024 Taxes				
	Prior	First	Second	Total
Gross	0.00	83.20	83.20	166.40
Credit	0.00	(29.91)	(29.91)	(59.82)
Non-Business Credit	0.00	(5.13)	(5.13)	(10.26)
Homestead	0.00	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	0.00	0.00	0.00
Total Real Property Taxes	0.00	48.16	48.16	96.32
081-SIDNEY LIGHTING-01-16	0.00	4.72	4.72	9.44
464-MIAMI CONSERVANCY DIST	0.00	0.50	0.50	1.00
Total Special Assessment Taxes	0.00	5.22	5.22	10.44
Real Property Tax Penalty	0.00	0.00	4.82	4.82
Special Assessment Penalties	0.00	0.00	0.54	0.54
Real Property Tax Interest	0.00	0.00	0.00	0.00
Special Assessment Interests	0.00	0.00	0.00	0.00
Total Taxes	0.00	53.38	58.74	112.12

		Prior	First	Second	Total
	Paid	0.00	53.38	0.00	53.38
	Refunded	0.00	0.00	0.00	0.00
	Due	0.00	0.00	58.74	58.74
2025 Upcoming Charges					
	Type	Description			Amount
	Special Assessments	081 SIDNEY LIGHTING-01-16			9.44
	Special Assessments	464 MIAMI CONSERVANCY DIST			1.00

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[Recorder's Website](#)

Last Updated: 09/30/2025 10:00 PM  
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**Know all Men by these Presents**

That Jacqueline C. Vonderhuevel, unmarried,

of the City of Sidney, County of Shelby  
and State of Ohio Grantor, in consideration of the sum of  
One Dollar (\$1.00) and other good and valuable considerations  
to her paid by Keith A. Vonderhuevel

of the City of Sidney, County of Shelby  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do es hereby grant, bargain, sell and convey to the said grantee,  
Keith A. Vonderhuevel,

his heirs and assigns forever, the  
following Real Estate situated in the County of Shelby  
in the State of Ohio, and in the City of Sidney  
and bounded and described as follows:

Being Lot Numbered Ten Hundred and Eleven (1011) EXCEPT Fifty-five  
(55) feet off the North side thereof, and all of Lot Numbered Ten  
Hundred and Twenty-two (1022) both in the Syndicate Addition to the  
City of Sidney, Ohio, and being the same premises as conveyed by a  
deed recorded in Volume 149, Page 40 of the Deed Records of Shelby  
County, Ohio.

DESCRIPTION APPROVED  
SHAW CO. ENGINEER  
RECEIVED DATE 3-27-01

TRANSFERRED  
SFC 319 2001  
HAS BEEN COMPLETED

MAR 29 2001

JOSEPH P. DOWLING  
SHELBY COUNTY AUDITOR



To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, Keith A. Vonderhuevel,

his heirs and assigns forever.  
And the said Grantor, Jacqueline C. Vonderhuevel, unmarried,

for herself and her heirs,  
does hereby covenant with the said Grantee, Keith A. Vonderhuevel,

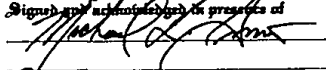

his heirs and assigns, that she is lawfully seized of the premises  
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever  
and that she will forever Warrant and Defend the same, with the appurtenances,  
unto the said Grantee, Keith A. Vonderhuevel,

against the lawful claims of all persons whomever

In Witness Whereof the said grantor, Jacqueline C. Vonderhuevel, unmarried,

who hereby release s her right of dower in the premises, has  
hereunto set her hand, this 28 day of March  
in the year of our Lord Two Thousand and One (2001).

Signed and acknowledged in presence of

  
Christina A. Coffey  
  
Jacqueline C. Vonderhuevel

The State of OHIO

Shelby County, ss.

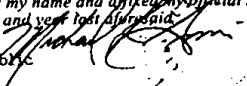
Be it Remembered That on this  
of March  
a Notary Public  
above named Jacqueline C. Vonderhuevel, unmarried,

28 day  
A.D. 2001, before me, the subscriber,  
in and for said county, personally came the

the Grantor  
in the foregoing Deed, and acknowledged the signing of the same to be her  
voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto  
subscribed my name and affixed my official seal  
on the day and year last aforesaid.

Notary Public

  
Michael L. Smith, Attorney at Law  
Notary Public State of Ohio  
No. 45365 Has No Expiration Date  
Section 147.03 R. C.

This instrument prepared by MICHAEL L. SMITH CO., L.P.  
Attorney at Law, Sidney, Ohio

0102680

Warranty Deed

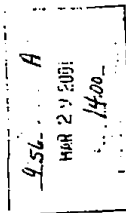
Jacqueline C. Vonderhuevel

TO

Keith A. Vonderhuevel

Transferred

COUNTY AUDITOR



VOL0405 PAGE230

9708472

# Know all Men by these Presents

**That** Keith A. Vonderhuevel, unmarried,

of the City of Sidney County of Shelby  
and State of Ohio Grantor in consideration of the sum of  
One Dollar (\$1.00) and other good and valuable considerations  
to him paid by Jacqueline C. Vonderhuevel

of the City of Sidney County of Shelby  
and State of Ohio Grantee the receipt whereof is hereby  
acknowledged, does hereby grant, bargain, sell and convey to the said Grantee,  
Jacqueline C. Vonderhuevel,

following Real Estate situated in the County of Shelby her heirs and assigns forever, the  
in the State of Ohio and in the City of Sidney of  
Sidney and bounded and described as follows:

DESCRIPTION APPROVED  
SHELBY CO. CLERK  
BY [Signature]

Being Lot Numbered Ten Hundred and Eleven (1011) EXCEPT Fifty-five  
(55) feet off the North side thereof, and all of Lot Numbered Ten  
Hundred and Twenty-two (1022) both in the Syndicate Addition to the  
City of Sidney, Ohio, and being the same premises as conveyed by a  
deed recorded in Volume 149, Page 40 of the Deed Records of Shelby  
County, Ohio.

Last Transfer: Deed Record Volume 357 , Page 370

**To have and to hold** said premises, with all the privileges and appurtenances  
thereunto belonging, to the said Grantee, Jacqueline C. Vonderhuevel,

And the said Grantor, Keith A. Vonderhuevel, unmarried, her heirs and assigns forever.

do hereby covenant with the said Grantee, Jacqueline C. Vonderhuevel, for himself and his heirs,

her heirs and assigns, that he is lawfully seized of the premises  
aforesaid; that the said premises are Free and Clear from all Encumbrances whatsoever

VCL 359 PAGE 109

and that he will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, Jacqueline C. Vonderhuevel,

her heirs and assigns against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor, Keith A. Vonderhuevel, unmarried,

who hereby releases his right of dower in the premises, he hereunto set his hand this 25 day of September in the year of our Lord one thousand nine hundred and ninety-seven (1997)

Signed and acknowledged in presence of

*Michael L. Smith*

*Keith A. Vonderhuevel* 9-25-97  
Keith A. Vonderhuevel

*Christine A. Coffey*

The State of OHIO

SHELBY County ss.

Be it Remembered That on this 25 day of September, A.D. 1997, before me, the subscriber, a Notary Public in and for said county, personally came the above named Keith A. Vonderhuevel, unmarried,

in the foregoing deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

TRANSFERRED  
SEC 319.202 R.C.  
HAS BEEN COMPLIED WITH

SEP 26 1997

EX

JOSEPH P. DeWESE  
SHELBY COUNTY AUDITOR

Notary Public

*Michael L. Smith*  
Michael L. Smith, Attorney at Law  
Notary Public State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 R.C.

This instrument prepared by MICHAEL L. SMITH CO., L.P.A.  
Attorney at Law, Sidney, Ohio 45365

9708472  
**Warranty Deed**

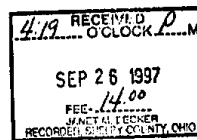
Keith A. Vonderhuevel

TO

Jacqueline C. Vonderhuevel

Transferred

COUNTY AUDITOR



*Mike Smith*

VCL 359 PAGE 110

9706944

9:36 RECEIVED  
O'CLOCK A.M.  
AUG 19 1997  
FEE...  
JANET DICKER  
RECORDED SHELBY COUNTY, OHIO

## General Warranty Deed

(Statutory Form O.R.C. 5302.05)

TRANSFERRED  
SEC 319 202 R.C.  
HAS BEEN COMPLIED WITH

AUG 19 1997  
\$150.00  
JOSEPH T. DEWESE  
SHELBY COUNTY AUDITOR

RALPH L. BROWN and BARBARA A. BROWN, Husband and Wife, of Shelby County, Ohio, for valuable consideration paid, grant with general warranty covenants, to KEITH A. VONDERHUEVEL and JACQUELINE C. VONDERHUEVEL, for their joint lives, remainder to the survivor of them, whose tax mailing address is 514 Fourth Avenue, Sidney, Ohio 45365, the following real property:

Situate in the City of Sidney, County of Shelby and State of Ohio, viz:

Being Lot Numbered Ten Hundred and Eleven (1011) EXCEPT Fifty-five (55) feet off the North side thereof, and all of Lot Numbered Ten Hundred and Twenty-two (1022) both in the Syndicate Addition to the City of Sidney, Ohio, and being the same premises as conveyed by a deed recorded in Volume 149, Page 40 of the Deed Records of Shelby County, Ohio.

Prior Instrument Reference: Deed Volume 212, Page 250.

RALPH L. BROWN and BARBARA A. BROWN, Husband and Wife, who as Grantors herein, each release all rights of dower therein.

Witness their hands this 15th day of August, 1997.

*Thomas W. Fiegl, Jr.*  
\_\_\_\_\_  
*George L. Lander*  
\_\_\_\_\_

*Ralph L. Brown*  
\_\_\_\_\_  
RALPH L. BROWN  
*Barbara A. Brown*  
\_\_\_\_\_  
BARBARA A. BROWN

State of Ohio, Miami County, SS.

On this 15th day of August, A.D. 1997, before me, a Notary Public in and for said County, personally came RALPH L. BROWN and BARBARA A. BROWN, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



THOMAS W. FIEGL, JR.  
Notary Public, State of Ohio  
My Commission Expires April 29, 1998

*Thomas W. Fiegl, Jr.*  
\_\_\_\_\_  
Notary Public

This instrument prepared by:

BRETT A. GILBERT, Attorney at Law  
117 W. Court Street, Urbana, Ohio 43078

IVOL 357 PAGE 370

ADVOCATE TITLE AGENCY INC.  
115 WEST COURT STREET  
URBANA OHIO 43078



BK: 1933 PG: 281

201300006475  
Filed for Record in  
SHELBY CO OHIO  
JODI L SIEGEL, COUNTY RECORDER  
10-30-2013 At 10:27 am.  
AGREEMENT 36.00  
DR Book 1933 Page 281 - 283



**City of Sidney**

**AGREEMENT FOR TRANSFER OF A BUILDING SEWER IN THE RIGHT OF WAY**

KNOW ALL MEN BY THESE PRESENTS, that subject to the terms and conditions set forth hereinafter, the undersigned Keith A Vanderhuevel, (the "Grantor" hereinafter, whether one or more than one), being the owner(s) of the premises commonly known as 514 Fourth Ave, Sidney OH, and being more particularly described as: Exhibit A, and identified by 01-18-26-476005, (the "Property" hereinafter), for Grantor and Grantor's successors and assigns, and for the consideration of One Dollar 00/100 (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to **THE CITY OF SIDNEY, OHIO**, an Ohio Municipal Corporation, 201 West Poplar Street, Sidney, Ohio 45365, (the "Grantee" hereinafter) and Grantee's successors and assigns, all of Grantor's right, title and interest in and to a certain portion of the building sewer and associated appurtenances thereto (collectively the "Lateral" hereinafter), as situated at, on and under the Property, as is more specifically described in attached Exhibit A hereto, which such Exhibit A is incorporated herein by reference and which such Lateral is generally located, and consists of, the sanitary sewer conduit situated within Grantee's right-of-way adjacent to the Property, commencing from the clean out installed, or to be installed, at the Property, and terminating at Grantee's sanitary sewer main, including the tap at such main.

The rights afforded hereunder are expressly subject to the following terms and conditions, the same being contractual in nature and not mere recitals:

- (1) Upon the effective date of this Agreement, as referenced below (the "Effective Date") Grantor, at Grantor's sole expense, shall cause to be installed at a location on the Property designated by Grantee, a sanitary sewer clean-out unit (the "Clean-Out"), which such Clean-Out shall be of a type, manufacture, nature and quality as specified by Grantee and installed to Grantee's satisfaction and acceptance.
- (2) Except as otherwise provided herein, upon the Effective Date, Grantor shall be relieved of ownership of, and Responsibility for, the Lateral, including any and all repair and maintenance of the Lateral, as defined in City of Sidney Codified Ordinance Chapters 913 and 914. Notwithstanding the foregoing, for sixty (60) days from and after the date of the execution of this document, Grantor shall remain solely liable for any and all damages that may arise as the result of a failure or blockage of the Lateral, resulting in sewer backup.





- (3) Upon the Effective Date, Grantor shall be relieved of ownership of, and all responsibility and liability for, the Lateral, including any and all repair and maintenance of the Lateral, as defined in City of Sidney Codified Ordinance Chapter 914.
- (4) Upon the Effective Date this Agreement shall be interpreted so as to afford to Grantee, its successors and assigns, a perpetual easement and right-of-way binding upon Grantor, Grantor's assigns and successors, over, along, across and under the Property to the extent minimally necessary to allow Grantee to maintain, inspect, repair and replace the lateral, subject, however, to Grantee's obligation to restore the Property to pre-existing conditions upon the completion of the actions authorized herein.
- (5) In the event that Grantor shall fail to install the Clean-Out, or fail to install the Clean-Out to Grantee's satisfaction and acceptance, within a reasonable time after Grantor is notified by Grantee to install the Clean-Out, Grantee shall be afforded the right to install the Clean-Out and to collect the cost of such installation from Grantor, including the right to assess the Property for the cost of such installation in the event that such cost is not directly reimbursed to Grantee by Grantor.
- (6) Grantor agrees to reimburse Grantee for the recording fees associated with the recording of this Agreement in the Office of the Shelby County Recorder, plus a processing fee in the amount of Fifty Dollars and 00/100 (\$50.00).

The Utilities Director may waive the requirement for the installation of an approved sanitary sewer clean out unit (Item 1) and the recording and processing fee (Item 5) for good cause shown and determined in the sole discretion of the Utilities Director, and in accordance with the provisions as defined in City of Sidney Codified Ordinance Chapter 913 and/or Chapter 914. A letter or document, issued and signed by the Utilities Director, is required stating that the requirements and/or fees for the aforementioned property have been waived.

IN WITNESS WHEREOF, Keith A Vonderhuevel the  
said Grantor have/has caused Grantor's name to be signed to these presents this 10th day of  
July 2013.

GRANTOR:

Keith A Vonderhuevel

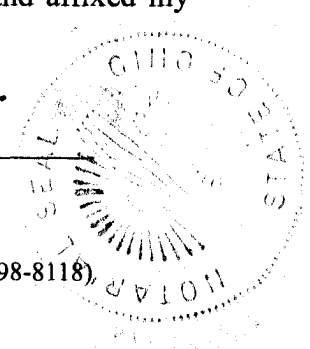
STATE OF OHIO, SHELBY COUNTY, SS:

Before me, a Notary Public in and for said county and state, personally appeared Keith A Vonderhuevel and \_\_\_\_\_, collectively the Grantor and severally acknowledged the execution of the foregoing instrument and that the same is Grantor's voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 10th day of July, 2013.

JOYCE E. REIER, NOTARY PUBLIC  
State of Ohio  
My Commission Expires, Aug. 31, 2015

Joyce E Reier  
Notary Public





BK: 1933 PG: 283

FORM 602 - OHIO WARRANTY DEED Rev. 8/99

0102680

TUTTLE LANEX REGISTERED U. S. PATENT OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05702

# Know all Men by these Presents

That Jacqueline C. Vonderhuevel, unmarried,

of the City of Sidney, County of Shelby  
and State of Ohio Grantor, in consideration of the sum of  
One Dollar (\$1.00) and other good and valuable considerations  
to her paid by Keith A. Vonderhuevel

of the City of Sidney, County of Shelby  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do es hereby grant, bargain, sell and convey to the said grantee,  
Keith A. Vonderhuevel,

his heirs and assigns forever, the  
following Real Estate situated in the County of Shelby  
in the State of Ohio, and in the City of  
Sidney and bounded and described as follows:

Being Lot Numbered Ten Hundred and Eleven (1011) EXCEPT Fifty-five (55) feet off the North side thereof, and all of Lot Numbered Ten Hundred and Twenty-two (1022) both in the Syndicate Addition to the City of Sidney, Ohio, and being the same premises as conveyed by a deed recorded in Volume 149, Page 40 of the Deed Records of Shelby County, Ohio.

201300006475  
CITY OF SIDNEY  
PICK UP

Instrumentx	Book / Page	Document Type	Name	Other Name	Recorded	Description	Marginal
1. 201700004560	2095 0357	REL MTG	VONDERHUEVEL WENDY ETAL E	MUTUAL FEDERAL R	08/15/2017	Sub: STEWARTS THIRD SUB P 5/42 Lot: 54 City: SIDNEY Descr:O.R. VOL 1963 PG 768 PIN: Tsp:SIDNEY Lot:3617 Descr:GREEN TREE HILLS SUB SEC 1 O.R. VOL 1963 PG 768 PIN:	1963 / 0768
2. 201700000245	2068 0713	PT REL MTG	VONDERHUEVEL WENDY ETAL E	MUTUAL FEDERAL R	01/12/2017	Sub: STEWARTS THIRD SUB P 5/42 Lot: 54 City: SIDNEY Descr:O.R.V OL 1963 PG 768 PIN:	1963 / 0768
3. 201400003923	1963 0768	MORTGAGE	VONDERHUEVEL WENDY ETAL AKA R	MUTUAL FEDERAL SAV BANK E	08/28/2014	Sub: STEWARTS THIRD SUB P 5/42 Lot: 54 City: SIDNEY Descr:\$98000 1819 ROBERT PLACE SIDNEY OHIO 45365 PIN: Tsp:SIDNEY Lot:3617 Descr:GREEN TREE HILLS SUB SEC 1 \$98000 1614 FAIR OAKS DR PIN: Sub: Lot: City: Descr:SIDNEY OHIO 45365 PIN:	* 2068 / 0713

**Full Search Criteria:**  
Search Type: All Names; Name: Vonderhuevel, Wendy; Remove Non-AlphaNumeric Characters: true; Filter Results: One Row per Document

Instrumentx		Book / Page	Document Type	Name	Other Name	Recorded	Description	Marginal
1.	199700006944	0357 0370	WARR DEED	VONDERHUEVEL KEITH A	BROWN RALPH L	08/19/1997	Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN 01-18-26-476-005 PIN: Sub: Lot: City: Descr:AUDITORS TRANSFER \$150.00 PIN: Tsp:SIDNEY Lot:1011 Descr:PART LOT SYNDICATE ADDN 01-18-26-476-004 PIN: Sub: Lot: City: Descr:AUDITORS TRANSFER \$150.00 PIN:	
				E	R			
2.	199700006945	0649 0356	MORTGAGE	VONDERHUEVEL KEITH A	FIVE STAR MORTGAGE CORP	08/19/1997	Tsp:SIDNEY Lot:1011 Descr:PART LOT SYNDICATE ADDN \$68507 ASSIGNMENT PIN: Sub: Lot: City: Descr:514 FOURTH AVE SIDNEY OHIO 45356 PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN \$68507 ASSIGN 514 FOURTH AVE SIDNEY OH 45365 PIN:	
				R	E			
3.	199700008472	0359 0109	WARR DEED	VONDERHUEVEL KEITH A	VONDERHUEVEL JACQUELINE	09/26/1997	Tsp:SIDNEY Lot:1011 Descr:PT LOT SYNDICATE ADDN 01-18-26-476-004 PIN: Sub: Lot: City: Descr:AUDITORS TRANSFER EXEMPT PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN 01-18-26-476-005 PIN: Sub: Lot: City: Descr:AUDITORS TRANSFER EXEMPT PIN:	
				R	E			
4.	200100002680	0405 0229	WARR DEED	VONDERHUEVEL KEITH A	VONDERHUEVEL JACQUELINE	03/29/2001	Tsp:SIDNEY Lot:1011 Descr:PART LOT SYNDICATE ADDN 01-18-26-476-004 PIN: Sub: Lot: City: Descr:AUDITORS TRANSFER EXEMPT PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN 01-18-26-476-005 PIN: Sub: Lot: City: Descr:AUDITORS TRANSFER EXEMPT PIN:	0031 / 0055
				E	R			
5.	200100005116	0881 0229	MORTGAGE	VONDERHUEVEL KEITH A &	LIBERTY MORTGAGE CO INC	06/06/2001	Tsp:SIDNEY Lot:1011 Descr:PART LOT SYNDICATE ADDN \$66942 514 4TH AVE SIDNEY OH PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN \$66942 514 4TH AVE SIDNEY OH 45365 PIN:	1769 / 0713
				R	E			
6.	200100006443	0243 0241	REL MTG	VONDERHUEVEL KEITH A &	FIDELITY BANK FKA	07/12/2001	Tsp:SIDNEY Lot:1011 Descr:PT LOT SYNDICATE ADDN MTG VOL 649 PG 356 PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN MTG VOL 649 PG 356 PIN:	
				E	R			
7.	200100006625	0243 0369	ASSGN MTG	VONDERHUEVEL KEITH A	FIDELITY BANK	07/18/2001	Tsp:SIDNEY Lot:1011 Descr:PART LOT SYNDICATE ADDN MTG VOL 649 PG 356 PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN MTG VOL 649 PG 356 PIN:	
				R	E			
8.	200100110748	0938 0222	ASSGN MTG	VONDERHUEVEL KEITH A &	CITIMORTGAGE INC	11/09/2001	Tsp:SIDNEY Lot:1011 Descr:PT LOT SYNDICATE ADDN MTG VOL 881 PG 229 PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN MTG VOL 881/229 PIN:	
				R	E			
9.	201000002110	1769 0713	REL MTG	VONDERHUEVEL KEITH A &	LIBERTY MORTGAGE CO INC	04/30/2010	Tsp:SIDNEY Lot:1011 Descr:PART LOT SYNDICATE ADDN MTG VOL 881 PG 229 PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN MTG VOL 881 PG 229 PIN:	0881 / 0229
				E	R			
10.	201300006475	1933 0281	AGREEMENT	VONDERHUEVEL KEITH A	SIDNEY CITY OF	10/30/2013	Tsp:SIDNEY Lot:1011 Descr:PART LOT SYNDIATE ADDN PIN: Tsp:SIDNEY Lot:1022 Descr:SYNDICATE ADDN PIN:	
				R	E			

Instrumentx	Book / Page	Document Type	Name	Other Name	Recorded	Description	Marginal
11. 201400003923	1963 0768	MORTGAGE	VONDERHUEVEL KEITH A ETAL R	MUTUAL FEDERAL SAV BANK E	08/28/2014	Sub: STEWARTS THIRD SUB P 5/42 Lot: 54 City: SIDNEY Descr:\$98000 1819 ROBERT PLACE SIDNEY OHIO 45365 PIN: Tsp:SIDNEY Lot:3617 Descr:GREEN TREE HILLS SUB SEC 1 \$98000 1614 FAIR OAKS DR PIN: Sub: Lot: City: Descr:SIDNEY OHIO 45365 PIN:	* 2068 / 0713
12. 201700000245	2068 0713	PT REL MTG	E VONDERHUEVEL KEITH A ETAL	R MUTUAL FEDERAL	01/12/2017	Sub: STEWARTS THIRD SUB P 5/42 Lot: 54 City: SIDNEY Descr:O.R.V OL 1963 PG 768 PIN:	1963 / 0768
13. 201700004560	2095 0357	REL MTG	E VONDERHUEVEL KEITH A ETAL	R MUTUAL FEDERAL	08/15/2017	Sub: STEWARTS THIRD SUB P 5/42 Lot: 54 City: SIDNEY Descr:O.R. VOL 1963 PG 768 PIN: Tsp:SIDNEY Lot:3617 Descr:GREEN TREE HILLS SUB SEC 1 O.R. VOL 1963 PG 768 PIN:	1963 / 0768

**Full Search Criteria:**  
Search Type: All Names; Name: Vonderhuevel, Keith; Remove Non-AlphaNumeric Characters: true; Filter Results: One Row per Document



Search Results	
Name Search	
Last Name	Vonderhuevel
First Name	Wendy
Case Type	All Cases
Case Status	All Statuses
Party Type	All Party Types
No Records Found	

Attention!!!!!! Court is not Live currently and Attorneys should not register unless court say otherwise.

Search Results	
Name Search	
Last Name	Vonderhuevel
First Name	Keith
Case Type	All Cases
Case Status	All Statuses
Party Type	All Party Types
No Records Found	

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