

# 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:** July 21, 2014 at 4:00 PM

**Property Address:** 5298 SW West Hill RD, Port Washington, OH 43837

**Vested in:** Melva L. Williams, by virtue of instruments recorded September 16, 2004 and January 24, 2014 at Volume 1165, Page 146 - 149, and Volume 1442, Page 0218 - 221, Official Records of Tuscarawas County, Ohio.

**Parcel No.(s):** 51-00372-000, 51-00373-000

**Legal Description(s):** R3 T6 S8 SE Qtr 35.9615A, R3 T6 S8 & S9 1.965A

### Schedule B

#### Taxes:

Parcel No. 51-00372-000

Description 3 8 8 PR NE SE 35.915A (Tract 9)

Assessed Valuation: Land 10,550.00 Improvements 62,000.00 Total 72,550.00 CAUV 13,030.00

Appraised Valuation: Land 30,140.00 Improvements 177,130.00 Total 207,270.00 CAUV 37,230.00

Taxes and Special Assessments are \$1,350.23 per half after a homestead exemption of \$183.21 per half

Taxes and Special Assessments for the first half of tax year 2013 are paid;

Taxes and Special Assessments for the second half of tax year 2013 are due and delinquent;

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 statutes for insured premises.

\*\*\*PENALTY MAYBE APPLIED AFTER THIS REPORT HAS BEEN ISSUED\*\*\*

Parcel No. 51-00373-000

Description 3 6 (8 -9) E/2 NE NW 1.965A (Tract 8)

Assessed Valuation: Land 810.00 Improvements 0.00 Total 810.00

Appraised Valuation: Land 2,320.00 Improvements 0.00 Total 2,320.00

Taxes and Special Assessments are \$23.44 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 statutes for insured premises.

#### Map Office Approval:

That Tuscarawas County Map/G.I.S. Office requires all description and transfers be submitted for review. The January 24, 2014 transfer was determined adequate by the Tuscarawas County Map/G.I.S. Office. Future transfers must be submitted for review.

\*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) 822-4181 • Fax (740) 922-1473  
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197

**TAX & LEGAL REPORT**

Page 2

Williams, Melva L.

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.*

**FILED**

JAN 14 2014

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

**PROBATE COURT OF TUSCARAWAS COUNTY, OHIO**

ESTATE OF ALVA RAY WILLIAMS AKA ALVA R. WILLIAMS, DECEASED

Case No. 14ES57557

**CERTIFICATE OF TRANSFER  
NO. 1**

[Check applicable box] Decedent died  testate  intestate on November 1, 2013  
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
Melva L. Williams	5298 West Hill Road SW Port Washington, Ohio 43837	100%

**TRANSFERRED**

TRANSFER FEE 1.00  
COMPLIANCE CHARGES  
SEC. 577-529 O.C. COMPLIED WITH

JAN 24 2014

AMT             
LARRY LINDBERG  
Tuscarawas County Auditor



20140000666  
Filed for Record in  
TUSCARAWAS COUNTY, OH  
LORI L SMITH RECORDER  
01-24-2014 AT 05:07 PM.  
CERT TRANSF 44.00.  
GR Volume 1442 Page 218 - 221

[Complete if applicable] The real property described in this certificate is subject to a charge of \$0.00  
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

JAN 14 2014

PROBATE COURT OF TUSCARAWAS COUNTY, OHIO  
ESTATE OF ALVA RAY WILLIAMS AKA ALVA R. WILLIAMS, DECEASED  
Case No. \_\_\_\_\_  
Certificate of Transfer No. 1 **I 4 E S 5 7 5 5 7**  
Page 2

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

The sale and conveyance  is  is not subject to a written contract entered into but uncompleted by the decedent prior to death.

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

PARCEL 1

Situated in the Township of Salem, the County of Tuscarawas, the State of Ohio.

Being located in the Northeast Quarter of Section 8 and in the Northwest Quarter of Section 9 in Township 6, Range 3 of the United States Military Lands and consisting of part of an 80 acre tract heretofore conveyed to Alva R. and Melva L. Williams in Deed Volume 437, Page 949 and all of a 0.0121 acre tract heretofore conveyed to said grantees in Deed Volume 848, Page 68 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at a 1/2" iron pin (found) at the northeast corner of Section 8;

Thence with the east line of said section South 1 deg. 32 min. 47 sec. West, 990.20 feet to a point being also located South 10 deg. 19 min. East, 2.81 feet from a 1/2" iron pin (found) with said point being also the

Prior Instrument Reference: Volume 1165, Page 148 - 149 Official Records of Tuscarawas County, Ohio

Parcel Number: 51-00373-000 and 51-00372-000

Instrument prepared by: Bradley L. Hillyer, Esq., Connolly, Hillyer, Lindsay & Ong, Inc.  
201 N Main ST, P.O. Box 272, Uhrichsville, Ohio 44683 (740) 922-4161  
(Legal/Williams, Alva Ray - Estate (BLH-13)) :jsp

ISSUANCE

This Certificate of Transfer is issued this 14th day of JANUARY, 2014.

*Linda A. Kate*

Probate Judge LINDA A. KATE

CERTIFICATION

I certify that the above document is a true copy of the original Certificate of Transfer No. 1 issued on JAN 14 2014 and kept by me as custodian of the official records of this Court.

Date JAN 14 2014

**LINDA A. KATE**

Probate Judge LINDA A. KATE

By: *J. E. Masterson*  
Deputy Clerk

**FILED**

JAN 14 2014

PROBATE COURT OF TUSCARAWAS COUNTY, OHIO  
ESTATE OF ALVA RAY WILLIAMS AKA ALVA R. WILLIAMS, DECEASED  
Case No. \_\_\_\_\_  
Certificate of Transfer No. 1 **14ES57557**  
Page 3

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

TRUE PLACE OF BEGINNING of the tract herein described;

Thence continuing with said line South 1 deg. 32 min. 47 sec. West, 99.39 feet to a point at the northmost corner of the aforesaid 0.0121 acre parent tract;

Thence with the bounds of said tract the following five (5) courses;

- (1) thence South 0 deg. 54 min. 57 sec. West, 44.64 feet to a mine roof bolt (found);
- (2) thence South 0 deg. 21 min. 07 sec. East, 65.27 feet to a mine roof bolt (found);
- (3) thence South 1 deg. 31 min. 14 sec. West, 96.35 feet to a point in a 24" walnut tree;
- (4) thence South 4 deg. 09 min 58 sec. West, 47.85 feet to a point;
- (5) thence North 89 deg. 19 min. 52 sec. West, 0.51 feet to a 5/8" iron pin (found) at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 9;

Thence with the east line of Section 8 South 1 deg. 42 min. 08 sec. West, 97.35 feet to a point on the west side of Frys Valley Road-CR 22;

Thence through the bounds of the aforesaid 80 acre parent tract the following three (3) courses;

- (1) thence North 50 deg. 10 min. 34 sec. West, 160.66 feet to an iron pin (set) and passing on line an iron pin (set) at 12.43 feet;
- (2) thence North 28 deg. 46 min. 29 sec. West, 393.38 feet to an iron pin (set);
- (3) thence North 89 deg. 08 min. 14 sec. East, 325.28 feet to the TRUE PLACE OF BEGINNING and passing on line a 5/8" iron pin (found) at 324.83 feet, containing 1.965 acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above described tract consists of 0.012 acre in Section 9 being also all of AP# 51-00136-001 and 1.953 acres in Section 8 and out of AP# 51-00373-000.

Bearings herein are oriented to north as determined by GPS observation. All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August, 2004.

Parcel Number: 51-00373-000  
Property Address: SW Frys Valley RD

**PARCEL II**

Situated in the Township of Salem, the County of Tuscarawas, the State of Ohio.

Being located in the Southeast Quarter of Section 8 in Township 6, Range 3 of the United States Military Lands and consisting of part of the residue of a 40 acre tract (AP# 51-00372-000) heretofore conveyed to Alva R. and Melva L. Williams in Deed Volume 437, Page 949 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at a stone monument (found) at the southeast corner of the Northeast Quarter of the Southeast Quarter of Section 8 being also the TRUE PLACE OF BEGINNING of the tract herein described;

**FILED**

JAN 14 2014

PROBATE COURT OF TUSCARAWAS COUNTY, OHIO  
ESTATE OF ALVA RAY WILLIAMS AKA ALVA R. WILLIAMS, DECEASED  
Case No. \_\_\_\_\_  
Certificate of Transfer No. 1 **14ES57557**  
Page 4

PROBATE COURT  
TUSCARAWAS COUNTY, OHIO

Thence with the south line of said quarter, quarter section North 89 deg. 07 min. 48 sec. West, 1315.88 feet to an iron pin (set) at a corner of a 116.021 acre tract heretofore conveyed to Richard L. Edwards (O.R. 1041, Pg. 2420);

Thence with a bound of said tract North 1 deg. 48 min. 41 sec. East, 1253.41 feet to a point in West Hill Road — CR 31 and passing on line an iron pin (set) at 1226.49 feet;

Thence with said road and through the bounds of the aforesaid parent tract the following four (4) courses;  
(1) thence South 79 deg. 42 min. 59 sec. East, 446.43 feet to a point;  
(2) thence South 85 deg. 18 min. 01 sec. East, 231.86 feet to a point;  
(3) thence North 89 deg. 05 min. 50 sec. East, 324.15 feet to a point;  
(4) thence North 85 deg. 49 min. 46 sec. East, 317.14 feet to a railroad spike (found) on the east line of Section 8;

Thence with said line South 1 deg. 38 min. 26 sec. West, 1202.61 feet to the TRUE PLACE OF BEGINNING and passing on line a 5/8" iron pin (found) at 59.96 feet, containing 35.915 acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Bearings herein are oriented to north as determined by GPS observation. All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August, 2004.

Parcel Number: 51-00372-000

Property Address: 5298 SW West Hill RD, Port Washington, OH 43837

20140000666  
CHLO  
PICKUP

7404385197

RE: 165 AMO146

20040014499  
Filed for Record in  
TUSCARAWAS COUNTY, OH  
LORI L SMITH  
09-16-2004 at 02:41 PM.  
WARRANTY D 44.00  
OR Volume 1165 Page 146 - 149

**TRANSFERRED**

TRANSFER FOR 1.00  
CONFORMANCE BOUNDARY  
SEC. 307-302 R. C. COMPUD VCS

SEP 16 2004

BY  
**MATT JUDY**  
Tuscarawas County Auditor



**GENERAL WARRANTY DEED**

(Ordinance Passed 03/11/00, Effective 03/11/00)

Alva Ray Williams and Melva Louise Williams, Husband and Wife of Tuscarawas County, Ohio, for valuable consideration paid, grants with general warranty covenants, to Alva Ray Williams and Melva Louise Williams, whose last-known address is: 5043 Frye Valley SW Port Washington OH 43887 the following **REAL PROPERTY**:

SEE ATTACHED EXHIBIT "A"

Subject to the following:

Right of Way and Easement to Tuscarawas-Conchocton Electric Cooperative, Inc., recorded in Volume 223, Page 256 of the Tuscarawas County Deed Records.

Right of Way Easement to The Frontier Power Company recorded in Volume 766, Page 475 of the Tuscarawas County Deed Records.

Right of Way Easement to The Frontier Power Company recorded in Volume 657, Page 76 of the Tuscarawas County Deed Records.

Oil and Gas Lease to Penn-Ohio Gas Company recorded in Volume 22, Page 501 of the Tuscarawas County Lease Records.

Oil and Gas Lease to D.B. Shaffers & Associates, Inc., recorded in Volume 111, Page 642 of the Tuscarawas County Lease Records.

Oil and Gas Lease to LLP Gas & Oil Corporation recorded in Volume 120, Page 129 of the Tuscarawas County Lease Records. Subject to Assignments of Record.

Oil and Gas Lease to Emory Oilfield Company recorded in Volume 147, Page 701 of the Tuscarawas County Lease 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, ordinance and regulations; real estate taxes and assessments not yet due and payable; and discrepancies, conflicts in boundary lines, shortage 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.

*Buyer shall be responsible for any Current Agricultural Use Valuation (CAUV) recapture as assessed by the county auditor, and due and payable after deed conveyance.*

Parcel No.s: 51-00373.000 & 51-00372.000

Prior Instrument References: Volume 437, Page 949 and Volume 422, Page 275 of the Tuscarawas County Deed Records.

EXECUTED AND ACKNOWLEDGED this 10 day of September, 2004.

Alva Ray Williams  
Alva Ray Williams

Melva Louise Williams  
Melva Louise Williams

STEFANIK,  
BERENSON & BORN,  
CO., L.P.A.  
ATTORNEYS AT LAW  
200 MAIN ST., N.E.  
PO BOX 1204  
NEW HAVEN, OHIO 44663

NE165 NE0147

STATE OF OHIO  
TUSCARAWAS COUNTY, SS:

The foregoing instrument was acknowledged before me this 10 day of September  
2004, by Alvin Ray Williams and Metra Louise Williams.



Kristine M. Kinsey  
Notary Public, State of Ohio  
XXXXX 0011237

KRISTINE M. KINSEY  
Notary Public, State of Ohio  
My Commission Expires November 28, 2009

Kristine M. Kinsey  
Notary Public

STEWARTSON,  
KIRKENDALL & BOND,  
CO., L.P.A.  
ATTORNEYS AT LAW  
140 EAST AVE., SUITE  
200, CLEVELAND, OHIO 44114  
NEW YORK, OHIO 44114



WD165 000148

Samuel C. Ward, P.E.  
Randall A. Foster, P.E.

**WARD & EMLER SURVEYING, INC.**

Professional Land Surveyors  
111 Third Street SE  
New Philadelphia OH 44663-2512  
(330) 364-3866 (voice)  
(330) 364-1197 (fax)  
E-mail: [psurvey@wardemler.net](mailto:psurvey@wardemler.net)

Robert J. Regel, P.E.

August 25, 2004

**Tract 8  
Description of a 1.965 Acre Tract (to be retained)  
For  
Alva & Melva Williams**

Situated in the Township of Salona, the County of Tuscarawas, the State of Ohio.

Being located in the Northeast Quarter of Section 8 and in the Northwest Quarter of Section 9 in Township 6, Range 3 of the United States Military Lands and consisting of part of an 80 acre tract heretofore conveyed to Alva R. and Melva L. Williams in Deed Volume 437, Page 949 and all of a 0.0121 acre tract heretofore conveyed to said grantors in Deed Volume 648, Page 68 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at a 1/2" iron pin (found) at the northeast corner of Section 8;

Thence with the east line of said section South 1 deg. 32 min. 47 sec. West, 398.20 feet to a point being also located South 10 deg. 19 min. East, 2.81 feet from a 1/2" iron pin (found) with said point being also the TRUE PLACE OF BEGINNING of the tract herein described;

Thence continuing with said line South 1 deg. 32 min. 47 sec. West, 99.39 feet to a point at the northeast corner of the aforesaid 0.0121 acre parcel tract;

Thence with the bounds of said tract the following five (5) courses;

- (1) thence South 0 deg. 34 min. 57 sec. West, 44.64 feet to a mine roof bolt (found);
- (2) thence South 0 deg. 21 min. 07 sec. East, 65.27 feet to a mine roof bolt (found);
- (3) thence South 1 deg. 31 min. 14 sec. West, 98.35 feet to a point in a 24" walnut tree;
- (4) thence South 4 deg. 09 min 58 sec. West, 47.85 feet to a point;
- (5) thence North 89 deg. 19 min. 32 sec. West, 0.51 feet to a 3/8" iron pin (found) at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 9;

Thence with the east line of Section 8 South 1 deg. 42 min. 08 sec. West, 97.35 feet to a point on the west side of Fry's Valley Road - CR 22;

Thence through the bounds of the aforesaid 80 acre parcel tract the following three (3) courses;

- (1) thence North 50 deg. 10 min. 34 sec. West, 140.66 feet to an iron pin (set) and passing on line an iron pin (set) at 12.43 feet;
- (2) thence North 28 deg. 46 min. 29 sec. West, 395.36 feet to an iron pin (set);
- (3) thence North 89 deg. 08 min. 14 sec. East, 525.26 feet to the TRUE PLACE OF BEGINNING and passing on line a 5/8" iron pin (found) at 324.83 feet, containing 1.965 acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above described tract consists of 0.0121 acre in Section 9 being also all of APN 51-00136-001 and 1.953 acres in Section 8 and out of APN 51-00373-000.

Boundaries herein are oriented to north as determined by GPS observation. All iron pins set are 5/8"x3/8" re-bar with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August, 2004.



*scw*  
 Samuel C. Ward  
 Professional Surveyor #7356

701165 080149

20040014299  
TUBC TITLE  
PICK UP

Samuel C. Ward, P.S.  
Randall A. Soder, P.S.

**WARD & EMLER SURVEYING, INC.**

Professional Land Surveyors  
113 Third Street SE  
New Philadelphia OH 44663-2512  
(330) 364-3166 (voice)  
(330) 364-1187 (fax)  
E-mail: [gsurvey@comcast.net](mailto:gsurvey@comcast.net)

Robert T. Rupp, P.S.

August 25, 2004

Tract 9  
Description of a 25.915 Acre Tract (to be retained)  
For  
Alva & Melva Williams

Situated in the Township of Solon, the County of Tuscarawas, the State of Ohio.

Being located in the Southeast Quarter of Section 8 in Township 6, Range 3 of the United States Military Lands and consisting of part of the residue of a 40 acre tract (APN 51-00373-000) heretofore conveyed to Alva R. and Melva L. Williams in Deed Volume 437, Page 949 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at a stone monument (found) at the southeast corner of the Northwest Quarter of the Southeast Quarter of Section 8 being also the TRUE PLACE OF BEGINNING of the tract herein described;

Thence with the south line of said quarter, quarter section North 89 deg. 07 min. 48 sec. West, 1315.88 feet to an iron pin (set) at a corner of a 116.021 acre tract heretofore conveyed to Richard L. Edwards (D.R. 1041, Pg. 2420);

Thence with a bound of said tract North 1 deg. 48 min. 41 sec. East, 1253.41 feet to a point in West Hill Road - CR 31 and passing on line on iron pin (set) at 1236.49 feet;

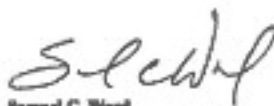
Thence with said road and through the bounds of the aforesaid parent tract the following four (4) courses;

- (1) thence South 79 deg. 42 min. 59 sec. East, 446.43 feet to a point;
- (2) thence South 85 deg. 16 min. 01 sec. East, 231.66 feet to a point;
- (3) thence North 89 deg. 05 min. 59 sec. East, 324.15 feet to a point;
- (4) thence North 85 deg. 49 min. 46 sec. East, 317.14 feet to a railroad spike (found) on the east line of Section 8;

Thence with said line South 1 deg. 38 min. 26 sec. West, 1202.61 feet to the TRUE PLACE OF BEGINNING and passing on line a 5/8" iron pin (found) at 79.96 feet, containing 25.915 acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Bearings herein are oriented to north as determined by GPS observation. All iron pins set are 5/8"x50" in-size with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August, 2004.

  
Samuel C. Ward  
Professional Surveyor #7356



3 6 0 PR NE SE 35.915A (TRACT 9)

PERMIT #	DATE	ISS	REVISIONS	DESCRIPTION	%	AMOUNT

TOURNOUY	UTILITIES	STREET/ROAD	NEIGHBORHOOD	ASSESSMENT	2010	2011
LEVEL	PAVED		IMPROVING	MARKET	50,148	50,148
ROLLING	WATER		STATIC	MARK	177,139	177,139
FLAT	ELECTRIC		DECLINING	TOTAL	287,278	287,278
NO	GAS		BLIGHTED	LAND	18,158	18,158
NO	WELL			IMPR	64,890	64,890
NO				TOTAL	72,558	72,558

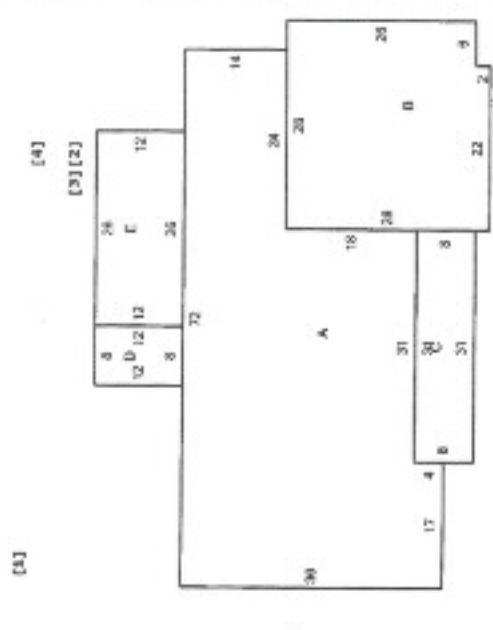
LAND DATA		DEVELOP EXTERIOR	
SOIL ID / USE	AREA / ACTUAL F.A.	BASE RATE	ADJUST FACTOR
US	3,099	12,000	1.0
1	8,488	1,700	1.0
2	8,098	1,288	0.5
40	17,548	21,848	0.5
41	8,895	0	0.5
TOTAL		35,915	30,148

CONSTRUCTION DATA		DEVELOP EXTERIOR	
QUALITY	LEVEL	BASE AREA	LEVEL
81-SINGLE PANEL	1 2 3 4	3,340	4-FULL
4 OF UNITS			
STORY HEIGHT			
ATTTIC			
FRAME/ALUMINUM			
SLUICED			
TILE			
CONCRETE BLOCK			
METAL			
GORIBETTE			
BRICK			
STONE			
FRAME/PRECASTRY			
M. PLUMBING			
POLE			
CONCRETE BOTTOM			
STAVED/WOOD			
PORCELAN			
GLAY			
SCD			
ASPHALT			
CYLOW			
STONE AND GLASS			
STONE/CONCRETE BL			
POLE AND FRAME			
METAL AND GLASS			
CONCRETE AND GLAS			
BRICK VENER ON R			
BRICK ON CONCRETE			
LOG			
LEVEL			

TO	USE	ST HT	SIZE	AREA	ACC-OINS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	COND	IMP DEP	OS DEP	BOB	TRUE CASH VALUE
3	DWELL		16X18	288		3.28	F-6	182,193	2004	G	5	5	172	155,050
3	PSH-ELTR		32X68	3,072		8.25	C	3,524	1948	F	58	760	248	13,530
3	POLE BLCK		16X68	568		7.05	C	3,977	2004	A	15	5	5	5,760
4	CLEAN TO		24X34	544		7.84	C-3	6,778	2004	F	48	48	48	5,760
5	SHED		30X16	160		S.V.	C	3,432	2004	A	48	48	48	3,450
SUB TOTAL												315,427		
GRADE/DESIGN FACTOR C-6												7,771		
REPRODUCTION COST												323,198		

TRANSFER DATE	DATE	SALES AMOUNT	DEED TYPE	V/L/O (R/O)	COM/VAR/C
01/29/14	WILLIAMS ALVA RAY & MELVA LALISE			N	2
01/16/04	WILLIAMS ALVA RAY & MELVA LALISE			N	2
08/27/04	WILLIAMS ALVA RAY & MELVA LALISE			N	2
MISCELLANEOUS					99999

DATE: \_\_\_\_\_ LISTED: \_\_\_\_\_ REVIEWED: \_\_\_\_\_



AREA	DESCRIPTION	AREA
19	15-R/8	1,948
20	ACFB	772
21	OP	248
22	3-SPRA/C	58
23	E	332

30 14 24 20 28 20 30 8 16 31 8 31 17 4 8 31 22 2 9

30 14 24 20 28 20 30 8 16 31 8 31 17 4 8 31 22 2 9

30 14 24 20 28 20 30 8 16 31 8 31 17 4 8 31 22 2 9

PERMIT #	DATE	NO	DESCRIPTION	\$	AMOUNT

3 5 8 9 E/2 NE WK 1.965A (TRACT B)

SITE CHARACTERISTICS			CONDITIONS		
IMPROVEMENT	UTILITIES	STREETS/ROAD	IMPROVEMENT	ASSESSMENT	2013
LEVEL	WATER	GRAVEL	MARKET	LAND	2,328
ROLLERS	SEWER	UNGRADED	STAYC	MPR	8
ION	ELECTRIC	PROPOSED	DECLINING	TOTAL	2,328
FRESH	GAS	SIDEWALK		LAND	818
	WELL	ALLEY	BLIGHTED	IMPR	8
				TOTAL	818

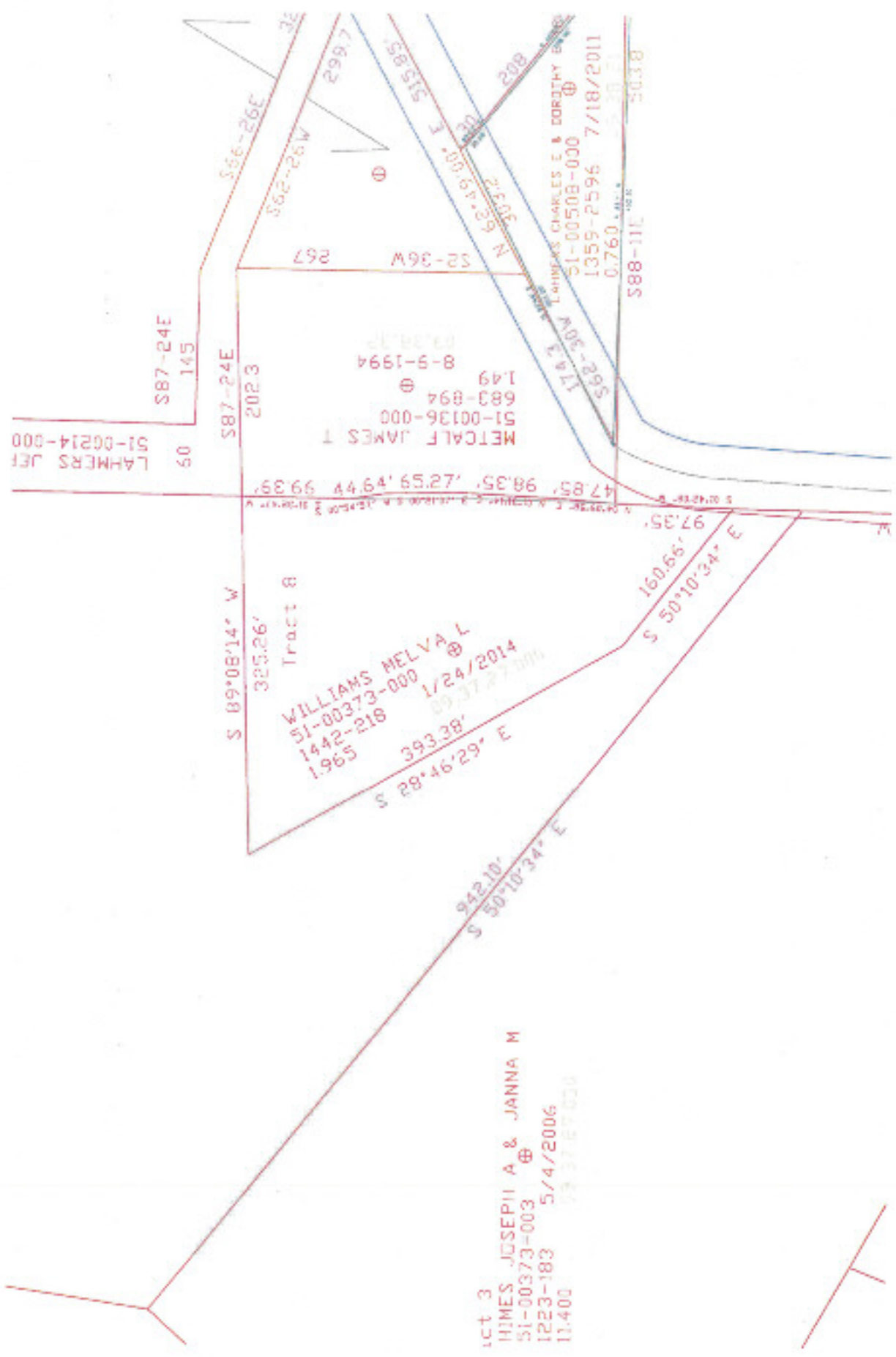
LAD DATA		ADJUST FACTR		MARKET VALUE	
LAND USE	MOUL TO/ ACTUAL FA	ACRAGE/ EFFEC FR	SO. FOOT/ DEPTH	BASE VALUE	ADJUST FACTR
P		1.328		3,316	8
NK		8.635		8	8
TOTAL		1.965			

CONSTRUCTION DATA		EXISTING TOWER		VALUE	
LEVEL	EXTENSION	LEVEL	FIN AREA	LEVEL	VALUE
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
TOTAL BASE ROM TYPE ADJUSTMENT SUB TOTAL UNSHEATHED INTERIOR ATTIC CHIM/FLB TOTAL BASE ROM TYPE ADJUSTMENT SUB TOTAL UNSHEATHED INTERIOR ATTIC CHIM/FLB TOTAL BASE ROM TYPE ADJUSTMENT SUB TOTAL UNSHEATHED INTERIOR ATTIC CHIM/FLB					

HEATING		LEVEL		AREA	
HEATING	UR COND	LEVEL	AREA	HEATING	UR COND
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4

TO	USE	SQ FT	HT	SIZE	AREA	SOUNDING OF IMPROVEMENTS				REPRODUCTION COST	TRUE CASH VALUE	
						ADD-ONS	RATE	GRD	REPRODUCTION COST			

TRANSFER DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	CERTIFICATE OF TRANSFER WARRANTY DEED	DEED TYPE	YEAR BUILT	YEAR RENOV	COMD	PPL DEP	URS DEP	BOX	TOTAL
01/29/74	MILLIANS ALVA BAY & MELVA LOUISE										588943
09/16/84	MILLIANS ALVA BAY & MELVA LOUISE										91138
08/27/84	MILLIANS ALVA BAY & MELVA LOUISE										99599



Tract 3  
 HIMES JOSEPH A & JANNA M  
 51-00373-003  
 1223-183 5/4/2006  
 11.400 79.37 65.020

Tract 8  
 WILLIAMS MELVA L  
 51-00373-000  
 1442-218 1/24/2014  
 1.965 393.38'

METCALF JAMES T  
 51-00136-000  
 683-894  
 149 8-9-1994

LAHMERS CHARLES E & DOROTHY B  
 51-00508-000  
 1359-2596 7/18/2011  
 0.760 50.38

LAHMERS JEFF  
 51-00214-000  
 60 145  
 S87-24E

2023  
 S87-24E

S 89°08'14" W  
 325.26'

S56-26E  
 299.7

52-36W 267  
 S62-26W

47.85' 98.35' 72.59' 44.64' 99.39'

S 28°46'29" E  
 393.38'

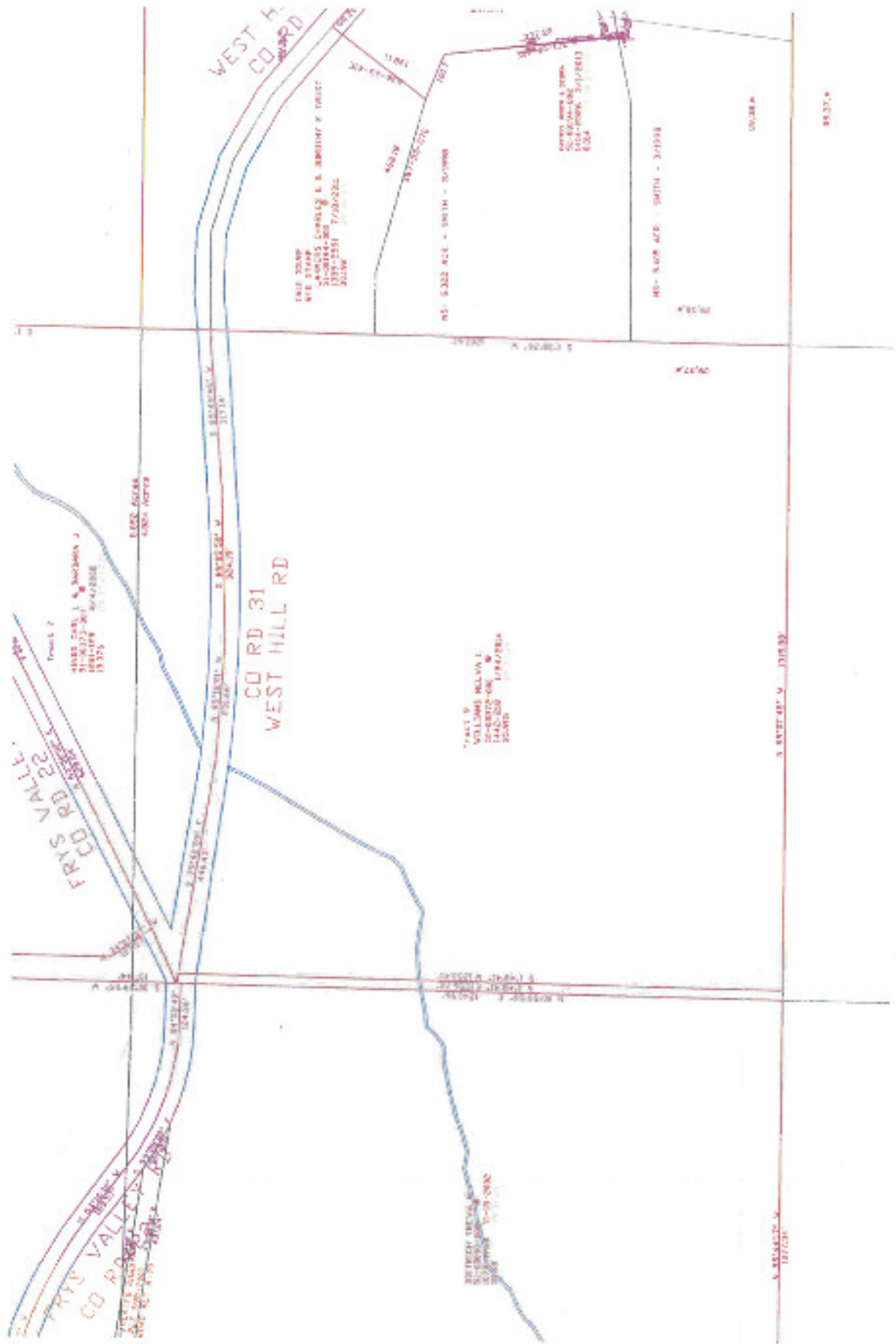
942.10'  
 S 50°10'34" E

97.35'  
 160.66'  
 S 50°10'34" E

S88-11E  
 50.38

208  
 N 62°49'00" E  
 515.85'

174.3  
 S88-30W



13

14

15

16

WEST H.  
CO RD

CD RD 31  
WEST HILL RD

FRY'S VALLE  
CD RD 23

FRY'S VALLE  
CD RD 23

JAMES W. HARRIS  
400 2700  
12-10-1918  
1000-2251 7/10/22  
2000

4000  
12-10-1918

FRY'S VALLE  
CD RD 23  
1000-2251 7/10/22  
2000

1000-2251 7/10/22  
2000

1000-2251 7/10/22  
2000

1000-2251 7/10/22  
2000

FRY'S VALLE  
CD RD 23  
1000-2251 7/10/22  
2000

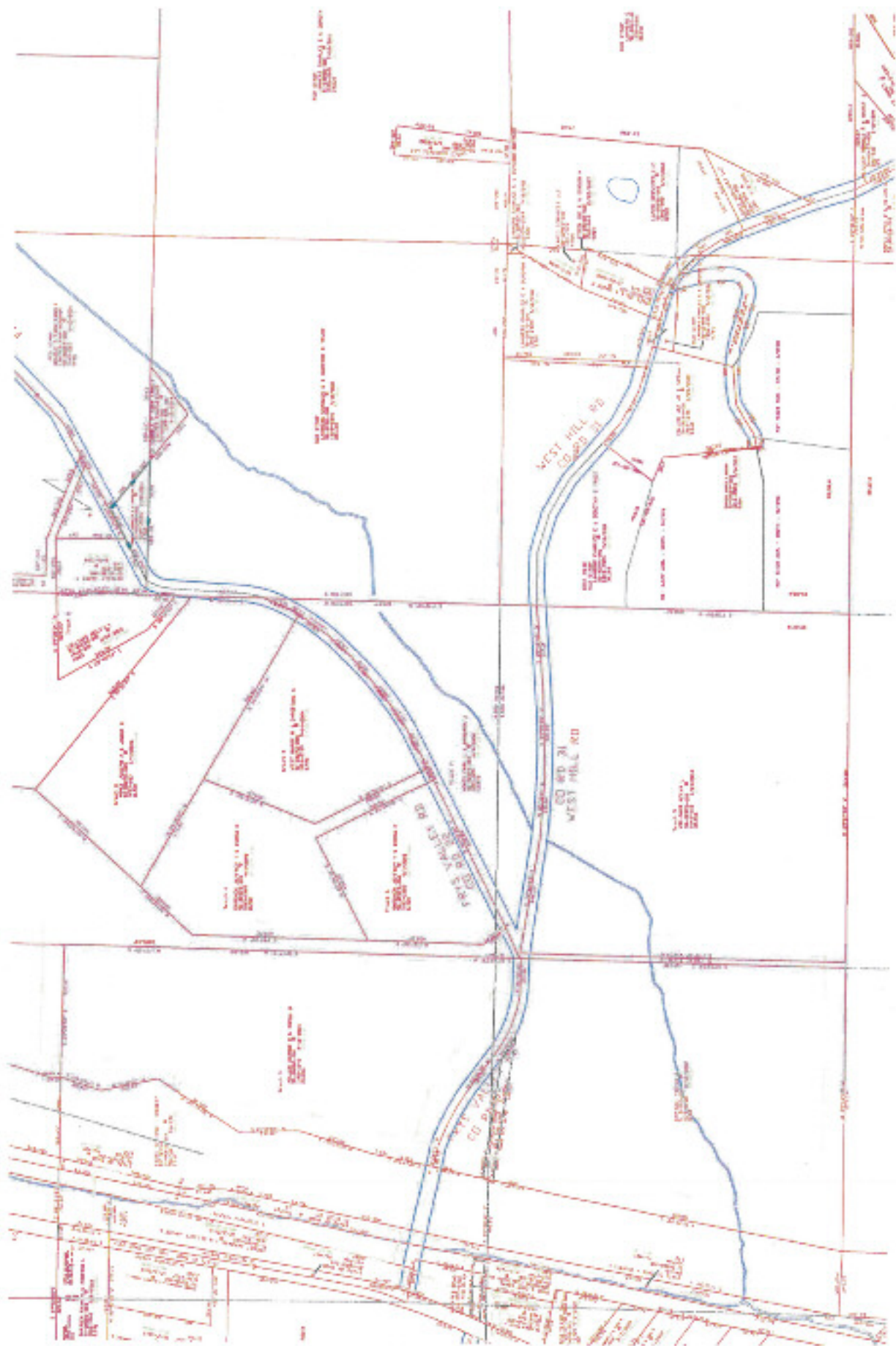
WILLIAM W. MILLVA  
12-10-1918  
1000-2251 7/10/22  
2000

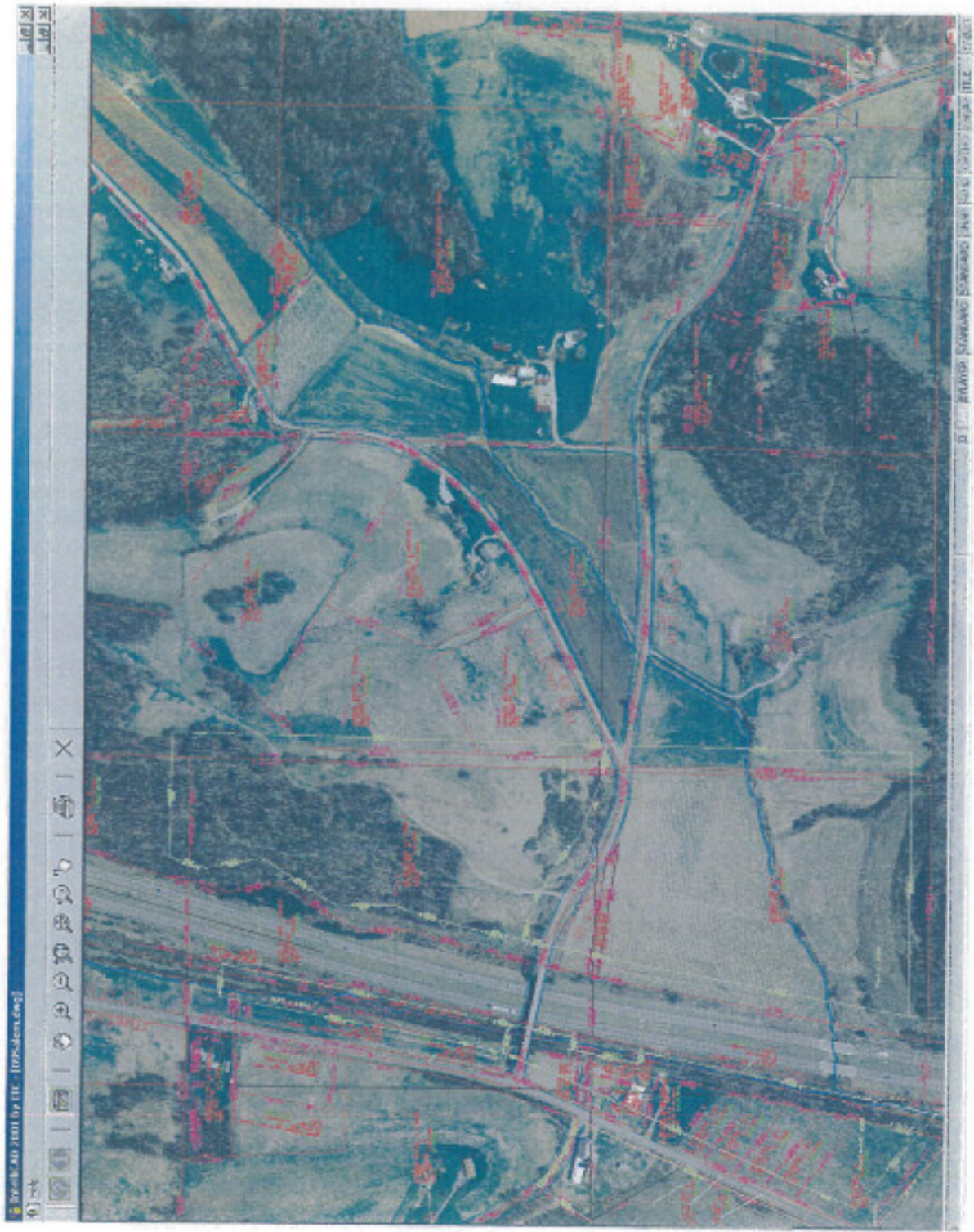
WILLIAM W. MILLVA  
12-10-1918  
1000-2251 7/10/22  
2000

WILLIAM W. MILLVA  
12-10-1918  
1000-2251 7/10/22  
2000

1000-2251 7/10/22  
2000

1000-2251 7/10/22  
2000





0) 24

Book 240 1001 by ITC - 10/25/2005.dwg

- Home
- Layers
- Navigation
- Tools
- View
- Help

D:\... BRADY STORVANG STORVANG LINE NEW POINTS FROM ITC.DWG



Commitment No.: PRO-FORMA

File No.: 2014-0301

COMMONWEALTH LAND TITLE INSURANCE CO.  
SCHEDULE A

1. Effective Date: July 21, 2014 at 04:00 PM
2. Policy or Policies to be issued: Amount
- (a) \_\_\_\_\_ Owner's Policy ( 06/17/06 )  
Proposed Insured:
- (b) \_\_\_\_\_ Loan Policy ( 06/17/06 )  
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:  
Melva L. Williams, by virtue of instruments recorded September 16, 2004 and January 24, 2014 at  
Volume 1165, Page 146 - 149, and Volume 1442, Page 0218 - 221, Official Records of Tuscarawas  
County, Ohio.

5. The land referred to in the Commitment is described as follows:

## PARCEL I

Situated in the Township of Salem, the County of Tuscarawas, the State of Ohio.

Being located in the Northeast Quarter of Section 8 and in the Northwest Quarter of Section 9 in  
Township 6, Range 3 of the United States Military Lands and consisting of part of an 80 acre tract  
heretofore conveyed to Alva R. and Melva L. Williams in Deed Volume 437, Page 949 and all of a 0.0121  
acre tract heretofore conveyed to said grantees in Deed Volume 648, Page 68 of the Tuscarawas  
County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at a ½" iron pin (found) at the northeast corner of Section 8;

Thence with the east line of said section South 1 deg. 32 min. 47 sec. West, 990.20 feet to a point being  
also located South 10 deg. 19 min. East, 2.81 feet from a ½" iron pin (found) with said point being also  
the TRUE PLACE OF BEGINNING of the tract herein described;

Thence continuing with said line South 1 deg. 32 min. 47 sec. West, 99.39 feet to a point at the  
northmost corner of the aforesaid 0.0121 acre parent tract;

Thence with the bounds of said tract the following five (5) courses;

- (1) thence South 0 deg. 54 min. 57 sec. West, 44.64 feet to a mine roof bolt (found);
- (2) thence South 0 deg. 21 min. 07 sec. East, 65.27 feet to a mine roof bolt (found);
- (3) thence South 1 deg. 31 min. 14 sec. West, 98.35 feet to a point in a 24" walnut tree;
- (4) thence South 4 deg. 09 min 58 sec. West, 47.85 feet to a point;
- (5) thence North 89 deg. 19 min. 52 sec. West, 0.51 feet to a 5/8" iron pin (found) at the northwest  
corner of the Southwest Quarter of the Northwest Quarter of Section 9;

**SCHEDULE A**  
(Continued)

Thence with the east line of Section 8 South 1 deg. 42 min. 08 sec. West, 97.35 feet to a point on the west side of Frys Valley Road-CR 22;

Thence through the bounds of the aforesaid 80 acre parent tract the following three (3) courses:  
(1) thence North 50 deg. 10 min. 34 sec. West, 160.66 feet to an iron pin (set) and passing on line an iron pin (set) at 12.43 feet;  
(2) thence North 28 deg. 46 min. 29 sec. West, 393.38 feet to an iron pin (set);  
(3) thence North 89 deg. 08 min. 14 sec. East, 325.26 feet to the TRUE PLACE OF BEGINNING and passing on line a 5/8" iron pin (found) at 324.83 feet, containing 1.965 acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above described tract consists of 0.012 acre in Section 9 being also all of AP# 51-00136-001 and 1.953 acres in Section 8 and out of AP# 51-00373-000.

Bearings herein are oriented to north as determined by GPS observation. All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August, 2004.

Parcel Number: 51-00373-000  
Property Address: SW Frys Valley RD

**PARCEL II**

Situated in the Township of Salem, the County of Tuscarawas, the State of Ohio.

Being located in the Southeast Quarter of Section 8 in Township 6, Range 3 of the United States Military Lands and consisting of part of the residue of a 40 acre tract (AP# 51-00372-000) heretofore conveyed to Alva R. and Melva L. Williams in Deed Volume 437, Page 949 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at a stone monument (found) at the southeast corner of the Northeast Quarter of the Southeast Quarter of Section 8 being also the TRUE PLACE OF BEGINNING of the tract herein described;

Thence with the south line of said quarter, quarter section North 89 deg. 07 min. 48 sec. West, 1315.88 feet to an iron pin (set) at a corner of a 116.021 acre tract heretofore conveyed to Richard L. Edwards (O.R. 1041, Pg. 2420);

Thence with a bound of said tract North 1 deg. 48 min. 41 sec. East, 1253.41 feet to a point in West Hill Road - CR 31 and passing on line an iron pin (set) at 1226.49 feet;

Thence with said road and through the bounds of the aforesaid parent tract the following four (4) courses;

- (1) thence South 79 deg. 42 min. 59 sec. East, 446.43 feet to a point;
- (2) thence South 85 deg. 16 min. 01 sec. East, 231.66 feet to a point;
- (3) thence North 89 deg. 05 min. 50 sec. East, 324.15 feet to a point;

Commitment No.: PRO-FORMA

File No.: 2014-0301

**SCHEDULE A**  
(Continued)

(4) thence North 85 deg. 49 min. 46 sec. East, 317.14 feet to a railroad spike (found) on the east line of Section 8;

Thence with said line South 1 deg. 38 min. 26 sec. West, 1202.61 feet to the TRUE PLACE OF BEGINNING and passing on line a 5/8" iron pin (found) at 59.96 feet, containing 35.915 acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Bearings herein are oriented to north as determined by GPS observation. All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August, 2004.

Parcel Number: 51-00372-000

Property Address: 5298 SW West Hill RD, Port Washington, OH 43837

Connolly, Hillyer & Welch Title Services, Inc.

By: for Informational Purposes Only  
Bradley L. Hillyer, Authorized Agent  
Agent ID No. 39836.1.81.35

**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 false or deceptive statement is guilty of insurance fraud.

Commitment No: PRO-FORMA

File No.: 2014-0301

SCHEDULE B

I. Requirements:

1. Payment to or for the account of the persons entitled thereto of the full consideration for the estate or interest and mortgage thereon covered by said policy or policies of title insurance.
2. Instruments in insurable form creating the estate or interest and mortgage thereon to be insured which must be executed, delivered, and duly filed for record:
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. 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.
5. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
6. Approval of the proposed deed by the Tuscarawas County Map/GIS Office and Tuscarawas County Auditor Office.

**SCHEDULE B**  
(Continued)

- ii. 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.
  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. 51-00372-000  
Description 3 6 8 PR NE SE 35.915A (Tract 9)  
Assessed Valuation: Land 10,550.00 Improvements 62,000.00 Total 72,550.00 CAUV 13,030.00  
Appraised Valuation: Land 30,140.00 Improvements 177,130.00 Total 207,270.00 CAUV 37,230.00  
Taxes and Special Assessments are \$1,350.23 per half after a homestead exemption of \$183.21 per half  
Taxes and Special Assessments for the first half of tax year 2013 are paid;  
Taxes and Special Assessments for the second half of tax year 2013 are due and delinquent;  
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 statutes for insured premises.  
\*\*\*PENALTY MAYBE APPLIED AFTER THIS REPORT HAS BEEN ISSUED\*\*\*
  12. Parcel No. 51-00373-000  
Description 3 6 (8 -9) E/2 NE NW 1.965A (Tract 8)

Commitment No: PRO-FORMA

File No.: 2014-0301

**SCHEDULE B**  
(Continued)

Assessed Valuation: Land 810.00 Improvements 0.00 Total 810.00

Appraised Valuation: Land 2,320.00 Improvements 0.00 Total 2,320.00

Taxes and Special Assessments are \$23.44 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 statutes for insured premises.

13. This property is under Auditor's Agricultural Land tax list and if premises are removed from program a recoupment charge will be added to future tax statements.
14. Right of Way Easement to Frontier Power Company recorded at Volume 657, Page 761 Deed Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
15. Right of Way Easement to Frontier Power Company recorded at Volume 766, Page 475 Deed Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
16. Right of Way Easement to Tuscarawas-Coshocton Electric Cooperative, Inc. recorded at Volume 223, Page 256 Deed Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
17. Right of Way Easement to Frontier Power Company recorded at Volume 1328, Page 1122 Official Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
18. Coal Lease to Alvin A. Schlabauch recorded at Volume 100, Page 824 Lease Records of Tuscarawas County, Ohio. Subject to assignment of records, if any. We have made no further examination under the above instrument.
19. Oil & Gas Lease to D. B. Shaffer and Associates recorded at Volume 111, Page 642 Lease Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
20. Oil & Gas Lease to LLP Gas and Oil Corp. recorded at Volume 120, Page 129 Lease Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
21. Oil & Gas Lease to Enney Oilfield Company recorded at Volume 147, Page 701 Lease Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
22. Memorandum of Oil & Gas Lease to Chesapeake Exploration, LLC recorded at Volume 1357, Page 1857 Official Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
23. Memorandum of Oil & Gas Lease to Chesapeake Exploration, LLC recorded at Volume 1357, Page 1862 Official Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
24. Oil & Gas Lease to Penn-Ohio Gas Company recorded at Volume 22, Page 501 Lease Records of Tuscarawas County, Ohio. Subject to terms, conditions and assignment of records, if any. We

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**SCHEDULE B**  
(Continued)

have made no further examination under the above instrument.

25. Pending Case #2014 ES 57752 in the Tuscarawas County Probate Court in which the Will of Melva L. Williams was admitted to Probate May 23, 2014 and in which Tammy Sue Mahaffey and Jeannie R. Rehard are appointed as Co-Executors and James J. Ong is named as attorney of record.
26. Company reserves the right to add additional exceptions based upon new information.



# AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 5288 WEST HILL RD, SW PORT WASHINGTON, OHIO

Buyer(s): \_\_\_\_\_

Seller(s): MELVA WILLIAMS ESTATE

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_  
AGENT(S) BROKERAGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_  
AGENT(S) BROKERAGE

### II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

### III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) DON R. WALLICH and real estate brokerage PISCOCRA-MATHIAS will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

represent only the (check one)  seller or  buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

### CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

Deborah W. Behard 7/3/14  
AGENT DATE  
Cherry Pholley 7-3-14  
AGENT DATE



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**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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