

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



From: Tuscarawas County Title Co. 330 343 2976 07/21/2014 12:46 #914 P.005/011

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: July 21, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 6277 S. Water St. Uhrichsville Ohio

PRESENT OWNER: John P. Negri and C/O Jackie Draher

VOLUME: 1398 PAGE: 698 TRANSFER: September 14, 2012

PARCEL NO: 41.01493.000

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

John P. Negri and C/O Jackie Draher

PARCEL NO.: 41.01493.000

DESC. OL 25 .065A

TOWNSHIP NAME AND NUMBER: 41 Mill TWP

VALUATIONS:

LAND: 3300
BUILDING: 30280
TOTAL: 33560
AUV:

Special Assessments: MWCD
SEWER

TAXES:

GENERAL TAXES:	\$ 335.93
TAX REDUCTION:	\$ - 58.39
10% ROLLBACK:	\$ - 27.75
2 1/2% REDUCTION	\$ - 6.94
HOMESTEAD CREDIT	\$ - 180.84
TOTAL PER 1/2 YEAR	\$ 88.01
UNPAID REAL	\$
CURRENT SA:	\$ 26.00
PENALTY:	\$
PRIOR DEL:	\$
TOTAL DUE:	\$ 0

Taxes for the first half year 2013 are paid.
Taxes for the second half year 2013 are paid.

BY: Tiffany Stephens

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.

Tuscarawas County, Ohio
Parcel: 41-01493-000

SUMMARY

Owner	NEGRI JOHN P C/O JACKIE DRAHER 145 PARK AVE NW NEW PHILADELPHIA OH 44663 USA	Taxpayer	NEGRI JOHN P C/O JACKIE DRAHER 145 PARK AVE NW NEW PHILADELPHIA OH 44663 USA
Tax District	41-MILL TWP-UHRICHSVILLE CORP	Class	910-SINGLE FAMILY OWNER OCCUPIED
School District	CLAYMONT SD	Subdivision	
Location	8277 S WATER ST	Legal	OL 25 .055A
CD Year		50 / 12000	Acres 0.050
Ag Year			Sold 06/14/2012
Sales Amount		1388	Page 888

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	82.01	82.01	124.02
Special	0.00	26.00	26.00	52.00
Total	0.00	88.01	88.01	176.02
Paid	0.00	88.01	88.01	176.02
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	3,300	1,180
Improvement	30,260	10,500
Total	33,560	11,750
CALV	0	0
Homestead	Y	
OOC	Y	
	33,560	11,750

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
09/14/2012	NEGR JOHN P	901150	WARRANTY DEED	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	40.000 X 80.000	Eff Front X Eff Depth	3,300

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Features	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Appraised Value
	01-SINGLE FAMILY	1.50	0	0	6	3	Family Rooms Dining Rooms Year Built Year Remodeled Full Baths Half Baths Other Features	0	1	1384	0	0	600	30,260

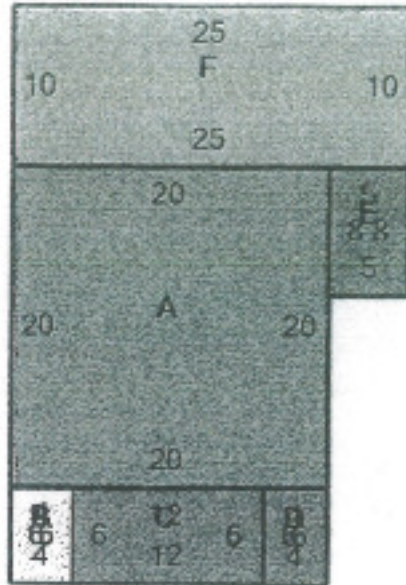
UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name -	Description	Size
A	1.5SFR/B	400
B	OFF	24
C	1SF/OPF	72
D	OFF	24
E	OFF	40
F	1SFRA/C	260



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TAX AND LEGAL REPORT

DATE: July 21, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 6277 S. Water St. Uhrichsville Ohio

PRESENT OWNER: John P. Negri and C/O Jackie Draher

VOLUME: 1353

PAGE: 2541

TRANSFER: April 8, 2011

PARCEL NO: 41.01492.000

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

John P. Negri and C/O Jackie Draher

PARCEL NO.: 41.01492.000

DESC. OL 25 .16A

TOWNSHIP NAME AND NUMBER: 41 Mill Twp

VALUATIONS:

LAND: 3520
 BUILDING: 0
 TOTAL: 3520
 AUV:

TAXES:

GENERAL TAXES: \$ 100.64
 TAX REDUCTION: \$ - 17.50
 10% ROLLBACK: \$ - 8.31
 2 1/2% REDUCTION \$
 HOMESTEAD CREDIT \$
 TOTAL PER 1/2 YEAR \$ 94.83
 UNPAID REAL \$
 CURRENT SA: \$ 20.00
 Special Assessments: Sewer and water PENALTY: \$
 PRIOR DEL: \$
 TOTAL DUE: \$ 0

Taxes for the first half year 2013 are paid.
 Taxes for the second half year 2013 are paid.

BY: Tiffany Stephens

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.

Tuscarawas County, Ohio
Parcel: 41-01492-000

SUMMARY

Owner	JOHN P NEGRI C/O JACKIE DRAHER 145 PARK AVE NW NEW PHILADELPHIA OH 44663 USA	Taxpayer	NEGRI JOHN P C/O JACKIE DRAHER 145 PARK AVE NW NEW PHILADELPHIA OH 44663 USA
Tax District	41-MILL TWP-UHRICHVILLE CORP	Class	500-RESIDENTIAL VACANT LAND
School District	CLAYMONT SD	Subdivision	
Location	S WATER ST	Legal	OL 25 .16A
CD Year		90 / 13000	Acres 0.160
Ag Year	Map # / Routing #		Bold 04/18/2011
Sales Amount	Ag District	1353	Page 2541
	Volume		

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	74.83	74.83	149.66
Special	0.00	20.00	20.00	40.00
Total	0.00	94.83	94.83	189.66
Paid	0.00	94.83	94.83	189.66
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	10,080	3,520
Improvement	0	0
Total	10,080	3,520
CALV	0	0
Homesite	N	
OCC	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
04/18/2011	JOHN P NEGRI	90440	CERTIFICATE OF TRANSFER	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	120.000 X 75.000	EFF Front X EFF Depth	10,080

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Wall	N	Septic	N
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Recorded 09/14/2012

1398 N20888

TRANSFERRED

TRANSFERRED TO THE RECORDS SECTION

SEP 14 2012

AMT
LARRY LINDBERG
Tuscarawas County Auditor



201200012818
Filed For Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
09-14-2012 at 02:56 pm.
WARRANTY D 28.00
SR Volume 1398 Page 888 - 889

GENERAL WARRANTY DEED

Parcel No. 41-91493.009

KNOW EVERYONE BY THESE PRESENTS, that John P. Negri and Norma B. Negri, husband and wife (hereinafter the "Grantors"), who claim title by and through the instrument recorded in Volume 307, Page 490, of the Deed Records of the Tuscarawas County Recorder's Office, for the consideration of One Dollar and Other Valuable Consideration (\$1.00 & OVC), received to their full satisfaction of John P. Negri (hereinafter the "Grantee"), whose tax mailing address is 6277 South Water Street Extension SE, Uhrichsville, Ohio 44683, give, grant, bargain, sell, and convey, with general warranty covenants (ORC § 5302.03) unto the said Grantee, his heirs and assigns, the Grantors' entire interest in the following described premises more fully described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to any and all conditions, reservations, restrictions, easements, leases, right-of-ways, and other matters of record, and further subject to applicable zoning ordinances and all legal highways.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereto belonging, unto the said Grantee, his heirs and assigns forever.

And the said Grantors do, for themselves and their heirs and assigns, covenant with the said Grantee, his heirs and assigns, that as and until the recording of these presents, they are well-entitled 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 and clear from all encumbrances whatsoever, except as set forth hereinabove and except taxes and assessments, and that the Grantors shall warrant and defend said premises, with the appurtenances thereto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever except as stated above.

Executed this 12th day of September 2012.

John P. Negri Norma B. Negri
John P. Negri Norma B. Negri

STATE OF OHIO, TUSCARAWAS COUNTY, ss:

The foregoing instrument was acknowledged before me this 12th day of September 2012, by John P. Negri and Norma B. Negri, husband and wife.

Linda M. Hoad
Notary Public



Linda M. Hoad
Notary Public, State of Ohio
My Commission Expires 09-29-2015

This instrument prepared by
James F. Cummins II, Attorney
KRUGLIAK, WILKINS, GRIFFITHS & COMPANY, L.P.A.
158 North Broadway, New Philadelphia, OH 44663
Phone: (330) 364-3472 / Fax: (330) 802-3187

Revised By: JCS/07/21/2014

BL 398 H#0889

EXHIBIT A

Situated in the City of Ulrichville, County of Tazewell and State of Ohio:

Being known as a part of Lot Number Twenty-five (25), of Lawson's Outlots to the City of Ulrichville, Ohio, the part hereby conveyed being bounded as follows:

Beginning at a stake on the North line of Stillwater Avenue, 5 60-11 E. 456.0 feet from a stone at the northeast corner of Stillwater Avenue and Washington Street; thence continuing along the north line of Stillwater Avenue S. 60-11 E. 40 feet to a stake, thence leaving Stillwater Avenue 28-45 E. 58.5 feet to a stake in the center of the abandoned road, thence in the center thereof N. 58-49 W. 40.2 feet, thence S. 28-45 W. 61.0 feet to the place of beginning, containing 0.055 acres.

Property Address: 6277 South Water Street

Parcel #: 41-01493.000

Prior Deed Reference: Volume 307, Page 490

201200012010
ALPHA LAND TITLE
PICKUP

Requested Doc. No. 01122011

Vol 1353 Page 2542

Case No. 11 ES 56242

The legal description of decedent's interest in the real property subject to this certificate is (use extra sheets, if necessary) **HEW**

Situated in the City of Uhrichville, County of Tuscarawas and State of Ohio;

Being a part of Out Lot Number 25 of Dawson's Outlots. Beginning on the north line of Stillwater Avenue S. 52-45 E 160 feet from the east line of the most easterly alley in Johnson's Addition; thence S. 52-45 E. 120 feet to the southwest corner of a tract sold to J.C. Dallas in 1824; thence N 35-15 E along said Dallas Tract 51 feet to the south side of the Newport Road; thence along the south side of said road N 42-45 W 122 feet to the northeast corner of a .50 acre tract sold to M.B. Stahl; thence S 35-15 W 70 feet to the place of beginning containing 0.16 of an acre more or less.

Property Address: South Water Street Ext, Uhrichville, Ohio
Tax #41-01492.000

FILED

APR 08 2011

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

201100002404
C H L S O
PICK UP

Prior Instrument Reference: Volume 319, Page 80 of the Deed Records of Tuscarawas County, Ohio

ISSUANCE

This Certificate of Transfer is issued this 8th day of April, 2011.
Linda A. Kate
Judge LINDA A. KATE

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on April 8, 2011 and kept by me as custodian of the official records of this Court

April 8, 2011
Date

LINDA A. KATE
Judge LINDA A. KATE

By: *Ann S. Hart*
Deputy Clerk

FORM 12.1 CERTIFICATE OF TRANSFER
Keller Springs Software

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

Don R. Wallick Auctions, Inc.
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