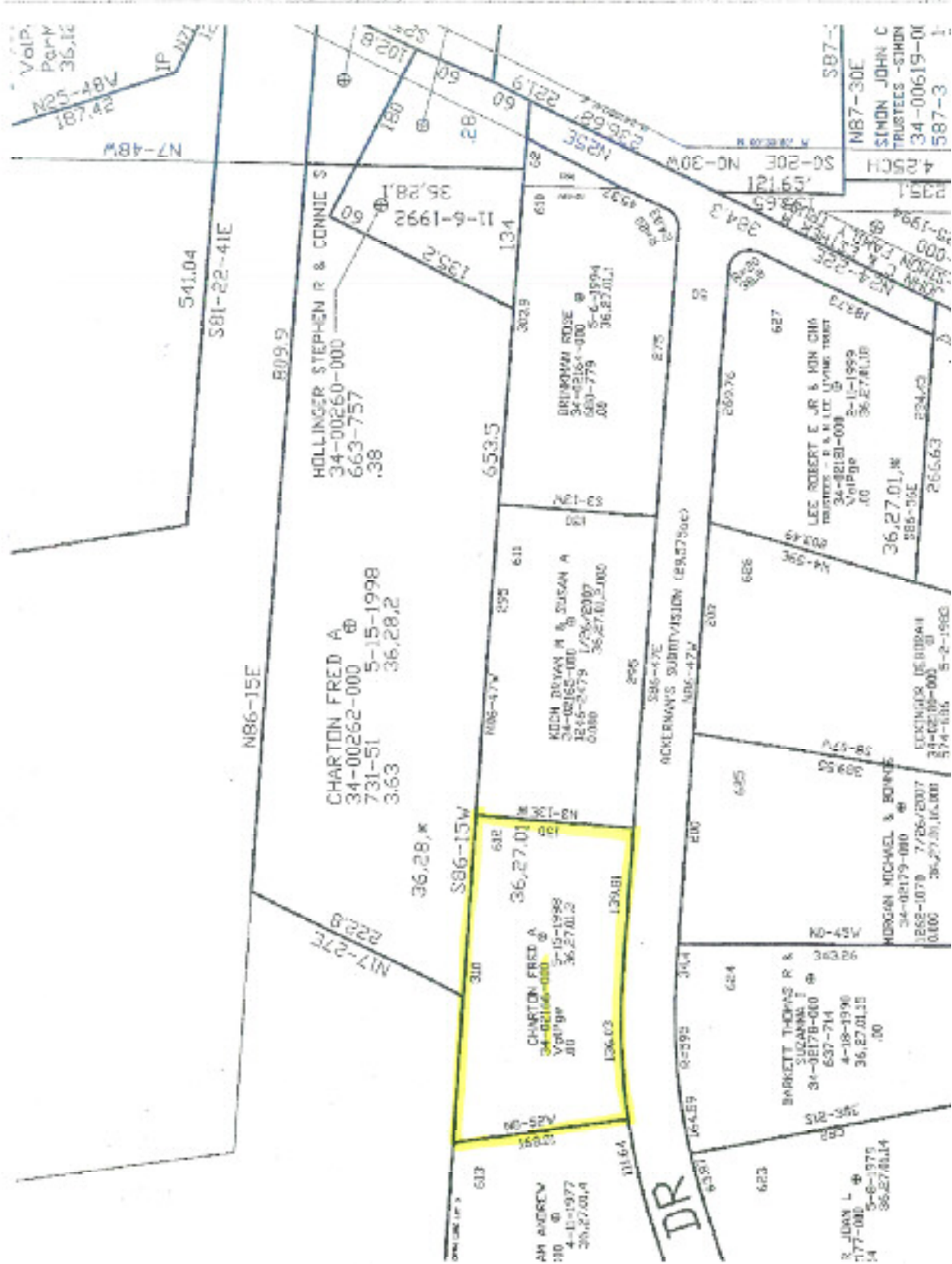


# Don R. Wallick Auctions, Inc.

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

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



**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: June 9th, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 599 Baker Dr. NW Ohio

PRESENT OWNER: Fred A. Charton

VOLUME:731 PAGE: 53 TRANSFER:5/15/1998

PARCEL NO: 34.02166.000

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

Fred A. Charton

PARCEL NO.: 34.02166.000

DESC. WHOLE 612

VALUATIONS:

LAND: 10850  
BUILDING: 41420  
TOTAL: 52270  
AUV:

TAXES:

GENERAL TAXES: \$ 1555.03  
TAX REDUCTION: \$ -287.35  
10% ROLLBACK: \$ -126.77  
2,1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 1140.91  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ 0

Special Assessments: None

Taxes for the first half year 2009 are paid.  
Taxes for the second half year 2009 are determined but not yet due.

BY: Mickey Zimmerman

PRIOR FILE NO.

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

**OWNER** CHARTON FRED A  
**PROPERTY ADDRESS** 34-02165-000  
**AP NUMBER** 27-81  
**SECTION** 27-81  
**TOWNSHIP** ...  
**COUNTY** TUSCARAWAS  
**DEED NUMBER** 1-0000  
**PROPERTY CLASS** SINGLE-FAMILY-OWNER-OCCUPIED  
**PROPERTY TAX** 5599.50  
**VALUATION DATE** 01/16/98  
**APPLICANT** ...  
**DATE** ...

**SITE CHARACTERISTICS**

**NEIGHBORHOOD ASSESSMENT** VALUATIONS

ITEM	MARKET	MARKET	MARKET	MARKET	MARKET	MARKET	MARKET	MARKET	MARKET
IMPROVING									
PAVED									
SEWER									
SUPPLY									
ELECTRIC									
SUBMETRIC									
WELL									
ALLEY									
<b>TOTAL</b>									

**LAND DATA**

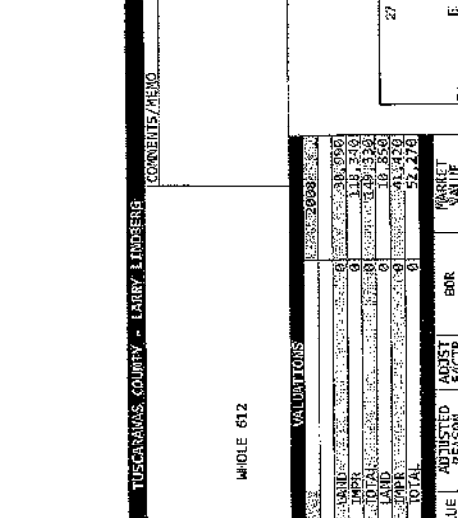
LAND USE	AREA	ADJUSTED FACTOR	ADJUSTED VALUE	ADJUSTED FACTOR	ADJUSTED VALUE
...	...	...	...	...	...
<b>TOTAL</b>					

**CONSTRUCTION DATA**

CONSTRUCTION DATA	LEVEL	REASON	ADJUSTED FACTOR	ADJUSTED VALUE	ADJUSTED FACTOR	ADJUSTED VALUE
...	...	...	...	...	...	...
<b>TOTAL</b>						

**REPRODUCTION COST**

REPRODUCTION COST	REPRODUCTION COST	REPRODUCTION COST	REPRODUCTION COST
...	...	...	...
<b>TOTAL</b>			



FILED

FEB 05 1998

PROBATE COURT OF Tuscarawas COUNTY, OHIO PROBATE COURT  
ESTATE OF MARGARET A. CHARTON DECEASED  
TUSCARAWAS COUNTY OHIO

Case No. 97 ES 4902 Docket Page

CERTIFICATE OF TRANSFER  
NO. 2

Decedent died on February 28, 1997, owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows.

Name	Residence Address	Interest in Real Estate so Passing
FRED A. CHARTON	599 Baker Dr., NW Bolivar, OH 44612	Entire

**TRANSFERRED**

TRANSFER FEE  
CONVEYANCE EXAMINED,  
SEC 519-207 B-C COMPLIED WITH

MAY 15 1998

ASST. CLERK  
JOHN A. BEITZEL  
Tuscarawas County Auditor

9800006689  
Filed for Record in  
TUSCARAWAS COUNTY, OH  
DOLORES HIXSON  
On 05-15-1998 at 11:37 AM  
CERT TRANSF 14.00  
Vol. 731 Pg. 53 - 54

(Complete if applicable) The real estate described in this certificate is subject to a charge of \$ \_\_\_\_\_ in favor of decedent's surviving spouse, \_\_\_\_\_, in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

New/Existing Description Pre-Approved  
Initial JSB, Date 5-12-98  
Joseph S. Bachman, Tusc. Co. Engineer

"Deed checked for tract description only"  
LPP approved L2 Record  
JOSEPH S. BACHMAN, Tusc. Co. Engineer  
Date 5-15-98 Deputy MLF

The real estate, the transfer of which is memorialized by this certificate, is described as follows {describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state}:

Situated in the Township of Lawrence, County of Tuscarawas and State of Ohio:  
And being an Undivided One-Half (1/2) interest in Lot Number 612 in Ackerman's Subdivision in said Township as set forth in Vol. 15, P. 47, Tuscarawas County Plat Records.

Subject to conditions and restrictions as set forth in Vol. 502, P. 203, Tuscarawas County Deed Records.

PRIOR INSTRUMENT REFERENCE: Vol. 608, P. 412, Tuscarawas County Deed Records.

Parcel # 3402166000

**FILED**

FEB 05 1998

PROBATE COURT  
Date Filed  
TUSCARAWAS COUNTY, OHIO

*Linda A. Kate*

Probate Judge

**AUTHENTICATION**

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

February 5th, 1998  
Date

LINDA A. KATE  
Probate Judge/Clerk

By *Lora Jean Summer*  
Chief Deputy Clerk

920006689  
FRED CHARTON  
PICK UP

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

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