



11/6/08

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

21912 SR 751

West Lafayette

Owners Name(s):

Virginia Landis

Date:

9-9

, 20 10

Owner is occupying the property. If owner is occupying the property, since what date: _____

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

Public Water Service

Holding Tank

Unknown

Private Water Service

Cistern

Other _____

Private Well

Spring

Shared Well

Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

Yes No If "Yes", please describe: _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Owner's Initials RL Date _____/_____/_____

Purchaser's Initials _____/_____/_____ Date _____/_____/_____

Property Address 21912 SA 751

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer
- Leach Field
- Unknown
- Private Sewer
- Aeration Tank
- Other
- Septic Tank
- Filtration Bed

If not a public or private sewer, date of last inspection: _____
Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? Yes No
If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any current leaks or other material problems with the roof or rain gutters? Yes No

If "Yes", please describe: SLATE NEEDS WORK

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

If "Yes", please describe and indicate any repairs completed: _____

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backups; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector?
 Yes No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe: _____

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating <i>Needs work</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years). _____

+ Owner's Initials RL/PPA Date _____/_____/_____
Purchaser's Initials _____/_____/_____ Date _____/_____/_____

Property Address 21912 SR 751

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No
If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in a historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, which could affect the property? Yes No

If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No

If "Yes", please describe: _____

Owner's Initials RLP/PA Date _____ / _____ / _____ Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 21912 SR 751

L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No

1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

M) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

X OWNER: Virginia Pandie DATE: 9-9-10
OWNER: Bus Lawrence P.O.A. DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address 21912 SR 751 West Lafayette

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) ML Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<input checked="" type="checkbox"/> <u>Virginia Landis</u> Seller <u>Donna Korman POA.</u>	Date	Seller	Date
<u>[Signature]</u> Purchaser	Date	Purchaser	Date
<u>[Signature]</u> Agent	Date <u>9-9-10</u>	Agent	Date





ALBAN TITLE

204 2nd St. NE ♦ New Philadelphia, Ohio 44663
Phone: (330) 343-5800 ♦ Fax: (330) 343-5877 ♦ www.albantitle.com

TAX AND LEGAL REPORT

DATE: 09/14/10

REQUESTED BY: Wallick Auction

PROPERTY ADDRESS: 2192 SR 751, West Lafayette

PRESENT OWNER: Landis, Virginia A.

VOLUME: 331 **PAGE:** 130 **TRANSFER:** 07/06/81

PARCEL NO: 018-000029.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2007 TAX
DUPLICATE IN THE NAME OF VIRGINIA A LANDIS

PARCEL NO: 018-000029.000

DESC: 5-5-1 PT E SIDE 1.751A

VALUATIONS:		TAXES:	
LAND:	7,950	GENERAL TAXES:	577.26
BUILDINGS:	<u>13,940</u>	TAX REDUCTION:	-149.38
TOTAL:	21,620	10% ROLLBACK:	-9.58
HOMESTEAD:		2 1/2 % REDUCTION:	-42.79
AUV:		HOMESTEAD CREDIT:	-170.23
		TOTAL PER 1/2 YEAR:	205.28
		PAID REAL:	
		CURRENT SA:	6.00
		PENALTY:	
		PRIOR DEL.:	
		DELINQUENT:	

Taxes for the first half year 2009 are PAID.

Taxes for the second half year 2009 are PAID.

BY: Kristine J. Simpson

This information, including any log 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.

0180000029000
21912 SR 751

LANDIS VIRGINIA A

Parcel

Address	21912 SR 751
Neighborhood	00816
Land Use Code	R - SINGLE FAMILY, 0-9.99 AC
Class	RESIDENTIAL
Total Acres	1.751

Owner

Owner 1	LANDIS VIRGINIA A
Owner 2	

Legal

Legal Desc 1	PT E SIDE
Legal Desc 2	
Legal Desc 3	
Range-Track-Section	5-5-1
Tax District	018
Tax District Name	018

0180000029000
21912 SR 751

LANDIS VIRGINIA A

Appraised Value 2009 (100%)

Total Building Value	\$39,050.00
Total Land Value	\$22,710.00
Grand Total Value	\$61,760.00

Assessed Value 2009 (35%)

Total Land Value	\$7,950.00
Total Building Value	\$13,670.00
Grand Total Value	\$21,620.00

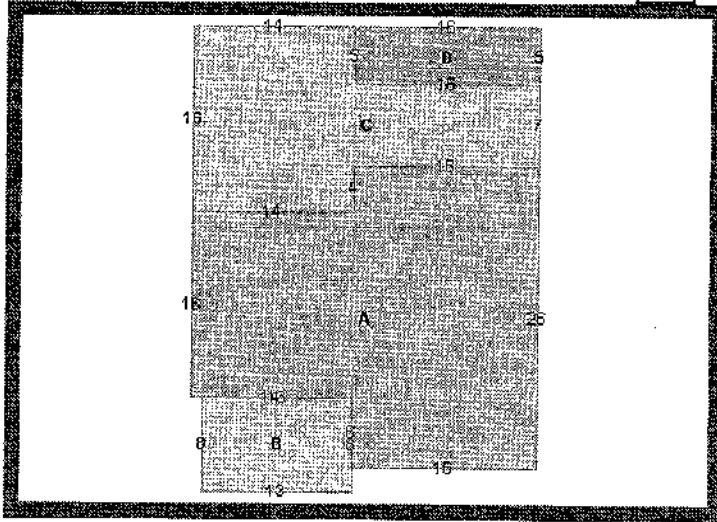
Tax Reduction/Deduction Programs

CAUV	\$0.00
Homestead Land	\$20,000.00
Homestead Building	\$35,340.00

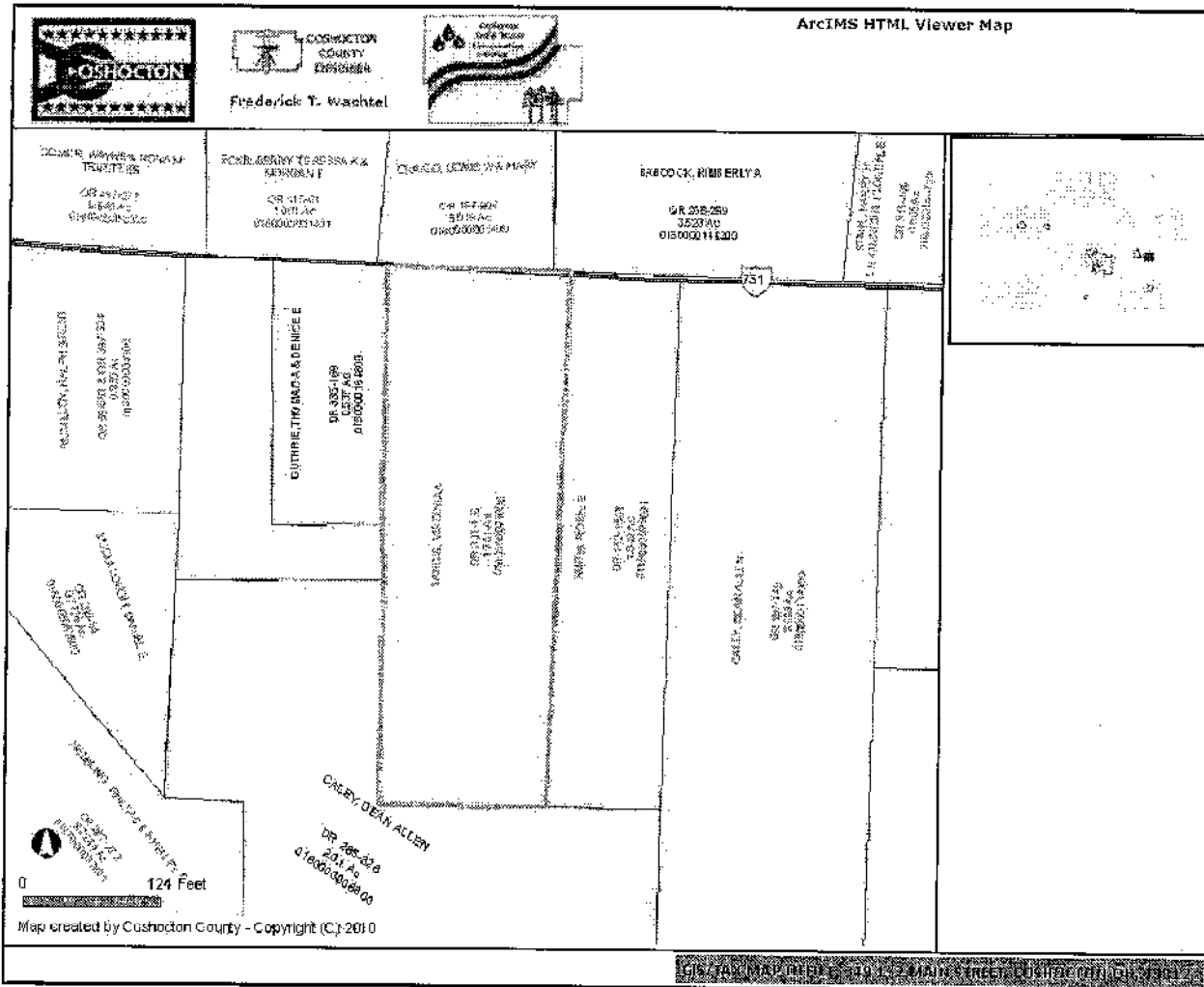
0180000029000
21912 SR 751

LANDIS VIRGINIA A

1 of 1



- | | |
|--------------------------------------|---|
| A MAIN , 640 sq ft | B OFF OPEN FRAME PORCH , 104 sq ft |
| C 15FR FRAME ADJN , 336 sq ft | D OFF OPEN FRAME PORCH , 80 sq ft |



ArcIMS HTML Viewer Map



COSHOCTON COUNTY
ENGINEER

Frederick T. Wachtel








Map created by Coshocton County - Copyright (C) 2010

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 First American Title	Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

First American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

(This Commitment is valid only when Schedules A and D are attached)


INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

 First American Title	Commitment for Title Insurance
	BY First American Title Insurance Company
Schedule A	

File No.: A10-619

1. Effective Date: September 20, 2010 at 8:00am
2. Policy (or Policies) to be issued: AMOUNT
 - a. ALTA Owner's Policy of Title Insurance (6-17-06) \$10.00
 ALTA Homeowner's Policy of Title Insurance (rev. 1-1-08)
 Other
 Proposed Insured: T B D
 - b. ALTA Loan Policy of Title Insurance (6-17-06) \$
 ALTA Expanded Coverage Residential Loan Policy (1-1-08)
 Other
 Proposed Insured: To Be Determined, an Ohio Corporation
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple
4. Title to the fee simple estate or interest in the land is at the Effective Date vested in: Virginia A. Landis
 SOT: Volume 331, Page 130, Coshocton County Official Records
5. The land referred to in this Commitment is described as follows:

Situated in the Township of Lafayette, County of Coshocton and State of Ohio and described as follows:

Beginning at the Northwest corner of Matilda Norris' lot on the Cadiz Road; thence running south Twenty eight (28) rods to a stone; in the southwest corner of the Matilda Norris Lot; thence West sixteen (16) rods to a stone in Alfred Loos' lands; thence North Twenty eight (28) rods to the Cadiz Road; thence cast sixteen (16) rods to the place of beginning supposed to contain two and four fifths (2 4/5) acres, more or less.

SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PREMISES:

Situated in the Township of Lafayette, County of Coshocton, State of Ohio and bounded and described as follows:

Being in Quarter Township One (1), Township Five (5), Range Five (5) of the United States Military District and being a part of a tract of land conveyed to Virginia A. Landis as recorded in Deed Book 254, Page 461, and Deed Book 331, Page 130, Coshocton County Deed Records.

Beginning for a reference at a one inch iron pin in a concrete monument at the northeast corner of The First Addition to College Park Subdivision as recorded in Plat Book 2, Page 33A;

Thence North 04 deg. 00' 00" East, a distance of thirty-three and no hundredths (33.00) feet to a point in the center of State Route 751;

Thence, with the center of said State Route 751 the following five (5) consecutive courses;

- (1) thence South 82 deg. 13' 19" East, one hundred thirty-nine and twenty-nine hundredths (139.29) feet to a point;
- (2) thence South 80 deg. 30' 51" East, nine hundred forty-three and fourteen hundredths (943.14) feet to a point;
- (3) thence South 83 deg. 30' 53" East, two hundred ninety-three and forty-four hundredths (293.44) feet to a point;
- (4) thence South 85 deg. 23' 01" East, one hundred eighty-two and eighty-one hundredths (182.81) feet to a point;
- (5) thence South 85 deg. 56' 20" East, one hundred fourteen and twenty-three hundredths (114.23) feet to a point at the northeast corner of said Landis lands, said point being the True Place of Beginning, said point also being at the intersection of the West line of a tract of land conveyed to Dean Caley as recorded in Deed Book 307, Page 148, with State Route 751;

thence South 04 deg. 35' 22" West, with the West line of said Caley lands and passing a 3/4 inch iron pipe found on the South right of way of said State Route 751 at a distance of thirty and no hundredths (30.00) feet, a total distance of four hundred fifty-seven and two hundredths (457.02) feet to a 5/8 inch rebar and cap (30 inches in length) set at the base of and on the East side of a fence post claimed to be a common corner of said Landis lands with a tract of land conveyed to Dean Caley as recorded in Deed book 285, Page 328, Coshocton County Deed Records;

thence North 85 deg. 56' 20" West, with a North line of said Caley lands as recorded in Deed Book 285, Page 328, a distance of one hundred and no hundredth (100.00) feet to a 5/8 inch rebar and cap (30 inches in length) set on the North line of said Caley lands;

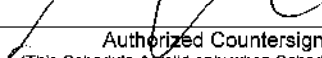
thence North 04 deg. 35' 22" East, running entirely within the lands of the subject owner, passing the South right of way of said State Route 751 at a distance of four hundred twenty-seven and two hundredths (427.02) feet, and passing a 3/4 inch iron pipe and cap set (30 inches in length) at a distance of four hundred twenty-seven and eighty-two hundredths (427.82) feet, a total distance of four hundred fifty-seven and two hundredths (457.02) feet to a point in the center of said State Route 751;

thence South 85 deg. 56' 20" East, with the center of said State Route 751, a distance of one hundred and no hundredths (100.00) feet to the True Place of Beginning and containing one and forty-nine thousandths (1.049) acres, more or less.


Bearings for this survey were based on field ties made to an existing survey by Jim Gute, for John Malonc dated, June, 1976.

Survey and description prepared by Mark A. Berry, Registered Surveyor #7081, dated April, 1987.

Issuing Agent: Michael A. Cochran
Agent ID No.: 4042546
Address: 204 2nd ST NE
City, State, Zip: New Philadelphia, OH 44663
Telephone: (330) 343-5800

By: 
Authorized Countersignature
(This Schedule A Valid only when Schedule B is attached)

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD

 <i>First American Title</i>	Commitment for Title Insurance
	<small>BY</small> First American Title Insurance Company
Schedule BI	


REQUIREMENTS

File No.: A10-619

The following requirements must be satisfied:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.

2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

 First American Title	Commitment for Title Insurance
	BY First American Title Insurance Company
Schedule BII	

EXCEPTIONS

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 heretofore 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 the real estate taxes or assessments imposed on the title by a governmental 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 lien of all general taxes for the year 2010 and thereafter.

Taxes for the year 2009 listed in the name of Virginia A. Landis in the amount of \$211.28 (includes special assessment of \$6.00 and homestead reduction of \$170.23) per half are paid.

Tax Parcel Number: 018-0000029.000

8. Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.
9. Anything to the contrary notwithstanding, this policy does not insure the quantity of land contained within the premises described in Schedule A.
10. Roadside right of way to Columbia Gas of Ohio, Inc., dated June 17, 1969, received for record October 14, 1969 at 12:15 p.m. and recorded in volume 278, Page 672, Coshocton County Deed Records.

2244

PROBATE COURT OF COSHOCTON COUNTY, OHIO

ESTATE OF HOMER LANDIS DECEASED

Case No. 30992 Docket Page

VOL. 331 OF 130

CERTIFICATE OF TRANSFER

Revised Code, Sec. 2113.01

NO. 1

Decedent died on January 3, 1981 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>Virginia A. Landis</u>	<u>21912 SR 753 West Lafayette, OH 43845</u>	<u>All</u>

TRANSFERRED NO. E-261

FEE PAID \$

COUNTERSIGNED CLERK

JUL - 6 1981

SEC. 319.019 COMPLIED WITH
MAURICE H. KANUCKLE
AUCTIONEER, COSHOCTON COUNTY, OH

BY [Signature]

[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.

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 JEFFERETTE, COUNTY of COSHOCTON and STATE of OHIO, and described as follows:

Beginning at the Northwest corner of Matilda Norris' lot on the Cadiz Road; thence running south Twenty eight (28) rods to a stone; in the southwest corner of the Matilda Norris lot; thence West sixteen (16) rods to a stone in Alfred Loos' lands; thence North Twenty eight (28) rods to the Cadiz Road; thence east sixteen (16) rods to the place of beginning supposed to contain two and four fifths (2.4/5) acres, more or less.

WITNESSETH
I, JAMES H. WATSON,
Recorder of Deeds for the County of Coshocton, Ohio.

Attest:

Prothonotary
3195
Records of Deeds
Page 130

Matthew A. McConnell

Recorder

Secretary Per *B.S. Co.*

Date Issued 7/2/81 Probate Judge Richard I. Evans

AUTHENTICATION

321
Vol. 131
321

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.

Date July 2, 1981 Probate Judge/Clerk Matilda J. Posters

J. Enney



Long Out

119307

VTL 358 PAGE 139

Know all Men by these Presents

That VIRGINIA A. LANDIS, a single person
of Coshocton County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to TERRY L. LAWRENCE and LESA C. LAWRENCE

whose tax mailing address is 21924 SR 751, West Lafayette, Ohio 43845

the following real property: situated in the TOWNSHIP of LAFAYETTE, COUNTY of
COSHOCTON, STATE of OHIO and bounded and described as follows:

Being in Quarter Township One (1), Township Five (5), Range Five (5) of the United
States Military District and being a part of a tract of land conveyed to Virginia
A. Landis as recorded in Deed Book 254, Page 461, and Deed Book 331, Page 130,
Coshocton County Deed Records.

Beginning for a reference at a one inch iron pin in a concrete monument at the
northeast corner of The First Addition To College Park Subdivision as recorded in
Flat Book 2, Page 33A;

thence, North 04° 00' 00" East, a distance of thirty-three and no hundredths (33.00)
feet to a point in the center of State Route 751;

thence, with the center of said State Route 751 the following five (5) consecutive
courses;

(1) thence, South 82° 13' 19" East, one hundred thirty-nine and twenty-nine
hundredths (139.29) feet to a point;

(2) thence, South 80° 30' 51" East, nine hundred forty-three and fourteen hundredths
(943.14) feet to a point;

(3) thence, South 83° 30' 53" East, two hundred ninety-three and forty-four
hundredths (293.44) feet to a point;

(4) thence, South 85° 23' 01" East, one hundred eighty-two and eighty-one hundredths
(182.81) feet to a point;

(5) thence, South 85° 56' 20" East, one hundred fourteen and twenty-three
hundredths (114.23) feet to a point at the northeast corner of said Landis lands,
said point being the True Place of Beginning, said point also being at the inter-
section of the West line of a tract of land conveyed to Dean Caley as recorded in
Deed Book 307, Page 148, with State Route 751;

thence, South 04° 35' 22" West, with the West line of said Caley lands and passing
a 3/4 inch iron pipe found on the South right-of-way of said State Route 751 at a
distance of thirty and no hundredths (30.00) feet, a total distance of four hundred
fifty-seven and two hundredths (457.02) feet to a 5/8 inch rebar and cap (30 inches
in length) set at the base of and on the East side of a fence post claimed to be a
common corner of said Landis lands with a tract of land conveyed to Dean Caley as
recorded in Deed Book 285, Page 328, Coshocton County Deed Records;

thence, North 85° 56' 20" West, with a North line of said Caley lands as recorded
in Deed Book 285, Page 328, a distance of one hundred and no hundredths (100.00)
feet to a 5/8 inch rebar and cap (30 inches in length) set on the North line of
said Caley lands;

thence, North 04° 35' 22" East, running entirely within the lands of the subject
owner, passing the South right-of-way of said State Route 751 at a distance of
four hundred twenty-seven and two hundredths (427.02) feet, and passing a 3/4 inch
iron pipe and cap set (30 inches in length) at a distance of four hundred twenty-
seven and eighty-two hundredths (427.82) feet, a total distance of four hundred
fifty-seven and two hundredths (457.02) feet to a point in the center of said
State Route 751,

(SEE ATTACHED SHEET FOR CONTINUATION)

thence, South 85° 56' 20" East, with the center of said State Route 751, a distance of one hundred and no hundredths (100.00) feet to the True Place of Beginning and containing one and forty-nine thousandths (1.049) acres, more or less.

Bearings for this survey were based on field ties made to an existing survey by Jim Gute, for John Malone dated, June, 1976.

Survey and description prepared by MARK A. BERRY, Registered Surveyor #7081, dated April, 1987.

DESCRIPTION APPROVED

DATE APR 28 1987

SIGNATURE *E. Berry*

This Deed is in compliance with and in full satisfaction of a Land Installment Contract dated May 24, 1984, executed between Virginia A. Landis and Terry L. Lawrence and Lesa C. Lawrence as recorded in Volume 242, Page 77, Coshocton County Mortgage Records and the Coshocton County Recorder is hereby authorized and directed to RELEASE said Land Installment Contract of record in accordance with Section 5301.331 O.R.C.

TRANSFERRED NO. 197

FEE PAID \$ 6.00

CONVEYANCE EXAMINED
REC. 510.200 COMPLIED WITH

APR 30 1987

Richard J. Tompkins

AUDITOR, COSHOCTON COUNTY, OH

BY *J. Hall*

VIA 358 PAGE 140

Prior Instrument Reference: Volume 331, Page 130, Coshocton County Deed Records therein. wife/husband of the grantor, releases all rights of dower

Witness my hand this 29th day of April 19 87.

Signed and acknowledged in presence of

James L. ... S. Collins Virginia A. Landis VIRGINIA A. LANDIS

VIL 358 PAGE 141

State of Ohio, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

VIRGINIA A. LANDIS

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.



In Testimony Whereof, I have hereunto set my hand and official seal, at Coshocton, Ohio this 29th day of April A. D. 19 87.

SUSANNE MOHLER Notary Public - State of Ohio My Commission Expires June 22, 1990 Notary Public

State of Ohio, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this day of A. D. 19

This instrument prepared by JAMES W. FINNEY, Attorney at Law, Coshocton, OH

Warranty Deed #9304

VIRGINIA A. LANDIS, a single person

TO

TERRY L. LAWRENCE and LISA C. LAWRENCE

Transferred 19 COUNTY AUDITOR

Received APR 30 1987 At 1:23 P.M. Recorded APR 30 1987 In Coshocton County, Ohio Record of Deeds Vol. 358 Page 139 Marjorie L. Gray Coshocton County Recorder Recorder's Fee \$3.00

JAMES W. FINNEY ATTORNEY AT LAW 403 MAIN STREET COSHOCTON, OHIO 45812

903

FORM C-68 CSD (1-54)

ROADSIDE RIGHT OF WAY

For and in Consideration of One Dollar (\$1.00) to them in hand paid, receipt of which is hereby acknowledged

J. C. Blair (widow)
Frank F. Lewis of Virginia Lewis
Shirley E. Dawson of George E. Dawson
William F. Coyman of Wilma Coyman

(hereinafter called the Grantors) do hereby grant to Columbia Gas & Electric Company (hereinafter called the Company), its successors and assigns, the right to lay a pipe line together with service connections along the public highway over and through the premises hereinafter described, and to maintain, operate, repair, replace and remove same, together with valves and other necessary appurtenances, on lands in Lot

Section Fayette Township Washington County, Ohio, situated in Qr. Twp. No. Township No. Range No. bounded and described as follows:

Said pipe line to be laid along the South side of State Route 16.

With the right of ingress and egress to and from the same, Grantors may fully use and enjoy the said premises, except for the purpose hereinbefore granted to the said Company. The Company may replace or change the size of its pipes, without interruption to service.

In Witness Whereof, the Grantors have hereunto set their hands this 17th day of June A.D., 1964.

Signed and acknowledged in the presence of:

W.D. ...
C.R. ...
Deanne E. ...
George ...
L.E. ...
J. ...
Homer ...
...

THIS INSTRUMENT WAS PREPARED BY COLUMBIA GAS OF OHIO, INC.

278 672

16-10-229-C

16-10-229-C
West Lafayette, Ind.

Research, please use reverse side.

Vol. No. File

Page

ROADSIDE RIGHT OF WAY

J. W. Blair, Inc.

TO

278 673

COMPANY *Blair, Inc.*

Date *Jan 17 1969*

Typ *Legal*

County *Madison*

LINE NAME

1671.55 S. 84.4 + 27.71. 41

Inch line from

To

Amount Paid \$ Date

903

Recorder's No.

Diad for Record *Oct 14 1969*

at *12:15* o'clock *P.M.*

Recorded *Oct 14 1969*

Vol. *278* Page *672*

of *Book* Records

Walter H. M. Brum

Recorder *Madison Co, Ohio*

Jan 20 1969

STATE OF OHIO, *Madison* COUNTY, ss.
Personally appeared before me a *Notary Public* in and for said County,

*J. W. Blair, Homer Landis, Virginia Landis,
Sally L. Dawson, George E. Dawson, William
J. Dawson and Darlene Dawson*

who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, this *18th*

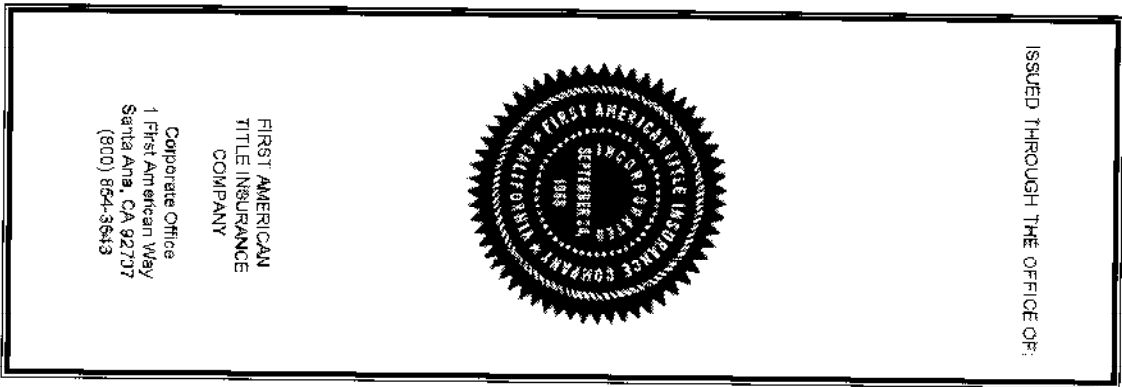
day of *Jan*, A.D., 19*69*

NOTARY PUBLIC FOR COUNTIES OF
GUERREY, NOBLE, MUSKINGUM, COSHOCTON,
TUSCARAWAS, HAMILTON AND HARRISON
STATE OF OHIO,

CARL R. TYSINGER, Notary Public
My Commission Expires *11-28-72*

Personally appeared before me, a _____ in and for said County

THIS INSTRUMENT WAS PREPARED BY
COLUMBIA GAS OF OHIO, 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