

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



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: August 19, 2014

Property Address:

PARCEL I: 234 S Broadway, New Philadelphia, Ohio 44663
PARCEL II: 238 S Broadway, New Philadelphia, Ohio 44663
PARCEL III: 209 SW ST Clair Ave, New Philadelphia, Ohio 44663

Vested in:

PARCEL I: Roland W. Hummel, by virtue Certificate of Transfer recorded February 27, 1959 in Volume 388, Page 159 Deed Records of Tuscarawas County, Ohio of AND Thomas L. Fragasse, Michael R. Fragasse, Trudy L. Espenschied, Mary Jo Fragasse, Patricia A. Fragasse, Elizabeth J. Thurman, and Barbara Sue Ash, by virtue of Certificate of Transfer recorded August 19, 2013 in Volume 1429, Page 1799 - 1803 Official Records of Tuscarawas County, Ohio.
PARCEL II: Roland W. Hummel, by virtue Certificate of Transfer recorded February 27, 1959 in Volume 388, Page 159 Deed Records of Tuscarawas County, Ohio of AND Thomas L. Fragasse, Michael R. Fragasse, Trudy L. Espenschied, Mary Jo Fragasse, Patricia A. Fragasse, Elizabeth J. Thurman, and Barbara Sue Ash, by virtue of Certificate of Transfer recorded August 19, 2013 in Volume 1429, Page 1799 - 1803 Official Records of Tuscarawas County, Ohio.
PARCEL III: Thomas L. Fragasse, Michael R. Fragasse, Trudy L. Espenschied, Mary Jo Fragasse, Patricia A. Fragasse, Elizabeth J. Thurman, and Barbara Sue Ash, by virtue of Certificate of Transfer recorded August 19, 2013 in Volume 1429, Page 1799 - 1803 Official Records of Tuscarawas County, Ohio.

Parcel No.(s):

PARCEL I: 43-06777-000
PARCEL II: 43-02393-000
PARCEL III: 43-00039-000

Legal Description(s):

PARCEL I: PR 9 PR 9 PR 10 -NSN-
PARCEL II: PR 10 -NSN-
PARCEL III: E/2 18

Schedule B

Taxes:

Parcel No. 43-06777-000;
Description PR 9 PR 9 PR 10 -NSN-;
Assessed Valuations: Land 5800 Improvements 15070 Total 20870;
Appraised Valuations: Land 16560 Improvements 43070 Total 59630;
Taxes and Special Assessments are \$230.77 per half after a homestead exemption of \$162.28 per half;
Taxes and Special Assessments for tax year 2013 are paid;
Taxes and Special Assessments for tax year 2014 and thereafter are lien on said premises but are not yet due and available for payment;

"Complete Real Estate Title and Escrow Services"

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44663 • (740) 922-4161 • Fax (740) 922-1473
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-6196 • Fax (740) 498-5197

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statues for insured premises.

Tax and Legal Report

Fragasse et al

Page 2

Parcel No. 43-02393-000;

Description PR 10 -NSN-;

Assessed Valuations: Land 4380 Improvements 0 Total 4380;

Appraised Valuations: Land 12500 Improvements 0 Total 12500;

Taxes and Special Assessments are \$83.56 per half;

Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for tax year 2014 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statues for insured premises.

Parcel No. 43-00039-000;

Description E/2 18;

Assessed Valuations: Land 2960 Improvements 13890 Total 16850;

Appraised Valuations: Land 8460 Improvements 38690 Total 48150;

Taxes and Special Assessments are \$327.43 per half;

Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for tax year 2014 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statues for insured premises.

Map Office Approval:

That Tuscarawas County Map/G.I.S. Office requires all description and transfers be submitted for review.

PARCEL I: Determined Inadequate August 19, 2013

PARCEL II: Determined Inadequate August 19, 2013

PARCEL III: Determined Adequate August 6, 2014

Connolly, Hillyer & Welch Title Services, Inc.


Bradley L. Hillyer, President and Title Agent

This information, including any lot 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.

PROPERTY ADDRESS 234 S BROADWAY PR 9 PR 9 PR 10
 NEIGHBORHOOD 87417
 LIVING AREA 3,449

PERMIT # DATE AD DESCRIPTION AREA
 []

LOCALITY	UTILITIES	STREET/PAVED	NEIGHBORHOOD	ASSESSMENT	VALUES	2013
LEVEL	WATER	PAVED	IMPROVING	MARKET	LAND	16,568
MULLING	SEWER	UNPAVED	SLATIC	DECLINING	IMPR	41,878
LOH	ELECTRIC	PROPOSED	DECLINING	TOTAL	58,446	58,446
BLPH	GAS	STANDARD	DECLINING	LAND	5,888	5,888
	WELL	ALLEY	BLIGHTED	IMPR	15,078	15,078
				TOTAL	20,876	20,876

LAND USE	SOIL TOY	ACREAGE	DEPTH	BASE RATE	YCTR	BASE VALUE	ADJUSTED REASON	ADJSTI FACTOR	75,000 E.O. VALUE	MARKET VALUE
FR	69	135	135	258	96	16,568				16,568

CONSTRUCTION DATA	BASE AREA	LEVEL	FINISH	FIN AREA	VALUE
BL-SINGLE FAMI	728	4-FULL	728	728	56,828
STORY HEIGHT	728	4-FULL	728	728	34,368
ATTIC	728	4-FULL	728	728	

CONSTRUCTION DATA	BASE AREA	LEVEL	FINISH	FIN AREA	VALUE
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STORY HEIGHT	728	4-FULL	728	728	34,368
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STORY HEIGHT	728	4-FULL	728	728	34,368
ATTIC	728	4-FULL	728	728	

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TO	ST	HT	AREA	ADJ ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REPO	COND	ML DEP	OBS DEP	YR BOR	TRUE CASH VALUE
1	095	12828	248		8.64	C	118,920	1912	1989	F	65	38		41,628
							2,874			A				1,458
							21,341							
							118,920							
							118,920							

TO	ST	HT	AREA	ADJ ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REPO	COND	ML DEP	OBS DEP	YR BOR	TRUE CASH VALUE
1	095	12828	248		8.64	C	118,920	1912	1989	F	65	38		41,628
							2,874			A				1,458
							21,341							
							118,920							
							118,920							

TO	ST	HT	AREA	ADJ ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REPO	COND	ML DEP	OBS DEP	YR BOR	TRUE CASH VALUE
1	095	12828	248		8.64	C	118,920	1912	1989	F	65	38		41,628
							2,874			A				1,458
							21,341							
							118,920							
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1	095	12828	248		8.64	C	118,920	1912	1989	F	65	38		41,628
							2,874			A				1,458
							21,341							
							118,920							
							118,920							

TO	ST	HT	AREA	ADJ ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REPO	COND	ML DEP	OBS DEP	YR BOR	TRUE CASH VALUE
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							2,874			A				1,458
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1	095	12828	248		8.64	C	118,920	1912	1989	F	65	38		41,628
							2,874			A				1,458
							21,341							
							118,920							
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1	095	12828	248		8.64	C	118,920	1912	1989	F	65	38		41,628
							2,874			A				1,458
							21,341							
							118,920							
							118,920							

TO	ST	HT	AREA	ADJ ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REPO	COND	ML DEP	OBS DEP
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2013
 PARCEL 43-02293-000 TUSCALOOSA COUNTY - LARRY LINDGERS 43-02293-000
 DISTRICT 43-BER PHILA MKRT TMP - HEU PHL COMMENTS/MEMO 680 3 OF 3
 MAP NUMBER 318-85 OWNER FRAGASSE THOMAS L & NICHEL R FRAGASSE & TRUDY L
 SECTION & PLAT ESPENSCHIED & MARY JO FRAGASSE & PATRICIA A FRAGASSE &
 ROUTING NUMBER 13-898 PL 747876L - TAD BROWN & BARBARA SIF 411
 PROPERTY CLASS 588-RESIDENTIAL VACANT LAND
 PROPERTY ADDRESS 218 S BRADSHAW
 NEIGHBORHOOD 82413
 LIVING AREA
 PR 10

STAGE	DATE	CO	DESCRIPTION
PERMIT			

STAGE	DATE	CO	DESCRIPTION
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STAGE	DATE	CO	DESCRIPTION
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STAGE	DATE	CO	DESCRIPTION
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LAND USE	SOIL TO USE	ACTUAL FR	ADJUSTED FACTR	BASE VALUE	ADJUSTED REASON	ADJUSTED FACTR	2010 BOB %	MARKET VALUE
BL	3	335-120	252	18	115	89	25	17,480
								165
TOTAL								17,645

CONSTRUCTION DATA	LEVEL	BASE AREA	PERCENT LEADER	MARKET VALUE
EXTERIOR	1 2 3 4			

CONSTRUCTION DATA	LEVEL	BASE AREA	PERCENT LEADER	MARKET VALUE
EXTERIOR	1 2 3 4			

CONSTRUCTION DATA	LEVEL	BASE AREA	PERCENT LEADER	MARKET VALUE
EXTERIOR	1 2 3 4			

CONSTRUCTION DATA	LEVEL	BASE AREA	PERCENT LEADER	MARKET VALUE
EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

CONSTRUCTION DATA	LEVEL	BASE AREA	PERCENT LEADER	MARKET VALUE
EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

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EXTERIOR	1 2 3 4			

CONSTRUCTION DATA	LEVEL	BASE AREA	PERCENT LEADER	MARKET VALUE
EXTERIOR	1 2 3 4			

CONSTRUCTION DATA	LEVEL	BASE AREA	PERCENT LEADER	MARKET VALUE
EXTERIOR	1 2 3 4			

E/2 18

PERSON	DATE	CD	DESCRIPTION	AMOUNT
4	13	4	4	4
20		C	14	14
8	6		16	16
28	A	28	A	28
6	B	6	B	6
9	9		9	9

LAND USE	SOIL ID	DEPTH	BASE RATE	PERK	BASE VALUE	ADJUST FACTOR	ADJUST VALUE	MARKET VALUE
FR	33	264	254	114	9,485	96	90	8,400
TOTAL								8,400

CONSTRUCTION DATA	LEVEL	BASE AREA	LEVEL	PERK	AREA	VALUE
01-SINGLE FAN	1	314	4	4	448	448
EXTERIOR	1	314	4	4	448	448
FRAME/ALUMINUM	X	X	4	4	448	448
STUCCO	X	X	4	4	448	448
TILE						
CONCRETE BLOCK						
REINFORCING						
CONCRETE						
BRICK						
STUCCO						
STONE						
BRICK/REINFORCING						
POLE						
CONCRETE BOTTOM						
STAVED/ROCK						
PORECLATH						
CLAY						
SOIL						
ASPHALT						
CYCLONE						
STONE AND GLASS						
STONE/CONCRETE BL						
POLE AND FRAME						
REINFORCING						
CONCRETE AND GLASS						
BRICK VENEER ON M						
BRICK ON CONCRETE						
LOC						
VINYL						

REPRODUCTION COST	YEAR	REPRODUCTION COST	YEAR	REPRODUCTION COST	YEAR	REPRODUCTION COST
88,878	1984	88,878	1984	88,878	1984	88,878
88,878	1984	88,878	1984	88,878	1984	88,878
29,386	1997	29,386	1997	29,386	1997	29,386
310,266		310,266		310,266		310,266
114,926		114,926		114,926		114,926
99,230		99,230		99,230		99,230

REPRODUCTION COST	YEAR	REPRODUCTION COST	YEAR	REPRODUCTION COST	YEAR	REPRODUCTION COST
88,878	1984	88,878	1984	88,878	1984	88,878
88,878	1984	88,878	1984	88,878	1984	88,878
29,386	1997	29,386	1997	29,386	1997	29,386
310,266		310,266		310,266		310,266
114,926		114,926		114,926		114,926
99,230		99,230		99,230		99,230

APPRASER	DATE	CONTACT	LISTED	REVIEWED
862/19/11	FRAGASSE ORLANDO	27,000	EXECUTOR USED	
872/11/01	ALEXANDER RICHARD FRANK			



SOUTH BROADWAY

SOUTH BROADWAY

BANK LN SW

FIRST DR SW

ST CLAIR AV SW

SECOND ST SW

SECOND DR SW

BANK LN SW

MIR AV SW

103 10

August 19, 2014
Wallick Auctions
RE: 234 S Broadway; 234 S Broadway

Exhibit A

PARCEL ONE:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being a part of Lot Number 9 in the City of New Philadelphia, Ohio and being 43 feet, extending from front to rear, off the North side of said Lot Number 9 (9) the said front being on South Broadway Street, in said City.

Also a part of Lot Number nine (9) in the City of New Philadelphia and described as follows: Commencing at the southeast corner of said Lot Numbered 9, thence West along the line of said lot to the southwest corner thereof, thence North 23 feet, thence east by a line parallel with the South line to a point on the east line of said lot, 23 feet north of the southeast corner of said lot, thence South along said line 23 feet to the place of beginning, with the appurtenances.

Also being a strip of ground three (3) feet in width and 135 feet in length off the North side of the front end of Lot Number ten (10) in the City of New Philadelphia and lying immediately South of and adjoining Lot Number nine (9) in said City and extending westwardly from the west line of the sidewalk in front of said Lot Number 10, a distance of 135 feet, but the main portion of any house or other structure shall not be erected on the premises herein conveyed, or on the 23 feet off the South portion of Lot No. 9 in the City of New Philadelphia, Ohio, adjoining the strip herein conveyed on the north side thereof, nearer to South Broadway Street on which said premises abut, than the main portion of the house now erected on Lot No. 10 aforesaid. But if at any time in the future any house or other structure shall be erected on said Lot No. 10, nearer to said Street than the one now located thereon, then the owner or owners of the premises herein conveyed, and of said portion of said Lot No. 9 may also build a house or other structure the same distance from said Street.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being a part of Lot No. Nine (9) in the City of New Philadelphia, and being more fully described as follows:

August 19, 2014
Wallick Auctions
RE: 234 S Broadway, 234 S Broadway

Exhibit A
(Continued)

Beginning at an iron pin at the Northwest corner of Lot No. Nine (9); thence with the North line of Lot No. Nine (9), South 74° 21' East, 129.64 feet to a point, said point being North 74°-21' West, 135.00 feet from an iron pin at the Northeast corner of Lot No. Nine (9); thence parallel with the East line of Lot No. Nine (9), South 15°-43' West, 66.0 feet to an iron pin on the South line of Lot No. Nine (9); thence with the South line of Lot No. Nine (9), North 74° 21' West, 129.64 feet to an iron pin at the Southwest corner of Lot No. Nine (9); thence North 15°-43' East, 66.0 feet to the place of beginning, containing 0.196 of an acre, more or less, but subject to all legal highways.

The above description prepared by Frank E. Bair, #5918.

Subject to easements, leases, conditions, restrictions and any other matters of record.

Address of Property: 234 South Broadway, New Philadelphia, Ohio 44663

Permanent Parcel No.: 43-06777-000

PARCEL TWO:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being known as Lot Number Ten in the City of New Philadelphia, Ohio and excepting therefrom a strip of land five feet in width off of the south side of said lot heretofore sold to Frank Grimm and also excepting therefrom a strip of land three feet in width off of the north side of said lot, beginning at the west side of the sidewalk and extending westerly a distance of 135 feet, heretofore conveyed to Charles W. Espich.

Excepting the sale, release and conveyance to the State of Ohio, its successors and assigns any and all right or easement of direct access to and from State Route 800, Section 18.42 (South Broadway, City of New Philadelphia) and subject to the rights and reservations set forth at Vol. 401 at Page 914 Deed Records, of Tuscarawas county, a conveyance of Charles S. Hummell, et al to the State of Ohio.

Tax Parcel No. 43-02393-000

Commitment No.: PROFORM

File No. 2014-0313

SCHEDULE A

1. Effective Date: August 19, 2014 at 4:00 PM
2. Policy or Policies to be Issued: Amount
 - a. Owner's Policy (Owner's Policy 6/17/06): \$To Be Determined
Proposed Insured: To Be Determined
 - b. Loan Policy (Identify form used): \$ _____
Proposed Insured:
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: Thomas L. Fragasse, Michael R. Fragasse, Trudy L. Espenschied, Mary Jo Fragasse, Patricia A. Fragasse, Elizabeth J. Thurman, and Barbara Sue Ash, by virtue of Certificate of Transfer recorded August 19, 2013 in Volume 1429, Page 1799 - 1803 Official Records of Tuscarawas County, Ohio.
5. The land referred to in this Commitment is described as follows:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being and known as the East half of Lot Number Eighteen (18) in the original plat of the City of New Philadelphia, Ohio as will more fully appear on the records of said County. Plat Book 6 Page 19.

Said Lot being further known as Lot Number Eighteen (18) in said City, as renumbered.

Being Permanent Parcel Number 43-00039-000.

SCHEDULE B

1. Requirements:
 1. Payment to or for the persons entitled thereto of the full consideration for the estate of interest and mortgage thereon covered by said policy of title insurance.
 2. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
 3. Satisfactory evidence should be had the improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice to intent to perfect a lien for labor or material.
 4. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
2. Schedule B of 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 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. Special Assessments not yet certified to the County Auditor and/or Treasurer.
 3. Any lien or right to a lien for service, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
 5. Title to that portion of the property, if any, within the bounds of any legal highways.
 6. Any inaccuracy in the specific quantity of acreage contained on any survey, if any, or contained within the legal description of the premises insured herein.
 7. Rights of upper and lower riparian owners and any changes in boundary lines as a result of avulsion, accretion, erosion or reliction.

Commitment No.: PROFORM

File No. 2014-0313

8. No Examination has been made of the U.S. District Court of Bankruptcy Court Records.
9. Oil and gas leases, pipeline agreements or any other instrument related to the production or sale of oil and gas which may arise subsequent to the date of the Policy.
10. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
11. Parcel No. 43-00039-000;
Description E/2 18;
Assessed Valuations: Land 2960 Improvements 13890 Total 16850;
Appraised Valuations: Land 8480 Improvements 38690 Total 48150;
Taxes and Special Assessments are \$327.43 per half;
Taxes and Special Assessments for tax year 2013 are paid;
Taxes and Special Assessments for tax year 2014 and thereafter are lien on said premises but are not yet due and available for payment;
No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
12. Plat Matters of the Original Plat of the City of New Philadelphia, recorded in Volume 6, Page 19 Plat Records of Tuscarawas County, Ohio.
13. Notice of Bankruptcy Filing by Mary Jo Fragasse recorded November 27, 2013 in Volume 1438, Page 945 - 946 Official Records of Tuscarawas County, Ohio.

TRANSFERRED

TRANSFERRED
COMPUTER GENERATED
DOC. 179-1429 PAGE 1799

VOL 1429 PAGE 1799

201300010054
Filed For Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
08-19-2013 At 01:30 pm.
CERT. TRANSFER \$3.00
ES 1799 1429 Page 1799 - 1803

AUG 19 2013

AMT 0 PROBATE COURT OF TUSCARAWAS COUNTY, OH
LARRY LINDBERG Linda A. Kate, Judge
Tuscarawas County Auditor

Estate of ORLANDO R. FRAGASSE, Deceased
Case No 2012 ES 56712 Date _____

CERTIFICATE OF TRANSFER
NO. 1

FILED
JUL 16 2013

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

[Check the applicable boxes]

- Decedent died intestate.
- Decedent died testate.

Decedent died testate on 3/27/2012 owning the real property described in this certificate.
The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Thomas L. Fragasse	1116 Parklane Dr., New Phila, OH	one-seventh
Michael R. Fragasse	317 Fair Ave NW New Phila, OH	one-seventh
Trudy L. Espenschied	939 Bak St NW New Phila, OH	one-seventh
Mary Jo Fragasse	115 Third St NW, New Phila, OH	one-seventh
PATRICIA A. Fragasse	116 2nd St SW, New Phila, OH	one-seventh
Elizabeth J. Thurman	832 Oak St NW, New Phila, OH	one-seventh
Barbara Sue Ash	250 Chauncey Ave NW, New Phila, OH	one-seventh



[Complete if applicable] The real property 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.



FILED

JUL 15 2013 4:29 PM 1800

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

12ES56712

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Prior Instrument Reference: Vol. 734, P. 459; Vol. 678, P. 101; Vol. 730, P. 541
Parcel No: 43-00039-000; 43-02393-000; 43-06777-000

ISSUANCE

This Certificate of Transfer is issued this 15th day of July, 2013.

JUL 15 2013
Date Journalized

Linda A. Kate
Linda A. Kate, Probate Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on JUL 15 2013 and kept by me as custodian of the official records of this court.

JUL 15 2013
Date

LINDA A. KATE
Probate Judge/Deputy Clerk

By J. E. Masten
Deputy Clerk

FILED VOL 1429 PAGE 1801

JUL 15 2013

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

EXHIBIT "A"

PARCEL ONE:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being a part of Lot Number 9 in the City of New Philadelphia, Ohio and being 43 feet, extending from front to rear, off the North side of said Lot Number 9 (9) the said front being on South Broadway Street, in said City.

Also a part of Lot Number nine (9) in the City of New Philadelphia and described as follows: Commencing at the southeast corner of said Lot Numbered 9, thence West along the line of said lot to the southwest corner thereof, thence North 23 feet, thence east by a line parallel with the South line to a point on the east line of said lot, 23 feet north of the southeast corner of said lot, thence South along said line 23 feet to the place of beginning, with the appurtenances.

Also being a strip of ground three (3) feet in width and 135 feet in length off the North side of the front end of Lot Number ten (10) in the City of New Philadelphia and lying immediately South of and adjoining Lot Number nine (9) in said City and extending westwardly from the west line of the sidewalk in front of said Lot Number 10, a distance of 135 feet, but the main portion of any house or other structure shall not be erected on the premises herein conveyed, or on the 23 feet off the South portion of Lot No. 9 in the City of New Philadelphia, Ohio, adjoining the strip herein conveyed on the north side thereof, nearer to South Broadway Street on which said premises abut, than the main portion of the house now erected on Lot No. 10 aforesaid. But if at any time in the future any house or other structure shall be erected on said Lot No. 10, nearer to said Street than the one now located thereon, then the owner or owners of the premises herein conveyed, and of said portion of said Lot No. 9 may also build a house or other structure the same distance from said Street.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

FILED 1429 H&I 1802

JUL 16 2013

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being a part of Lot No. Nine (9) in the City of New Philadelphia, and being more fully described as follows:

Beginning at an iron pin at the Northwest corner of Lot No. Nine (9); thence with the North line of Lot No. Nine (9), South 74° 21' East, 129.64 feet to a point, said point being North 74°-21' West, 135.00 feet from an iron pin at the Northeast corner of Lot No. Nine (9); thence parallel with the East line of Lot No. Nine (9), South 15°-43' West, 66.0 feet to an iron pin on the South line of Lot No. Nine (9); thence with the South line of Lot No. Nine (9), North 74° 21' West, 129.64 feet to an iron pin at the Southwest corner of Lot No. Nine (9); thence North 15°-43' East, 66.0 feet to the place of beginning, containing 0.196 of an acre, more or less, but subject to all legal highways.

The above description prepared by Frank E. Bair, #5918.

Subject to easements, leases, conditions, restrictions and any other matters of record.

Address of Property: 234 South Broadway, New Philadelphia, Ohio 44663

Permanent Parcel No.: 43-06777.000

PARCEL TWO:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being known as Lot Number Ten in the City of New Philadelphia, Ohio and excepting therefrom a strip of land five feet in width off of the south side of said lot heretofore sold to Frank Grimm and also excepting therefrom a strip of land three feet in width off of the north side of said lot, beginning at the west side of the sidewalk and extending westerly a distance of 135 feet, heretofore conveyed to Charles W. Espich.

Excepting the sale, release and conveyance to the State of Ohio, its successors and assigns any and all right or easement of direct access to and from State Route 800, Section 18.42 (South Broadway, City of New Philadelphia) and subject to the rights and reservations set forth at Vol. 401 at Page 914 Deed Records, of Tuscarawas county, a conveyance of Charles S. Hummel, et al to the State of Ohio.

Tax Parcel No. 43-02393.000

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JUL 16 2013

181429 REC1803

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

PARCEL THREE:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being and known as the East half of Lot Number Eighteen (18) in the original plat of the City of New Philadelphia, Ohio as will more fully appear on the records of said County. *Plat BK 6 Page 19.*

Said Lot being further known as Lot Number Eighteen (18) in said City, as renumbered.

Being Permanent Parcel Number 43-00039.000.

201300010054
ATTY ED WRIGHT
PICK UP

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
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