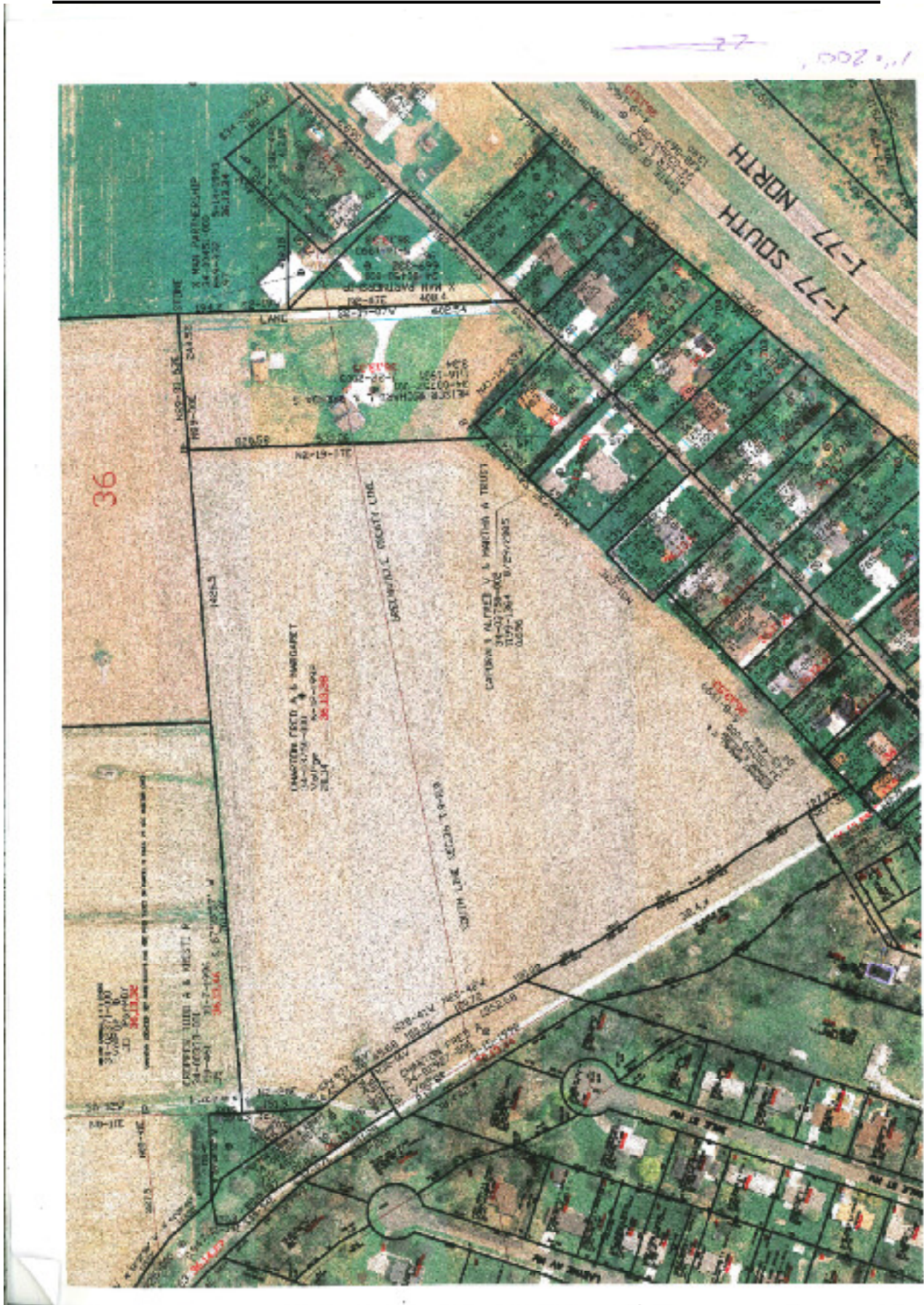


Don R. Wallick Auctions, Inc.

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



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: Sherman Church Road Ohio

PRESENT OWNER: Fred A. Charton

VOLUME: 731

PAGE: 47

TRANSFER: 5/15/1998

PARCEL NO: 34.02927.000

=====

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

Fred A. Charton

PARCEL NO.: 34.02927.000

DESC. 9 9 36 OHIO ERIE CANAL LAND 2.165A

VALUATIONS:

LAND: 1520
BUILDING: _____
TOTAL: 1520
AUV: 80

TAXES:

GENERAL TAXES: \$ 2.38
TAX REDUCTION: \$ -.44
10% ROLLBACK: \$ -.19
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 1.75
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

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.

34-02927-008 OWNER CHARTON FRED A
 34 BARBERE TWP TUSCUMPHAWASCO
 SECTION 8 PLAT 24 608
 OUTLINE NUMBER 24 608
 PROPERTY CLASS 018-000-00000000 VACANT LAND
 PROPERTY ADDRESS SHERMAN CHURCH RD
 EIGHORNOOD 03617
 LISTING AREA
 9 9 36 CHIO BRIT CAVL LAND 2.155A

STATE CHARACTERISTICS

PROPERTY ADDRESS	STREET/ROAD	NEIGHBORHOOD	ASSESSMENTS	VALUATIONS
34 BARBERE TWP TUSCUMPHAWASCO	SECTION 8 PLAT 24 608	018-000-00000000	VACANT LAND	2,098
			LAND	4,340
			TOTAL	6,438
			LAND	1,520
			TOTAL	1,520

LAND DATA

SO. FOOT/DEPTH	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOB	MARKET VALUE
2.170	2,300		4,340				4,340
TOTAL							4,340

CONSTRUCTION DATA

CONSTRUCTION	LEVEL	BASE AREA	LEVEL AREA	VALUES
EXTERIOR	1 2 3 4			
BASEMENT				
ATTIC				
BSMT/AT				
TOTAL				4,340

SO. FOOT/DEPTH	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOB	MARKET VALUE
2.170	2,300		4,340				4,340
TOTAL							4,340

USE	ST	SIZE	AREA	ADD-ONS	REPRODUCTION COST	YEAR BUILT	YEAR REBID	COND	INT DEP	ONS DEP	BOB	TRIE CASH VALUE

PREPARED BY: DATE: CONTACT: LISTED: REVIEWED:

FILED

VOL 731 PAGE 47

FEB 05 1998

PROBATE COURT OF Tuscarawas COUNTY, OHIO PROBATE COURT
TUSCARAWAS COUNTY, OHIO

ESTATE OF MARGARET A. CHARTON, DECEASED

Case No. 71 ES 4900J Docket _____ Page _____

CERTIFICATE OF TRANSFER
NO. 3

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
<u>FRED A. CHARTON</u>	<u>599 Baker Dr., NW Bolivar, OH 44612</u>	<u>Entire</u>

980006687
 Filed for Record in
 TUSCARAWAS COUNTY, OH
 DOLORES HIXSON
 On 05-18-1998 At 11:37 am
 CERT TRANSF 22.00
 Vol. 731 Pg. 47 - 50

TRANSFERRED

TRANSFER FEE
CONVEYANCE EXAMINED
SEC. 517-202 R.C. COMPLIED WITH

MAY 15 1998

AUT. JOHN A. BEITZEL
Tuscarawas County Auditor

(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"
 ETP Pre-approved [RECORD]
 JOSEPH S. BACHMAN, Tusc. Co. Engineer
 Date 5-15-98 Deputy MP

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 County of Tuscarawas, State of Ohio, and more particularly described as follows:

Being an Undivided One-Half (1/2) interest in the following: Being that portion of the abandoned Ohio and Erie Canal Lands situated in the State of Ohio, partly in the Ohio River Survey, Town 9 North, Range 9 West, Fractional Section 36, and partly in the United States Military District Survey, Lot No. 1, Town 11 North, Range 2 West, Tuscarawas County, Lawrence Township, and further described as follows:

Beginning at a stone on the North line of said Section 36 at the northwesterly corner of a parcel of land formerly owned by Miller as recorded in Deed Book 459, Pages 802,803 and 804 of the Tuscarawas County Deed Records;

Thence South 02 deg. 19' 07" West, one thousand four hundred seventy-eight and ninety-seven hundredths (1,478.97) feet to a nail in the Centerline of County Road No. 102;

Thence along the said centerline of County Road No. 102, the following two (2) bearings and distances: South 48 deg. 46' 14" West, two hundred seventy-four and five hundredths (274.05) feet to a nail;

And Thence South 50 deg. 15' 49" West, two hundred eighty-four and thirty-one hundredths (284.31) feet to a nail;

Thence leaving said centerline, North 39 deg. 05' 12" West, one hundred and eighty and three-hundredths (180.03) feet to an iron pin;

Thence South 51 deg. 23' 43" West, four hundred eighty and forty-nine hundredths (480.49) feet to an iron pin in the easterly canal property line, said iron pin being located in the northerly property line of a parcel of Ohio and Erie Canal Land conveyed to Clifford E. Haucker by a Governor's Deed dated December 20, 1967, and recorded in the Office of the Auditor of State, Canal Lands Volume 2, Page 100. (LEGAL DESCRIPTION CONTINUED ON THE FOLLOWING PAGE)

FILED

Linda A. Kate

Date Issued
FEB 05 1998

Probate Judge

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

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

LINDA A. KATE

Date

Probate Judge/Clerk

By *Spina Jane Summer*
Chief Deputy Clerk

(CONTINUATION OF LEGAL DESCRIPTION FROM PRECEDING PAGE):

said iron pin being North 61 deg. 26' 00" East, ninety and one hundredth (90.01) feet from a point on the transit line of the G. F. Stillman Survey of the Ohio and Erie Canal Lands, said point designated as Canal Station 827+36.00, and said iron pin also being at the true point of beginning of the parcel herein described:

Thence along the said Easterly canal property line, the following eleven (11) bearings and distances: North 28 deg. 22' 54" West, thirty-five and sixty-nine hundredths (35.69) feet;

Thence North 28 deg. 22' 00" West, one hundred and no hundredths (100.00) feet;

Thence North 29 deg. 30' 44" West, one hundred and two hundredths (100.02) feet;

Thence North 32 deg. 22' 15" West, one hundred and twenty-four hundredths feet;

Thence North 20 deg. 23' 49" West, one hundred and ninety-eight hundredths (100.98) feet;

Thence North 31 deg. 13' 44" West, one hundred and twelve hundredths (100.12) feet;

Thence North 24 deg. 55' 58" West, one hundred and eighteen hundredths (100.18) feet;

Thence North 26 deg. 04' 33" West, one hundred and eight hundredths (100.08) feet;

Thence North 21 deg. 31' 26" West, one hundred and seventy-two hundredths (100.72) feet;

Thence North 29 deg. 33' 44" West, one hundred and two hundredths (100.02) feet;

Thence North 31 deg. 14' 26" West, fifty-four and forty-five hundredths feet to a point, said point being on the southerly property line of a parcel of Ohio and Erie Canal Land conveyed to Roy A. Burfield and Joy M. Burfield by a Governor's Deed dated October 4, 1973, and recorded in the office of the Auditor of State, Canal Lands Volume 5, Page 16;

Thence leaving the said easterly canal property line, South 61 deg. 38' 00" West, one hundred seven and twenty-seven hundredths feet to a point, said point being on the easterly property line of a parcel of Ohio and Erie Canal Lands conveyed to the Village of Bolivar by a Governor's Deed dated April 17, 1970, and recorded in the office of the Auditor of State, Canal Lands, Vol. 4, P. 48, said point being located at Canal Station 817+45.62 in the aforesaid transit line; thence along the transit line, South 28 deg. 22' 00" East, nine hundred ninety and thirty-eight hundredths (990.38) feet to the aforesaid Canal Station 827+36.00, and said point being located on the said northerly property line of the Haueter Parcel;

(LEGAL DESCRIPTION CONTINUED ON THE FOLLOWING PAGE)

No. 97ES49002
Certif. T.R. #3 Con'L.

VOL 731 PAGE 50

FILED

FEB 05 1998

3

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

(CONTINUATION OF LEGAL DESCRIPTION FROM PRECEDING PAGE):

Thence leaving the said transit line, North 61 deg. 26' 00" East, ninety and one hundredth (90.01) feet to the aforementioned true place of beginning, subject to any existing grants, leases, easements, or other interest heretofore granted in the property herein described, and also subject to the right of ingress and egress by others, to and from adjacent lands, over and on a twelve (12) foot driveway that is located on the above described parcel, and containing two and one hundred sixty-five thousandths (2.165) acres, more or less, and further recorded as File No. 0-41, as recorded in the files of the State Canal Land Authority at Columbus, Ohio.

Further reference is made to Ohio and Erie Canal Plat No. 71, being a plat of part of the G. F. Silliman Survey of the Ohio and Erie Canal Lands on file in the office of the Ohio Department of Administrative Services, Division of Public Works, At Columbus, Ohio.

PRIOR INSTRUMENT REFERENCE: Vol. 534, P. 584, Tuscarawas County Deed Records.

94-02929
9800006687
FRED CHANTON
PICK UP

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: Sherman Church Road Ohio

PRESENT OWNER: Fred A Charton

VOLUME: 508

PAGE: 895

TRANSFER: 9/10/1974

PARCEL NO: 34.03750.000

=====

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

Fred A Charton

PARCEL NO.: 34.03750.000

DESC. 2 11 4 PR 1 & PR 36 20,238A

VALUATIONS:

LAND: 14090
BUILDING: _____
TOTAL: 14090
AUV: 700

TAXES:

GENERAL TAXES: \$ 20.83
TAX REDUCTION: \$ -3.85
10% ROLLBACK: \$ -1.70
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 15.28
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

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.

Know All Men by these Presents

That WE, CLAMANTHA C. MILLER, unmarried, CHARLES B. MILLER, married, and MABLE HAUETER, married, the Grantors, who claim title by or through instrument, recorded in Volume _____, Page _____, County Recorder's Office, for the consideration of _____ ONE and no/100 _____ Dollars (\$1.00) received to our full satisfaction of

FRED A. CHARTON and MARGARET A. CHARTON

the Grantees,

whose TAX MAILING ADDRESS will be 9863 Sherman Church Ave. Rt. 1, Bolivar, Ohio 44512 do

Give Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the Township of Lawrence, County of Tuscarawas, and State of Ohio:

Known as and being a part of Section 36, Township 9, Range 9, and a part of Lot #1, Township 11, Range 2, Lawrence Township, Tuscarawas County, Ohio and more fully described as follows:

Beginning at a stone on the North line of said Section 36 at the North-westerly corner of a parcel of land now or formerly owned by Miller as recorded in Deed Book 459, Pages 802, 803 and 804 of the Tuscarawas County Deed Records: thence South 02 degrees 19 minutes 07 seconds West a distance of 816.43 feet to a stone and the true place of beginning of the tract herein described; thence continuing South 02 degrees 19 minutes 07 seconds West a distance of 662.54 feet to a nail in the centerline of County Road #102; thence along the centerline of County Road #102 the following 2 courses: (1) South 48 degrees 46 minutes 14 seconds West a distance of 274.05 feet to a nail, (2) South 50 degrees 15 minutes 49 seconds West a distance of 294.31 feet to a nail; thence North 39 degrees 05 minutes 12 seconds West a distance of 180.03 feet to an iron pin; thence South 51 degrees 23 minutes 43 seconds West a distance of 480.49 feet to an iron pin in the Easterly line of State Canal Lands; thence the following 11 courses along the said Easterly line of State Canal Lands: (1) North 27 degrees 32 minutes 19 seconds West a distance of 127.65 feet to an iron pin; (2) North 28 degrees 41 minutes 06 seconds West a distance of 100.02 feet to an iron pin; (3) North 31 degrees 32 minutes 10 seconds West a distance of 100.24 feet to an iron pin; (4) North 19 degrees 34 minutes 42 seconds West a distance of 100.27 feet to an iron pin; (5) North 30 degrees 24 minutes 11 seconds West a distance of 100.13 feet to an iron pin; (6) North 24 degrees 06 minutes 49 seconds West a distance of 100.18 feet to an iron pin; (7) North 25 degrees 15 minutes 14 seconds West a distance of 100.08 feet to an iron pin; (8) North 20 degrees 42 minutes 21 seconds West a distance of 100.72 feet to an iron pin; (9) North 28 degrees 41 minutes 06 seconds West a distance of 100.02 feet to an iron pin; (10) North 30 degrees 24 minutes 11 seconds West a distance of 100.13 feet to an iron pin; (11) North 36 degrees 03 minutes 33 seconds West a distance of 54.45 feet to an iron pin; thence North 02 degrees 20 minutes 53 seconds East a distance of 151.30 feet to an iron pin; thence North 89 degrees 30 minutes 53 seconds East a distance of 1426.50 feet to a stone and the true place of beginning of the tract herein described, containing 25.61 acres of land more or less but subject to all legal highways.

TRANSFERRED

TRANSFER FEE \$10.00 by Norman G. Nichols, Registered Surveyor #5506

CONVICTION EXAMINED

SEC. 319-202 R. C. COMPLIED WITH

AMT. \$10.00

SEP 10 1974

DONALD R. KINSEY
TUSCARAWAS COUNTY AUDITOR
No. 72640

"Deed checked for correct description only"

ED F. CAESER
Tuscarawas Co. Engineer
Deputy

2001 JUL 200 PAGE 0010

appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And we, Clamantha C. Miller, unmarried, Charles B. Miller, married, & Mable Haueter, married, do for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the encoding of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever excepting taxes, which taxes shall be prorated between the parties hereto as of the date of transfer;

and that we will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as above noted;

And for valuable consideration we, IVA M. MILLER, wife of Charles B. Miller, and WILBUR L. HAUETER, husband of Mable Haueter,

do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all our right and expectancy of interest in the above described premises.

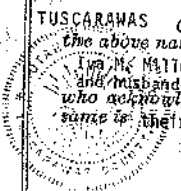
In Witness Whereof we have hereunto set our hands, the 16th day of August, in the year of our Lord one thousand nine hundred and seventy-four (1974)

Signed and acknowledged in presence of

Calista J. Jarvis
Lawrence H. Richardson

Clamantha C. Miller
CLAMANTHA C. MILLER
Charles B. Miller
CHARLES B. MILLER
Iva M. Miller
IVA M. MILLER
Mable Haueter
MABLE HAUETER
Wilbur L. Haueter
WILBUR L. HAUETER

State of Ohio



TUSCARAWAS County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Clamantha C. Miller, unmarried, Charles B. Miller and Iva M. Miller, husband and wife, and Mable Haueter and Wilbur L. Haueter, wife and husband who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Strasburg, Ohio this 16th day of August, A. D. 1974

This instrument prepared by:
Lawrence H. Richardson
Attorney at Law
Strasburg, Ohio

Calista J. Jarvis
CALISTA J. JARVIS, Notary Public
Tuscarawas County, Ohio
My Commission Expires Sept. 29, 1977

Notary Public



CLAMANTHA C. MILLER, ET AL
TO
FRED A. CHARTON
AND
MARGARET A. CHARTON

Transferred
COUNTY AUDITOR
State of Ohio
County of Tuscarawas
Received for Record on file
day of SEP 1 1974
at 2:50 o'clock P. M.
and Recorded SEP 1 1974
Book Arch
H. Theodore M. Spickard
COUNTY RECORDER
Records Fee \$ 3.00
This instrument prepared by

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