

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



1" = 200'
27

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: French Hill Rd Ohio

PRESENT OWNER: Fred A. Charton

VOLUME:695

PAGE: 246

TRANSFER: 7/21/1995

PARCEL NO: 34.00032.002

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

Fred A. Charton

PARCEL NO.: 34.00032.002
DESC. 2 10 2 PR 2 5.039A

VALUATIONS:

LAND: 8200
BUILDING: _____
TOTAL: 8200
AUV:

TAXES:

GENERAL TAXES: \$ 243.96
TAX REDUCTION: \$ -45.08
10% ROLLBACK: \$ -19.89
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 178.98
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.

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TAX AND LEGAL REPORT

DATE: June 9th, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: French Hill Rd Ohio

PRESENT OWNER: Fred A. Charton

VOLUME: 695

PAGE: 246

TRANSFER: 7/21/1995

PARCEL NO: 34.00032.003

=====

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

Fred A. Charton

PARCEL NO.: 34.00032.003
DESC. 2 10 2 PR 2 .796A

VALUATIONS:

LAND: 1070
BUILDING: _____
TOTAL: 1070
AUV:

TAXES:

GENERAL TAXES: \$ 31.83
TAX REDUCTION: \$ -5.88
10% ROLLBACK: \$ -2.60
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 23.35
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.

FLORENCE BAUMGARDNER, unmarried, for valuable consideration paid, grants with general warranty covenants to FRED A. CHARTON, whose tax mailing address is 599 Baker Drive, N.W.
Columbus, Ohio 44612 the following real property:

Situated in the Township of Lawrence, County of Tuscarawas and State of Ohio:

PARCEL # 1:

Being located in Lot 2 in the Second Quarter of Township 18, Range 2 and being part of a 97.69 acre tract conveyed to Florence Baumgardner by deed as recorded in Volume 341 at Page 88 of the Tuscarawas County Deed Records and being more fully described as follows:

Beginning at the southwest corner of a cemetery (62-384) on the south line of Lot 2 and in French Hill Road; said point being located North 81 deg. 28 min. 30 sec. West, 253.18 feet from the southeast corner of Lot 2; thence from this "TRUE PLACE OF BEGINNING," following the south line of Lot 2, North 81 deg. 28 min. 30 sec. West, 984.00 feet (passing through an iron pin set at 30.00 feet) to an iron pin set on the east L/A R/W line of I-77; thence following the said L/A R/W line, North 48 deg. 45 min. 31 sec. East, 58.71 feet to an iron pin set; thence continuing with the same, North 48 deg. 31 min. 18 sec. East, 130.39 feet to an iron pin set at the southwest corner of a 13.353 acre tract also being conveyed; thence following the south line of the said 13.353 acre tract, South 85 deg. 58 min. 40 sec. East, 1048.90 feet (passing through an iron pin set at 1008.90 feet) to a point in French Hill Road on the bounds of a 0.796 acre tract also being conveyed; thence following the said road and bounds, South 39 deg. 48 min. 00 sec. West, 195.00 feet to a railroad spike set; thence continuing with the same, South 56 deg. 15 min. 00 sec. West, 38.25 feet to an iron pin set at the northwest corner of the said cemetery; thence following the said bounds, South 22 deg. 51 min. 40 sec. West, 100.18 feet to the true place of beginning, containing 5.039 acres, more or less and being subject to all legal highways, rights of way, easements and leases of record.

Survey and description by Ronald L. Smith, Registration No. 5324. All iron pins set were 5/8 inch X 30 inch with a cap stamped Ron Smith 5324. The bearings were oriented to the right of way line of I-77.

PARCEL # 2:

Being located in Lot 2 in the Second Quarter of Township 18, Range 2 and being part of a 97.69 acre tract conveyed to Florence Baumgardner by deed as recorded in Volume 341 at Page 88 of the Tuscarawas County Deed Records and being more fully described as follows:

Beginning at the northeast corner of a cemetery (62-384) on the east line of Lot 2; said point being located North 5 deg. 03 min. 00 sec. East, 105.00 feet from the southeast corner of Lot 2; thence from this "TRUE PLACE OF BEGINNING," following the north line of the said cemetery, North 81 deg. 28 min. 30 sec. West, 220.00 feet to an iron pin set on the east bounds of a 5.039 acre tract also being conveyed; thence following the bounds of the said 5.039 acre tract, North 56 deg. 15 min. 00 sec. East, 38.25 feet to a railroad spike set in French Hill Road; thence continuing with the said road and bounds, North 39 deg. 48 min. 00 sec. East, 195.00 feet to a railroad spike set at the northeast corner of the said 5.039 acre tract and the southeast corner of a 13.353 acre tract also being conveyed; thence following the bounds of the said 13.353 acre tract and road, North 32 deg. 54 min. 00 sec. East,

118.95 Feet to a railroad spike set; thence continuing with the same, North 17 deg. 36 min. 00 sec. East, 123.41 feet to a railroad spike set on the east line of Lot 2; thence following the said east line, South 5 deg. 23 min. 00 sec. West, 416.07 feet to the true place of beginning, containing 0.796 of an acre, more or less and being subject to all legal highways, rights of way, easements and leases of record.

Survey and description by Ronald L. Smith, Registration No. 5324. All iron pins set were 5/8 inch X 3/8 inch with a cap stamped Ron Smith 5324. The bearings were oriented to the right of way line of L-77.

In consideration of this conveyance, the grantor hereby covenants and agrees that should the conveyance herein result in a tax recoupment pursuant to ORC § 5713.34 the grantor shall pay in full said recoupment or reimburse the grantees in full payment of recoupment.

Prior Instrument Reference: Vol. 341 Page 89 .

Signed and acknowledged in the presence of:

Glenn G. Durmann
John A. Beitzel

Florence Baumgardner
FLORENCE BAUMGARDNER

STATE OF OHIO, COUNTY OF TUSCARAWAS: 88

Be It remembered, That on this 17 day of July, 1995, before me, the subscriber, a Notary Public in and for said County, personally came, FLORENCE BAUMGARDNER, unmarried, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at New Philadelphia, this 17 day of July, 1995.

Notary Public *John A. Beitzel*

This instrument prepared by:
Glenn G. Durmann
Miller & Kyler, L.P.A.
New Philadelphia, Oh 44663



GLENN G. DURMANN, Attorney at Law
Notary Public - State of Ohio
My Commission Expires on 12/31/98
Section 147.04 R.C.

APPROVED
Contiguous Parcel
NO PLAT REQUIRED, NOT TO BE USED
AS A BUILDING SITE FOR RESALE
TUSCARAWAS CO. RPC
Approved By R.F. [Signature] 7-21-95

006580

RECEIVED FOR RECORD
DOLORES HIXSON, County Recorder

JUL 21 1995 9:59 AM

Recorded 7-21-95 of the 1468 Books of
Vol. 2000 Tuscarawas County, Ohio

TRANSFERRED

TRANSFER FEE 2.00
CONVEYANCE EXAMINED
SEC. 319.202 R. C. COMPLIED WITH

JUL 21 1995

AMT 86.36
JOHN A. BEITZEL
Tuscarawas County Auditor

"Deed checked for correct description only"
ME
JOSEPH S. BUCHANAN
Tuscarawas Co. Engineer
7-21-95 Deputy

MICROFILMED

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

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