

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 NE - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 384-4450 Fax: (330) 343-2875
Email: Taxtitle@taxtitle.net

TAX AND LEGAL REPORT

DATE: June 12, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 7266 Down-Zee Rd. Dover Ohio

PRESENT OWNER: Steven E. Chumney

VOLUME: 1103 PAGE: 2382 TRANSFER: September 1, 2004

PARCEL NO.: 34-03128-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2012 TAX DUPLICATE IN THE NAME OF

Steven E. Chumney

PARCEL NO.: 34-03128-000
DESC: 2 10 x 119 Zee/ 80 7,238A
TOWNSHIP NAME AND NUMBER: 34-Lawrence TWP

VALUATIONS:

LAND: 17080
BUILDING: 28800
TOTAL: 56070
AVV:

TAXES:

GENERAL TAXES: \$1659.87
TAX ROLLBACK: \$-274.55
10% ROLLBACK: \$-105.01
7.12% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$1277.55
UNPAID REAL \$
CURRENT SA: \$6.00
PENALTY: \$
FR OR DEL: \$
TOTAL DUE: \$1223.55

Special Assessments: MNCD

Taxes for the first half year 2013 are paid.

Taxes for the second half year 2013 are due and payable.

BY: Joseph Marini

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.

163 REC2382

TRANSFERRED

TRANSFERRED TO
COMPTON EXAMINED
SEC. 31632 E. C. COMPTON TWH

SEP 01 2004

AUT 30 2004
MATT JUDY
TUSCARAWAS COUNTY CLERK



82848001261X
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH
89-01-8004 06 88:44 PM
FILED TERRY D
52.00
OR Volume 1163 Page 2382 - 2386

FIDUCIARY DEED

(Revised Public Act 2002-025)

KNOW ALL MEN BY THESE PRESENTS: Maria T. Lehr, Trustee of the Lehr Family Revocable Living Trust dated August 24, 1993 of Tuscarawas County, Ohio, by the power of Trust and every other power for \$153,720.00 paid, grants, with fiduciary covenants to Steven E. Chastany, whose tax-mailing address is 7215 Dover Court Rd., N.E., Dover, OH 44622 the following **REAL PROPERTY**:

SEE EXHIBIT "A" ATTACHED

Partly conveying Greater rights in an agreed certain purpose of ingress and egress and recorded in Deed Volume 541, Page 877 of the Tuscarawas County Public Records.

Subject to the following:

Pipeline Right of Way to Status Development recorded in Volume 290, Page 63, Tuscarawas County Deed Records. Assigned by separate instrument to Buckeye Franklin Company recorded in Volume 71, Page 96, Tuscarawas County Lease Records.

Flowage Easement to Muskingum Watershed Conservancy District recorded in Volume 246, Page 123, Tuscarawas County Deed Records. Assigned by separate instrument to The United States of America recorded in Volume 247, Page 167, Tuscarawas County Deed Records.

Easement for sewer line and ingress and egress recorded in Volume 541, Page 877, Tuscarawas County Deed Records.

Permission to Discharge Sewage Effluent to Walker Haglock recorded in Volume 541, Page 845, Tuscarawas County Deed Records.

Right of Way to M.B. Operating Company recorded in Volume 545, Page 68, Tuscarawas County Deed Records.

Oil and Gas Lease to K-Mac Oil Company recorded in Volume 73, Page 918, Tuscarawas County Lease Records.

Oil and Gas Lease to Floyd Kintle recorded in Volume 100, Page 311, Tuscarawas County Lease Records.

Right to free domestic gas use from the existing oil and gas well servicing the residence, subject to lease to Floyd Kintle recorded in Volume 100, Page 311 as recorded in Volume 691, Page 217, Tuscarawas County Deed Records.

Right to use in common for ingress and egress of an 8 foot wide tract as recorded in Volume 691, Page 217, Tuscarawas County Official Records.

Reservation of 8 foot wide tract as recorded in Volume 691, Page 217, Tuscarawas County Deed Records.

Permission to discharge sewage effluent to Walker Haglock recorded in Volume 542, Page 705, Tuscarawas County Deed Records.

Prior reservation of oil and gas rights which were heretofore leased as stated in Warranty Deed recorded in Volume 653, Page 871, Tuscarawas County Deed Records.

The real property described herein, is conveyed subject to, and they are exempted from the general warranty covenants, the following: all easements, leases, covenants, conditions and restrictions of record; all legal highways, zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; and discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which are not shown by the public records, but would be shown in a correct survey of premises.

Parcel No: 34-03126.000

REGISTRATION
TUSCARAWAS & MADGE,
INC., L.P.A.
ATTORNEYS AT LAW
COLUMBUS, OH
610 1211
HUNTSVILLE, OH, 43001
1993

WV 163 ME2383

Prior Instrument Reference: Volume 1157, Page 956 of the Tuscarawas County Official Records and Volume 946, Page 870 and Volume 691, Page 217 of the Tuscarawas County Deed Records.

EXECUTED AND ACKNOWLEDGED this 31st day of August, 2004.

Marian T. Loh, Trustee
Marian T. Loh, Trustee

STATE OF OHIO, TUSCARAWAS COUNTY, SS:

The foregoing instrument was acknowledged before me this 31st day of August, 2004, by Marian T. Loh, Trustee of the Lake Family Revocable Living Trust dated August 24, 1999.

Ulrica Stephens
Notary Public

(not)
Notarized by:
Attorney: Greg Miller
P.O. Telephone: 614
67006 00100



MOORE AND STEPHAN
ATTORNEYS AT LAW
PERMANENT NOTARY COMMISSION

ATTORNEYS,
ZIMMERMAN & STONE,
CO., L.P.A.
ATTORNEYS AT LAW
140 EAST 12th ST
PO BOX 1111
NEW PULASKI, OHIO, 43087
4400

EXHIBIT A

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

Being part of Lot 113 of the Zear Tract in the Fourth Quarter of Township 10, Range 2 of the United States Military Lands and being all of the residue of a 11.735 acre tract as conveyed to Clarence H. and Marian T. Lehr, Trustees of the Lehr Family Revocable Living Trust by a deed recorded in Volume 748, Page 870 of the Tuscarawas County Deed Records, Auditor's Parcel No. 34-08125.000 and being more fully described as follows:

Beginning at a point at the northwest corner of the aforementioned 11.735 acre tract, a corner of a 8.322 acre tract as conveyed to Mark James Dusenberry (Volume 642, Page 63) and in the center of Dover Zear Road (CR-82), said point being located N 03° 50' 28" E, 1415.52 feet, N 86° 00' 44" W, 1936.45 feet and S 03° 18' 17" E, 15.12 feet from an iron pin at the southeast corner of Lot 113;

thence from said beginning and with the north line of said 11.735 acre tract and a line of said 8.322 acre tract, S 86° 00' 44" E, 1233.72 feet to an iron pin (found) at the northeast corner of said 11.735 acre tract and a corner of said 8.322 acre tract and passing on line an iron pin (set) at 30.00 feet;

thence with the east line of said 11.735 acre tract and the west line of said 8.322 acre tract, S 03° 52' 00" W, 636.64 feet to an iron pin (set) at the southeast corner of said 11.735 acre tract;

thence with the south line of said 11.735 acre tract, N 86° 08' 00" W, 109.04 feet to an iron pin (set) at a corner of a 0.497 acre tract as conveyed to Clifford J. and Kirk A. Haglock (Volume 541, Page 577);

thence with the easterly line of said 0.497 acre tract the following ten (10) courses: N 57° 25' 28" W, 120.14 feet to an iron pin (set);

thence N 50° 14' 59" W, 92.98 feet to an iron pin (set);

thence N 39° 52' 35" W, 113.98 feet to an iron pin (set);

thence N 86° 36' 23" W, 73.84 feet to an iron pin (set);

thence N 68° 29' 08" W, 50.73 feet to an iron pin (set);

thence N 42° 08' 44" W, 45.29 feet to an iron pin (set);

thence N 17° 59' 44" W, 32.94 feet to an iron pin (set);

thence N 03° 55' 07" W, 184.39 feet to an iron pin (set);

thence N 29° 23' 49" W, 161.97 feet to an iron pin (set);

thence N 56° 27' 30" W, 169.69 feet to an iron pin (set) at a corner of said 0.497 acre tract;

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thence with a line of said 0.497 acre tract, N 86° 00' 44" W, 467.94 feet to a point at a corner of said 0.497 acre tract and to the center of said Dover Zear Road (CR-82) and passing on line an iron pin (set) at 437.94 feet;

thence with the west line of said 11.735 acre tract and to the center of said road, N 03° 16' 17" W, 15.12 feet to the Place of Beginning, containing 7.248 acres, more or less, but subject to all legal highways, easements, reservations and restrictions of record.

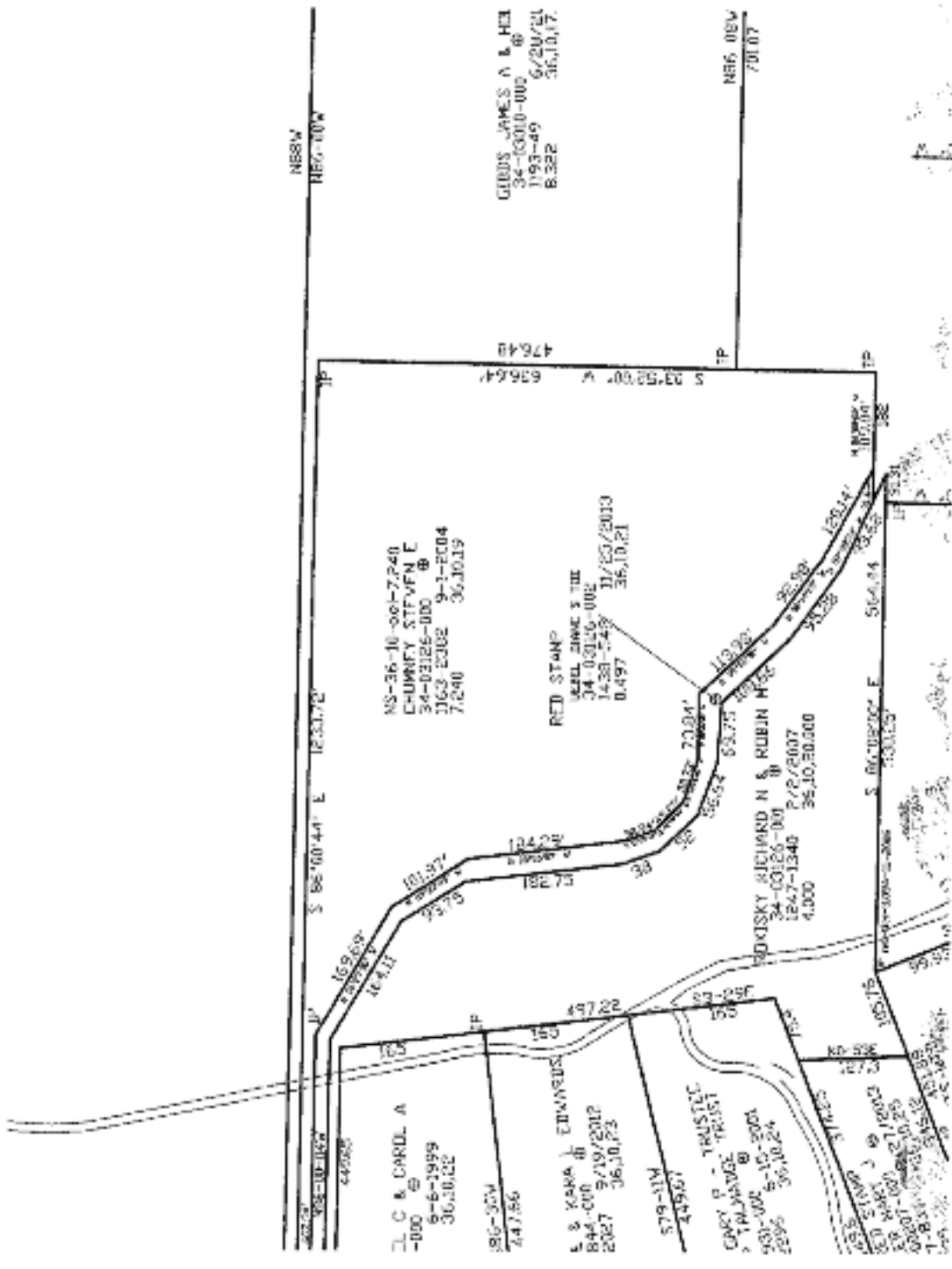
Also conveying herewith the Grantors right to use, in common with others for the purposes of ingress and egress, an 8 foot wide tract of land lying east of, parallel with and adjacent to the easterly lines of a 4.00 acre tract (Volume 513, Page 586).

Also conveying herewith the Grantors right to use, in common with others for the purposes of ingress and egress, an 8 foot wide tract of land lying west of, parallel with and adjacent to the easterly lines of a 4.00 acre tract (Volume 513, Page 586).

Bearings are oriented to the 11.735 acre tract as recorded in Volume 748, Page 870 of the Tuscarawas County Deed Records.

All iron pins set are 3/8" x 3/8" round steel bars with plastic caps stamped "D A Bower 5753".

Description prepared from a field survey by D.A. Bower, Registered Surveyor No. 5753 in July 2004.



NS-36-16-00-7240
 CHUMNEY STEVEN E
 34-03126-000
 3163 2302 9-1-2004
 7,240 36,10,21

RED STAMP
 LABEL JIMM S THE
 34-03126-002
 1438-543 11/20/2010
 0.497 36,10,21

EDUCISKY RICHARD N & ROBIN H
 34-03126-001
 1247-1340 P. 7/2/2007
 4,000 36,10,20,000

L. C. & CAROL A.
 -100
 6-6-1999
 36,10,22

L. & KARA EDWARDS
 844-000
 9/19/2012
 2027 36,10,23

GARY P. TRUSTEE
 & PALMWOOD TRUST
 931-100
 5-15-2021
 2095 36,10,24

RED STAMP
 370-000
 271-000
 0-001
 1-8-2015
 36,10,25

GIBBS JAMES A. & HEI
 34-0310-000
 1993-49 6/20/21
 B.322 36,10,17

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NS6V
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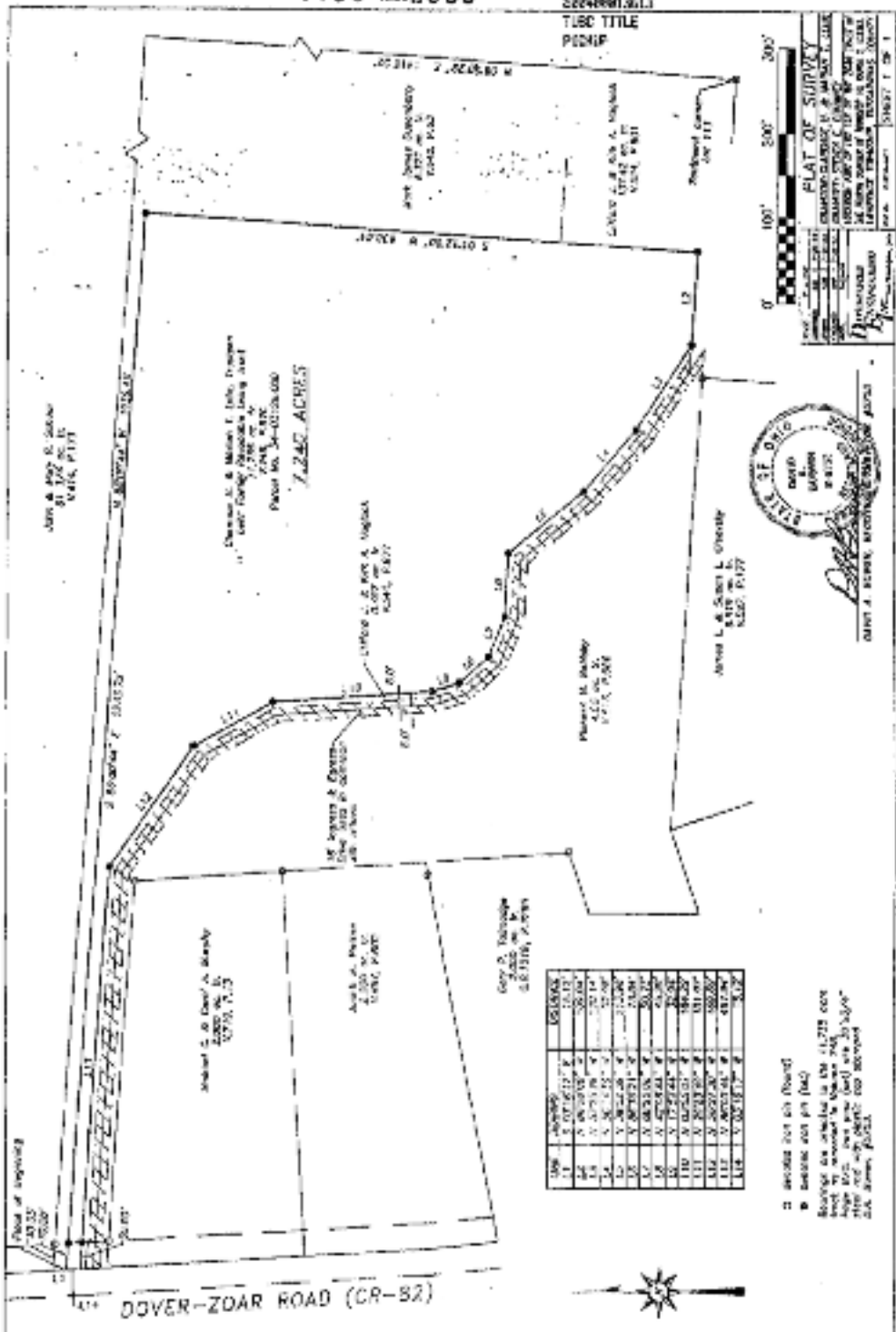
NS6

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163 MR2386

22648013613

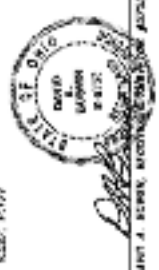
TUSC TITLE
PD04P



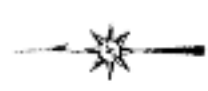
PLAT OF SURVEY
22648013613
TUSC TITLE
PD04P

0 100' 200'

DATE: [unclear]
BY: [unclear]



- indicate non-adj. (board)
 - indicate non-adj. (loc)
- Survey as shown in the plat, unless noted otherwise, is based on the field data collected and adjusted in accordance with the Ohio Surveying Board's rules and regulations.



DOVER-ZOAR ROAD (CR-52)

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
Sarasburg, Ohio 44880
info@WallickAuctions.com
<http://www.WallickAuctions.com>



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