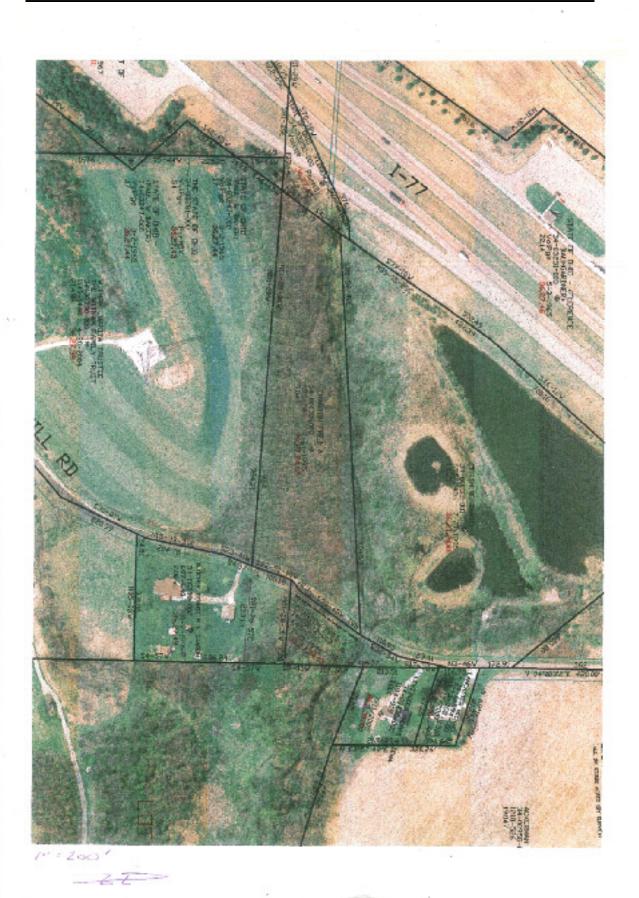
# Don R. Wallick Auctions, Inc. 965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

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:

French Hill Rd Ohio

PRESENT OWNER:

Fred A. Charton

VOLUME:695

PAGE: 246

TRANSFER: 7/21/1995

PARCEL NO: 34.00032.002

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:

## TAXES:

Land: Building:	8200	GENERAL TAXES: TAX REDUCTION:	\$ 243.95 -45.08
	8200	10% ROLLBACK:	\$ -19.89
AUV:		2 1/2% REDUCTION	\$
		HOMESTEAD CREDIT	\$
		TOTAL PER 1/2 YEAR	\$ 178.98
		UNPAID REAL	\$
•		CURRENT SA:	\$ 6.00
Special Assessment	ts: MWCD	PENALTY:	\$
. '		PRIOR DEL:	\$
		TOTAL DUE:	\$ 0

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:

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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:

TAXES:

1070	GENERAL TAXES:	\$	31.83
	TAX REDUCTION:	\$	-5.88
1070	10% ROLLBACK:	\$	-2.60
	2 1/2% REDUCTION	\$	
	HOMESTEAD CREDIT	\$	
	TOTAL PER 1/2 YEAR	\$	23.35
	UNPAID REAL	\$	
	CURRENT SA:	\$	
: None	PENALTY:	\$	
	PRIOR DEL:	s	
	TOTAL DUE:	\$	0
	1070	TAX REDUCTION:  1070 10% ROLLBACK: 2 1/2% REDUCTION HOMESTEAD CREDIT TOTAL PER 1/2 YEAR UNPAID REAL CURRENT SA: PENALTY: PRIOR DEL:	TAX REDUCTION: \$ 1070 10% ROLLBACK: \$ 2 1/2% REDUCTION \$ HOMESTEAD CREDIT \$ TOTAL PER 1/2 YEAR \$ UNPAID REAL \$ CURRENT SA. \$ E None PENALTY: \$ PRIOR DEL: \$

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.

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TUSCARANAS COUNTY - LARAY LADBECT	\$4-44032-003	8	LARRY LINDBERG			38

PLORENCE BRUNGARDNER, unmarried, for valuable consideration paid, grants with general warranty covenants to FRED a. CHARTON, whose tax mailing address is 549 Baker Desir N.W. Soliver Chie 44612 the following real property:

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

#### PARCEL # 1:

Being located in Lot 2 in the Second Quarter of Township 10, Range 2 and being part of a 97.69 acre tract conveyed to Florence Baumgaxdner by deed as recorded in Volume 341 at Page 89 of the Tuscarawas County Deed Records and being more fully described as follows:

Beginning at the southwest corner of a cemetery (52-384) 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. 36 sec. West, 984.06 feet (passing through an iron pin set at 185.06 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 fest 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 (passing through an iron pin set at 1888.98 feet) to a point in French Hill Road on the bounds of a 2.796 acre tract also being conveyed; thence following the said road and bounds, South 39 deg. 48 min. 88 sec. West, 195.88 feet to a railroad spike set; thence continuing with the same, South 56 deg. 15 min. 88 sec. West, 188.18 feet to a railroad spike set; thence feet to an iron pin set at the northwest corner of the said tomestery; thence following the said bounds, South 22 deg. 51 min. 88 sec. West, 188.18 feet to the true place of beginning, containing 5.839 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 38 inch with a cap stamped Ron Smith 5324. The bearings were oriented to the right of way like of I-77.

#### PARCEL # 2:

Being located in Lot 2 in the Second Quarter of Township 19, 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. 600 sec. East, 165.00 feet from the southeast corner of Lot 2; thence from this "TRUE PLACE OF HEGINNING," following the north line of the said cemetery, North 81 deg. 20 min. 30 sec. West, 126.00 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. 80 sec. East, 38.25 feet to railroad spike set in French Hill Road; thence continuing with the said road and bounds, North 39 deg. 48 min. 80 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. 60 sec. East,

118.95 Teet to a railroad spike set; thence continuing with the same, North 17 deg. 36 min. 68 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. 63 min. 68 sec. West, 416.87 feet to the true place of beginning, containing 5.796 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 38 inch with a cap stamped Ron Smith 5324. The bearings were oriented to the right of way line of

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 Fegs 89

Signed and acknowledged in the presence of:

STATE OF OHIO, COUNTY OF TUSCARAWAS: 88

Be It remembered, That on this 17 day of 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 this \_\_\_ seal, at \_, 19<del>9</del>5.

Notary Public

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



Approved by R. F.

APPROVED Configueus Parcel NO PLAT REQUIRED, NOT TO BE USED AS A BUILDING SITE FOR RESALE TUSCARAWAS CO. RPC

TRANSFERRED

006580

RECEIVED FOR RECORD DOLORES KIXSON, COMED Recorder JUL 2 1 1995

JOHN A. BEITZEL Tuscarawas County Auditor

MICROFILMED

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

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