

Don R. Wallick Auctions, Inc.

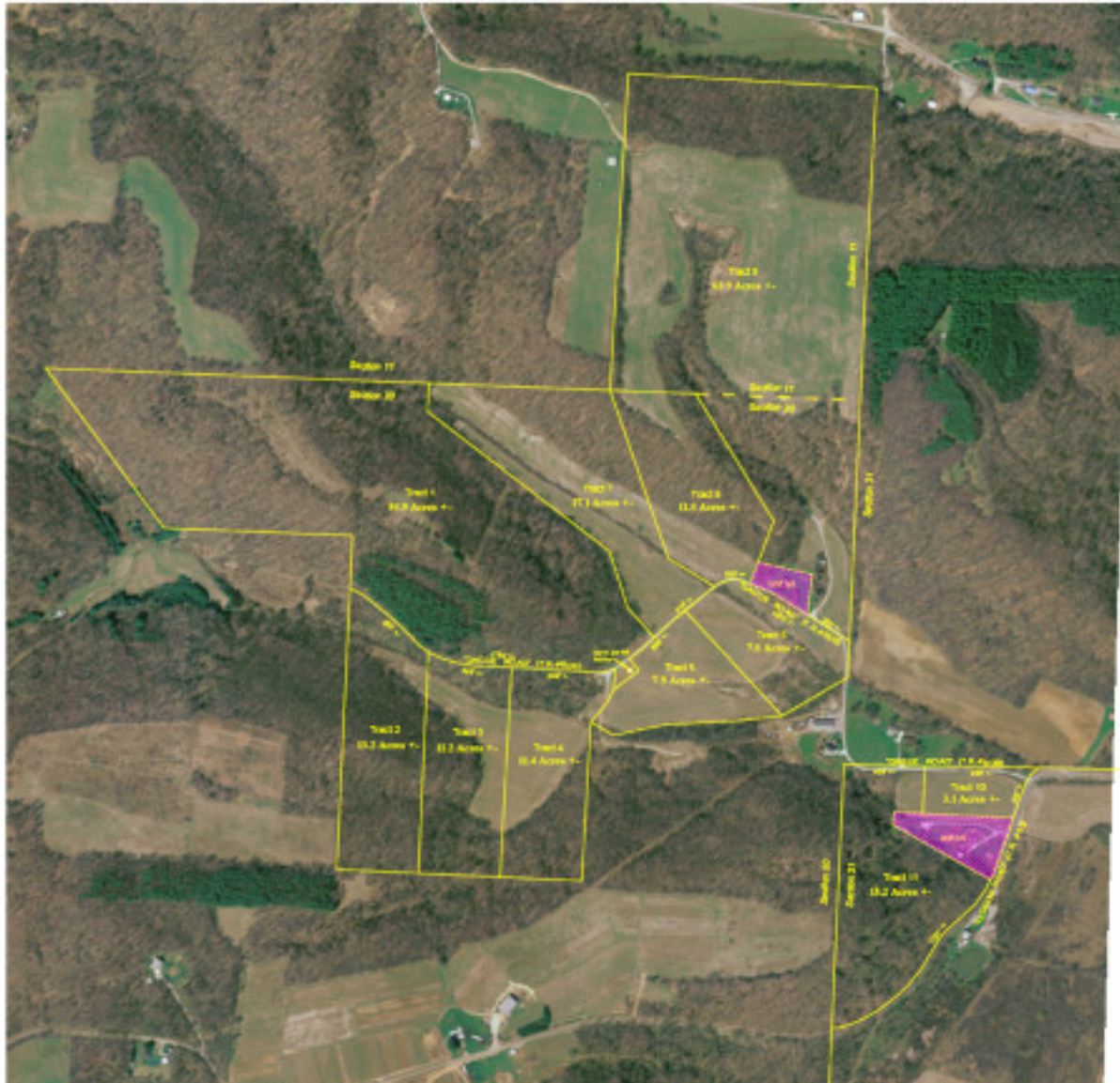
965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318

Auction

This property is subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY



Map of the lands of the Harriette Snoga Estate

The acreages, frontages and lines are approximate and subject to a full boundary survey



Prepared by: Attochey - Kyle, Pringle, Lundholm & Dumain	
Location: Buck Township, Tuscarawas County, Ohio	
Scale: 1" = 400'	Prepared By: Wallick & Associates, Inc. 33 Third Street S.E. New Philadelphia, Ohio 44663 Phone (330) 300-0801 Fax (330) 344-4371 E-mail: www@wallickauction.com
File No. 10/10/2009map.pdf	

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: February 10, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Dague Rd. Ohio

PRESENT OWNER: Harriett B. Snoga

VOLUME: 1230 **PAGE:** 1910 **TRANSFER:** July 26, 2006

PARCEL NO: 48-01250.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Harriett B. Snoga

PARCEL NO.: 48-01250.000
DESC. 1-6-20 NE NW-E-W NE 148.674A

VALUATIONS:

LAND: 47,910
BUILDING: 14,760
TOTAL: 62,670
AUV: 9,170

TAXES:

GENERAL TAXES: \$ 581.62
TAX REDUCTION: \$ - 104.05
10% ROLLBACK: \$ - 47.76
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 429.81
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 429.81

Special Assessments: None

Taxes for the first half year 2008 are due and payable
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: _____
Not Approved: **X-Red Stamped**

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: February 10, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Dague Rd. Ohio

PRESENT OWNER: Harriett B. Snoga

VOLUME: 1230 **PAGE:** 1910 **TRANSFER:** July 26, 2006

PARCEL NO: 48-00907.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Harriett B. Snoga

PARCEL NO.: 48-00907.000
DESC. 1-6-20 PR E/2 NE 4.127A

VALUATIONS:

LAND: 1,190
BUILDING: 0
TOTAL: 1,190
AUV: 350

TAXES:

GENERAL TAXES: \$ 8.50
TAX REDUCTION: \$ - 1.52
10% ROLLBACK: \$ - 0.70
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 6.28
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 6.28

Special Assessments: None

Taxes for the first half year 2008 are due and payable
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: _____
Not Approved: **X-Red Stamped**

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: February 10, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Tatman Rd Ohio

PRESENT OWNER: Harriett B. Snoga

VOLUME: 1230 **PAGE:** 1910 **TRANSFER:** July 26, 2006
PARCEL NO.: 48-00073.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Harriett B. Snoga

PARCEL NO.: 48-00073.000
DESC. 1-6-11 PR E/2 SE EX Coal 49.947A

VALUATIONS:

LAND: 14,460
BUILDING: 0
TOTAL: 14,460
AUV: 1,810

TAXES:

GENERAL TAXES: \$ 43.97
TAX REDUCTION: \$ - 7.86
10% ROLLBACK: \$ - 3.61
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 32.50
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 38.50

Special Assessments: MWCD

Taxes for the first half year 2008 are due and payable.
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: _____
Not Approved: **X-Red Stamped**

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

2008
 PARCEL 48-00073-000
 DISTRICT 48 RUSH TWP CLAYCOUNT SD
 MAP NUMBER 4
 SECTION & PLAT 16.000
 RECORDING NUMBER 10 AGRICULTURAL YACAR- Jan
 PROPERTY CLASS 10 AGRICULTURAL YACAR- Jan
 USER KEY
 PROPERTY AND TRACTAN RD
 NEIGHBORHOOD 5 C Bush Township
 LIVING AREA
 OWNERSHIP SMOGA HARRILL'S IS
 1 6 11 2R E/2 SE EX CONJ 49.947A
 DECEASED'S CO. WETT JUDY
 COMMENTS/RENO
 APPROV: 2008 Land 0% Imp 3760 Land 0% 380
 48 03073 000 CARD 1 OF 1

SITE CHARACTERISTICS		VALUATIONS				
TOC/PROPERTY	UTILITIES	STREET/ROAD	NEIGHBORHOOD	ASSESSMENT DATE	01/01/01	01/01/04
Level	Water	Paved	Blighted	REASON FOR CHANGE	ANN EQUAL	ANN EQUAL
High	Sewer	Underway	Stabilized	LAND	39480	4-310
Rolling	Gas	Processed	Improve	TOTAL	39480	4-310
Swampy	Electric	Sidewalk	Decline	LAND	13820	1460
	Alley	Alley	Fracture	ASSESSRD IMPROV		1460
				TOTAL	3820	4460

LAND DATA		BASE RATE		ADJUSTED RATE		EXTENDED VALUE		IMPLI FCRR		MARKET VALUE	
LAND ID/USE	ACTUAL FR	ACRAGE/HPFC FR	SO. FOOT/DEPTH	BASE RATE	FCRR	ADJUSTED RATE	VALUE	IMPLI FCRR	MARKET VALUE	FCRR	MARKET VALUE
T		46.500		800.26			37200		37200		37200
T		3.450		100.26			350		350		350
TOTAL		49.950					37550		37550		37550

CONSTRUCTION DATA		LEVEL		CONST		BASE AREA		LEVER		FIN AREA		VALUE	
OCCUPANCY	# OF UNITS	1	2	3	4	CONST	BASE AREA	LEVER	FIN AREA	FIN AREA	VALUE	FIN AREA	VALUE
ENTER HEISET													
PLUMBING													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER													
SEWER													
WATER			</										

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: February 10, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Pleasant Grove Rd. Ohio

PRESENT OWNER: Harriett B. Snoga

VOLUME: 1230

PAGE: 1910

TRANSFER: July 26, 2006

PARCEL NO: 48-00628.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Harriett B. Snoga

PARCEL NO.: 48-00628.000
DESC. 7-13-31 PR SW 17.162A

VALUATIONS:

LAND: 5,390
BUILDING: 0
TOTAL: 5,390
AUV: 570

TAXES:

GENERAL TAXES: \$ 13.85
TAX REDUCTION: \$ - 2.48
10% ROLLBACK: \$ - 1.14
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 10.23
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 16.23

Special Assessments: MWCD

Taxes for the first half year 2008 are due and payable.
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: _____
Not Approved: **X-Red Stamped**

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

TISCASAWAS CO. EAST CITY
 COMMENTS/REMARKS
 NOTE: 2004 2004 Land 0 Imp 2570 Land 0 Imp
 7 13 31 PR SW 27.222A

SITE CHARACTERISTICS		VALUATIONS	
TOPOGRAPHY	FLAT	ASSESSMENT DATE	01/01/01
UTILITIES	SEWER/ROAD	REASON FOR CHANGE	ANN EQUAT
Water	Revised	ANN EQUAT	ANN EQUAT
High	Unpaved	LAND IMPROV	15400
Relining	Gas	MARKET TOTAL	12030
Swanow	Electric	LAND IMPROV	15400
All	Alley	LAND	4210
		ASSESSED IMPROV	5390
		TOTAL	4210
			5390

LAND DATA		LAND DATA	
LAND SOLID ID/	ACRAGE/ SQ. FOOT/	PCTR	ADJUSTED
USE ACTUAL PR	EFFEC PR	RATE	RATE
P	8.0401		5430
IN	1.120		5430
TOTAL	17.160		12860

CONSTRUCTION DATA		PILING LADDER	
OCCUPANCY	95	LEVEL	VALUE
1 ST UNITS		1	
2 ST UNITS		2	
3 ST UNITS		3	
4 ST UNITS		4	
5 ST UNITS			
6 ST UNITS			
7 ST UNITS			
8 ST UNITS			
9 ST UNITS			
10 ST UNITS			
11 ST UNITS			
12 ST UNITS			
13 ST UNITS			
14 ST UNITS			
15 ST UNITS			
16 ST UNITS			
17 ST UNITS			
18 ST UNITS			
19 ST UNITS			
20 ST UNITS			
21 ST UNITS			
22 ST UNITS			
23 ST UNITS			
24 ST UNITS			
25 ST UNITS			
26 ST UNITS			
27 ST UNITS			
28 ST UNITS			
29 ST UNITS			
30 ST UNITS			
31 ST UNITS			
32 ST UNITS			
33 ST UNITS			
34 ST UNITS			
35 ST UNITS			
36 ST UNITS			
37 ST UNITS			
38 ST UNITS			
39 ST UNITS			
40 ST UNITS			
41 ST UNITS			
42 ST UNITS			
43 ST UNITS			
44 ST UNITS			
45 ST UNITS			
46 ST UNITS			
47 ST UNITS			
48 ST UNITS			
49 ST UNITS			
50 ST UNITS			
51 ST UNITS			
52 ST UNITS			
53 ST UNITS			
54 ST UNITS			
55 ST UNITS			
56 ST UNITS			
57 ST UNITS			
58 ST UNITS			
59 ST UNITS			
60 ST UNITS			
61 ST UNITS			
62 ST UNITS			
63 ST UNITS			
64 ST UNITS			
65 ST UNITS			
66 ST UNITS			
67 ST UNITS			
68 ST UNITS			
69 ST UNITS			
70 ST UNITS			
71 ST UNITS			
72 ST UNITS			
73 ST UNITS			
74 ST UNITS			
75 ST UNITS			
76 ST UNITS			
77 ST UNITS			
78 ST UNITS			
79 ST UNITS			
80 ST UNITS			
81 ST UNITS			
82 ST UNITS			
83 ST UNITS			
84 ST UNITS			
85 ST UNITS			
86 ST UNITS			
87 ST UNITS			
88 ST UNITS			
89 ST UNITS			
90 ST UNITS			
91 ST UNITS			
92 ST UNITS			
93 ST UNITS			
94 ST UNITS			
95 ST UNITS			
96 ST UNITS			
97 ST UNITS			
98 ST UNITS			
99 ST UNITS			
100 ST UNITS			

CONDITION		FOUNDATION	
FOUNDATION	None	FOUNDATION	None
INSULATION	None	INSULATION	None
APPLIANCES	None	APPLIANCES	None
REPRODUCTION COST		REPRODUCTION COST	
SUMMARY OF IMPROVEMENTS		SUMMARY OF IMPROVEMENTS	
ADD-ONS		ADD-ONS	
RATE		RATE	
REPRODUCTION COST		REPRODUCTION COST	
PAY DEP		PAY DEP	
FUNDIC DEP		FUNDIC DEP	
ROOM DEP		ROOM DEP	
TRADE VALUE		TRADE VALUE	
CASH VALUE		CASH VALUE	

TRANSFER		DATE		NAME OF PREVIOUS OWNER		SALES AMOUNT		TT V I IO		MOP CONVEYANCE	
DATE	01/01/90	NAME	SNOW GUY R & HARRIETTE B	AMOUNT	0	TT	V	I	IO	MOP	CONVEYANCE
DATE	06/21/01	NAME	SNOW GUY R & HARRIETTE B	AMOUNT	0	TT	V	I	IO	MOP	CONVEYANCE
DATE	10/01/90	NAME	SNOW GUY R & HARRIETTE B	AMOUNT	0	TT	V	I	IO	MOP	CONVEYANCE
DATE	01/01/04	NAME	ANN BOURL	AMOUNT	0	TT	V	I	IO	MOP	CONVEYANCE

REVISIONS:
 L. STEED
 REV: 10/20/03

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: February 10, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Pleasant Grove Rd. Ohio

PRESENT OWNER: Harriett B. Snoga

VOLUME: 1230 **PAGE:** 1910 **TRANSFER:** July 26, 2006

PARCEL NO: 48-00042.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Note: The auditor's and treasurer's offices cannot explain why there is no owner, legal or taxes for this property, although there were taxes for 2007. I can't figure out why either!

PARCEL NO.: 48-00042.000

DESC.

VALUATIONS:

LAND: 180
BUILDING: 0
TOTAL: 180
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$

Special Assessments: None

Taxes for the first half year 2008 are _____
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: _____
Not Approved: **X-Red Stamped**

BY: Laura J. Andrews

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

TUSCANA'S CO. NATL JUDY

43-00642-003
 COMMENTS/MEMO
 NOTES: PER ACRES \$10
 91.072 236 Land 05 Imp 90 Land 0 Imp

2008 43-00642-003
 DISTRICT 43 RUSH TWP-GAYLANT SD
 MAP NUMBER 11
 SECTION & PAC 11
 EIGHTING NUMBER 2-000
 PROPERTY CLASS 50: Unplatted 0-07-29 acs.
 USER KEY
 PROPERTY AND PARCELS: GROVE RD
 NEIGHBORHOOD 5.02 Rush Township
 LYING AREA

5-18 CHANAC-ESTATE
 3-18 CHANAC-ESTATE
 3-18 CHANAC-ESTATE
 3-18 CHANAC-ESTATE

TOPOGRAPHY	UTILITIES	SCREEN/ROAD	NEIGHBORHOOD	ASSESSMENT DATE	01/31/04	01/01/07
Level	Water	Paved	Unimproved	REASON FOR CHANGE	ANN. EQUIV.	ANN REVAL
High	Sewer	Improved	Static	LAND IMPROV	410	520
Holdng	Gas	Processed	Improv'd	MARKET TOTAL	430	520
Shanty	Electric	Sidewalk	Demolish	LAND	150	150
	All	Alley	Transit	ASSESSED IMPROV	150	280
				ASSESSED TOTAL	150	280

LAND	SOIL ID/	ACRES/	SQ. FOOT/	BASE	ADJUSTED	EXTENDED	IMPL	MARKET
AS	ACTUAL SR	FRONT FR	DEPTH	RATE	RATE	VALUE	FACTR	VALUE
AS		0.580		\$00.00		450	03-15	350
N		0.420		100.00		40		40
FW		0.300						430
	TOTAL	1.300						430

CONSTRUCTION DATA				PRICING LADDER						
OCCUPANCY	LEVEL	1	2	3	4	CNST	BASE AREA	LEVEL	FIN AREA	VALUE
# OF UNITS										
STORY HEIGHT										
ATTIC										
BASEMENT										
CRANK/HI										
SLAB										
ROOFING										
TYPE										
MATERIAL										
PLUMBING										
BASIS										
FULL BATHS										
HALF BATHS										
OTHER FIXTURES										
NO PLUMBING										
ACCOMMODATIONS										
ROOMS										
BEDROOMS										
BATHS										
KITCHENS										
DINING ROOMS										
REC ROOM TYPE										
REC ROOM AREA										
REPLACE STR										
REPLACE STR										
LINEAL BR JST										
LINEAL BR JST										
# OF DOORS										
DOOR AREA										
FOUNDATION										
INSULATION										
APPLIANCES										

ID	USG	ST	CNS	GRD	YEAR	YEAR	COND	NEIGH	SUMMARY OF IMPROVEMENTS	ADD-ONS	RATE	REPRODUCTION	PAY	FINC	ECOM	TRUE	CASH
		HT	TY		CONST	REMOD			S-22	AREA		DEP	DEP	DEP	DEP	VALUE	
TOTAL																	

DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	T	V	LO	NOF	CORRYANCE
07/26/05	SNOGA JIMMY R & HARRIETTE E	3	AF	U	N	5	50595
10/01/96	SNOGA JIMMY R & HARRIETTE E	2	SP	N	Y	2	02478
12/16/87	DICKSON CHARLES D & FRANCES W	5,000	DN	N	N	1	02993

DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTACT: LISTED: REVIEWED:

APPAIAR: APPRAISER: DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTACT: LISTED: REVIEWED:

APPAIAR: APPRAISER: DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTACT: LISTED: REVIEWED:

APPAIAR: APPRAISER: DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTACT: LISTED: REVIEWED:

APPAIAR: APPRAISER: DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTACT: LISTED: REVIEWED:

No info

017-207

DISC-PTON

AREA

Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE FORM

SCHEDULE B - SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a government authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. The Tuscarawas County Auditor's 2007 General Tax Duplicate for Parcel #48-00628.000 shows:
Taxes for the entire year 2007 are paid. Taxes for the year 2008 are a lien not yet determined.
The Tuscarawas County Auditor's 2007 General Tax Duplicate for Parcel #48-00073.000 shows:
Taxes for the entire year 2007 are paid. Taxes for the year 2008 are a lien not yet determined.
The Tuscarawas County Auditor's 2007 General Tax Duplicate for Parcel #48-01250.000 shows:
Taxes for the entire year 2007 are paid. Taxes for the year 2008 are a lien not yet determined.
The Tuscarawas County Auditor's 2007 General Tax Duplicate for Parcel #48-00907.000 shows:
Taxes for the entire year 2007 are paid. Taxes for the year 2008 are a lien not yet determined.
Additions, recoupments or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.
NOTE: The above parcels are being taxed at their current agricultural use value.
AS TO TRACT #1 (Section 31)
8. Easement from John Tedrow, widower, to Ohio Power Company dated April 23, 1946, and recorded June 19, 1946 at 8:20 a.m. in Volume 274, Page 196 of the Tuscarawas County Deed Records.

9. Easement from W. E. Caudill, aka W.E. Caudill, Jr., to the State of Ohio dated July 17, 1975, and recorded September 22, 1975 at 3:03 p.m. in Volume 516, Page 206 of the Tuscarawas County Deed Records.
10. Right of way from E. J. Furney to Central District and Printing Telegraph Company dated April 7, 1900, and recorded February 14, 1901 at 4:11 p.m. in Volume 5, Page 526 of the Tuscarawas County Lease Records.
11. Landowners receipt and release from W.E. Caudill to Resource Exploration dated March 25, 1975, and recorded March 31, 1975 at 2:31 p.m. in Volume 512, Page 401 of the Tuscarawas County Deed Records.
12. Subject to restrictions set forth in deed from Jimmy R. Snoga and Harriette B. Snoga to Berlin Mineral Partnership dated July 6, 2001, and recorded July 6, 2001, at 3:48 p.m. in Volume 1022, Page 758, Tuscarawas County Official Records.
13. Oil and gas lease from W.L. Chandler and Mary Chandler, husband and wife, to Century Development dated August 31, 1960, and recorded December 5, 1960 at 9:31 a.m. in Volume 62, Page 359 of the Tuscarawas County Lease Records.
NOTE: No examination has been made of the estate created under this instrument.
14. Oil and gas lease from W.L. Chandler and Mary Chandler, husband and wife, to Century Development dated January 26, 1968, and recorded February 13, 1968 at 10:36 a.m. in Volume 73, Page 171 of the Tuscarawas County Lease Records.
NOTE: No examination has been made of the estate created under this instrument.

AS TO TRACTS 2, 3, AND 4 (Section 11 and 20)

15. Exception of coal in deed from Goshen Central Coal Company to William Carruthers dated February 1, 1908, and recorded February 1, 1908 at 4:05 p.m. in Volume 162, Page 622 of the Tuscarawas County Deed Records.
16. Exception of coal in deed from William Carruthers and Sarah Carruthers to Goshen Central Coal Company dated February 1, 1908, and recorded February 1, 1908 at 4:05 p.m. in Volume 162, Page 623 of the Tuscarawas County Deed Records.
17. Exception of coal in deed from William Carruthers and Sarah Carruthers to Goshen Central Coal Company dated February 1, 1908, and recorded February 1, 1908 at 4:05 p.m. in Volume 162, Page 624 of the Tuscarawas County Deed Records.
18. Reservation of coal in deed from Oscar Craigo and Belinda Craigo, husband and wife, to Leonard Chandler dated September 2, 1904, and recorded November 12, 1904 at 2:30 p.m. in Volume 156, Page 362 of the Tuscarawas County Deed Records.
19. Easement from W.L. Chandler, single, and Mary Crosier and Ervin Crosier, husband and wife, to Ohio Power Company dated May 1, 1946, and recorded June 19, 1946 at 8:19 a.m. in Volume 274, Page 178 of the Tuscarawas County Deed Records.
20. Right of way from William Chandler and Mary Chandler, to Resource Exploration dated October 3, 1973, and recorded November 30, 1973 at 9:24 a.m. in Volume 502, Page 647 of the Tuscarawas County Deed Records.
21. Easement from Jimmy R. Snoga and Harriette Snoga, husband and wife, to the Ohio Power Company dated November 5, 1979, and recorded November 16, 1979 at 1:05 p.m. in Volume 551, Page 843 of the Tuscarawas County Deed Records.
22. Landowners receipt and release from W.E. Caudill to Resource Exploration dated March 25, 1975, and recorded March 31, 1975 at 2:31 p.m. in Volume 512, Page 401 of the Tuscarawas County Deed Records.
23. Subject to restrictions set forth in deed from Jimmy R. Snoga and Harriette B. Snoga to Berlin Mineral Partnership dated July 6, 2001, and recorded July 6, 2001, at 3:48 p.m. in Volume 1022, Page 758, Tuscarawas County Official Records.
24. Oil and gas lease from Jacob K. Miller and Mary W. Miller, husband and wife, to J.F. Gray dated December 27, 1911, and recorded January 29, 1912 at 2:00 p.m. in Volume 10, Page 186 of the Tuscarawas County Lease Records.
NOTE: No examination has been made of the estate created under this instrument.
25. Oil and gas lease from W.L. Chandler and Mary Chandler, husband and wife, to Century Development dated August 31, 1960, and recorded December 5, 1960 at 9:31 a.m. in Volume 62, Page 359 of the Tuscarawas County Lease Records.
NOTE: No examination has been made of the estate created under this instrument.
24. Oil and gas lease from W.L. Chandler and Mary Chandler, husband and wife, to Century Development dated January 26, 1968,

and recorded February 13, 1968 at 10:36 a.m. in Volume 73, Page 171 of the Tuscarawas County Lease Records.
NOTE: No examination has been made of the estate created under this instrument.

25. No search was made of U.S. District Court or Bankruptcy Court records and an exception in this regard will appear on any policy to be issued by the company.
26. This commitment for title insurance is issued in contemplation of the issuance of a policy, or policies, of title insurance and Kyler, Pringle, Lundholm & Durmann, L.P.A. or Old Republic National Title Insurance Company (hereinafter "Old Republic") shall have no obligation outside the terms of this commitment. Specifically, any title search or examination conducted by Kyler, Pringle, Lundholm & Durmann, a Legal Professional Association as a basis for issuing this commitment shall be for the benefit of Kyler, Pringle, Lundholm & Durmann, a Legal Professional Association and Old Republic only, and does not inure to the benefit of any other party, including any seller, purchaser or lender. In the event any proposed insured under this commitment fails to acquire, or elects not to acquire, a final policy prior to the expiration date of the commitment, said proposed insured shall have no cause of action or recourse against Kyler, Pringle, Lundholm & Durmann, a Legal Professional Association or Old Republic and in no event shall any proposed insured have any claim or cause of action against Kyler, Pringle, Lundholm & Durmann, a Legal Professional Association or Old Republic based on the title search or examination. By accepting the within commitment, the proposed insured, along with any other parties to the contemplated transaction, consents to and agrees with the foregoing.
26. This policy does not insure the area, quantity or accuracy of dimensions of the premises described in Schedule A, herein.
27. Items #1 through #5 will be deleted upon receipt of an appropriate executed affidavit, acceptable survey, and payment of the standard fee.

END OF SCHEDULE B

NOTE: There is hereby deleted any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate State, Local or Federal Law.

NOTE: Effective on January 1, 2007 all outstanding Closing Protection Letters issued by the Company on behalf of any Agent will be terminated by Law. Pursuant to O.R.C. 3953.32 any Closing Protection Coverage requested for a real estate closing which takes place on or after January 1, 2007 can be provided only upon the form approved by the Ohio Department of Insurance. This Closing Protection Coverage must be transaction specific.

NOTE: Delinquent sewer bills, water bills, charges for weed cutting, cleaning up trash and other nuisance abatement charges may become a lien on the real estate. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these charges, if any.

Information known about this property

There is a septic system on the property with Parcel One. There are two 500 gallon aerial vaults buried underground. All waste goes into one and then flows into the other where more solids are broken down. The leachbed is underground and is gravel.

There is also water to the property on Parcel One from a cistern. However, this is graywater only. It is suitable for dishwashing and showering, but not for drinking. There is a spring about 1000 yards from the building which could possibly be developed.

There is no knowledge of any strip mining which has been done to the property.

Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

Don R. Wallick Auctions, Inc.
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
<http://www.WallickAuctions.com>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318