

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 N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 304-4460 Fax: (330) 343-2078
Email: tusc300@tusc090.com

TAX AND LEGAL REPORT

DATE: September 5, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 202 School St. SE New Philadelphia Ohio

PRESENT OWNER: David A. Robinson and Cathy R. Mackey-Robinson

VOLUME: 1200 PAGE: 280 TRANSFER: September 5, 2008

PARCEL NO: 24-00771-000

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

David A. Robinson and Cathy R. Mackey-Robinson

PARCEL NO.: 24-00771-000

DESC: 1 S 12 PR NE 4 450A

TOWNSHIP NAME AND NUMBER: 24 Goshen Twp

VALUATIONS:

LAND: 6710
BUILDING: 0
TOTAL: 6710
AJW:

TAXES:

GENERAL TAXES: \$ 203.65
TAX REDUCTION: \$ - 58.19
10% ROLLBACK: \$ - 16.06
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 135.41
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MA/CD

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: 24-00771-000

SUMMARY

Owner	MACKY-ROBINSON CATHY R & DAVID A ROBINSON 232 SCHOOL ST SE NEW PHILADELPHIA OH 44883 USA	Taxpayer	MACKY-ROBINSON CATHY R & DAVID A ROBINSON 232 SCHOOL ST SE NEW PHILADELPHIA OH 44883 USA
Tax District	24-COSHEN TWP-INDIAN VALLEY SD	Class	90'-LN-PLATTED 0-28 66 ACS.
School District	INDIAN VALLEY SD	Subdivision	
Location	SCHOOL ST	Legal	1 S 12 PRIME 4.452A
CD Year		4 / 31000	Acres 4.459
Ag Year			Sold 08/02/2005
Sales Amount			Page

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	136.41	136.41	272.82
Special	0.00	8.00	8.00	16.00
Total	0.00	144.41	144.41	288.82
Paid	0.00	144.41	144.41	288.82
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	10,170	5,716
Improvement	0	0
Total	10,170	5,716
CHLV	0	0
Homestead	N	
OCC	N	0

TRANSFER HISTORY

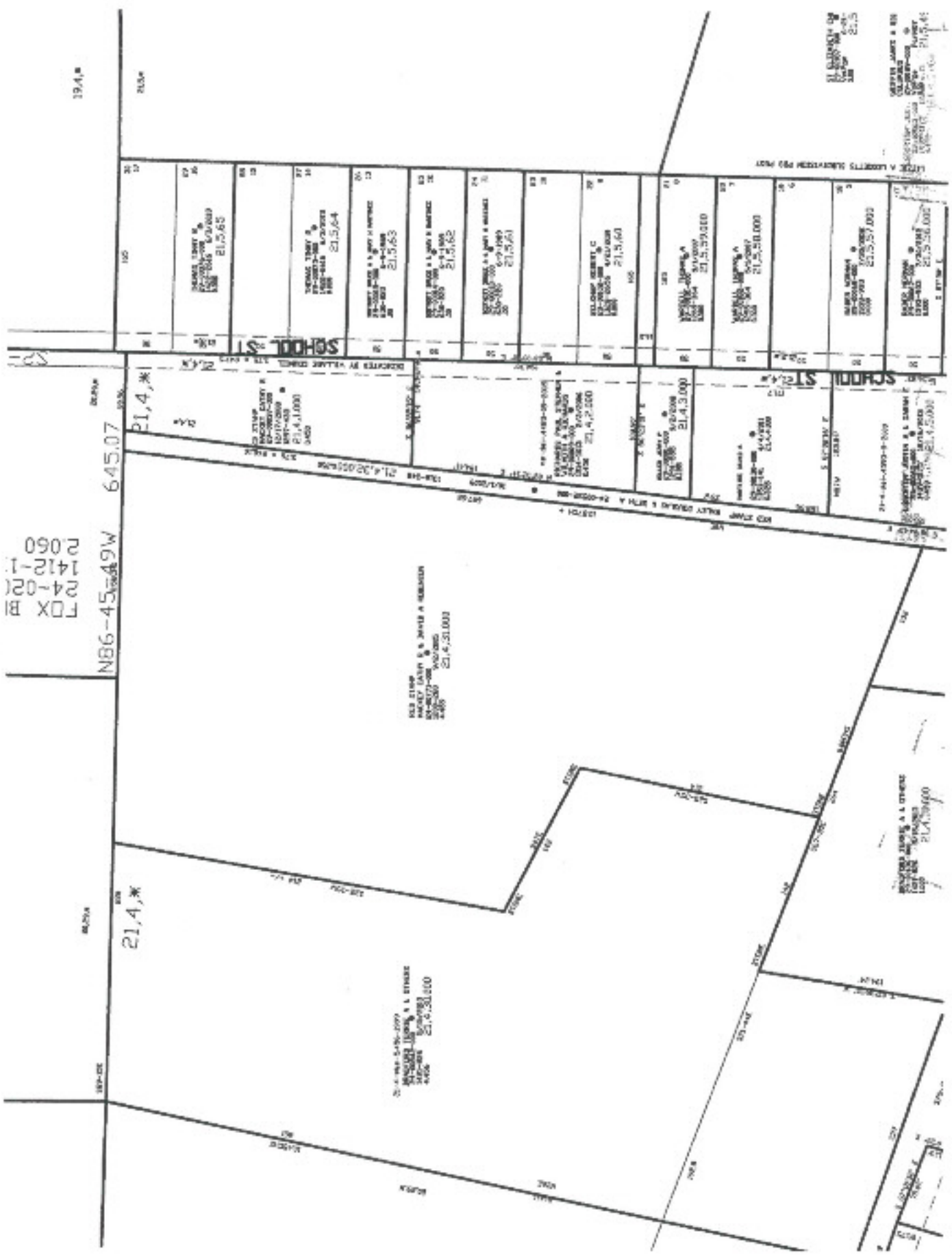
Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Yield
28/02/2005	MACKY-ROBINSON CATHY R & DAVID A ROBINSON	91213	JOINT SURVIVORSHIP	N	\$0	N
25/02/2004	MACKY CATHY R & DAVID A ROBIN	908	WARRANTY DEED	N	\$11,000	N
25/02/2004	CITIFINANCIAL MORTGAGE COMPANY	904	SHERIFF DEED	N	\$16,000	N
21/15/1997	LUTE TOMMY D & BELINDA L	121	JOINT SURVIVORSHIP	N	\$17,000	N

LAND

Type	Dimensions	Description	Value
HS-HOMESITE	0.670	Acres	4,775
RS-RESIDUAL	3.789	Acres	14,466

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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11 E. & W. MENU
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1200 ME0282

EXHIBIT "A"

PARCEL NO. ONE

Situated in the County of Tuscarawas, in the State of Ohio, and in the Township of Goshen and the Village of Roswell, and bounded and described as follows:

And known as a part of the northeast quarter of Section 12 in Township 8 and Range 1, bounded as follows:

Beginning at a stone at the northeast corner of said quarter, thence south 3 deg. west 3 chains and 75 links, thence north 87 deg. west 1 chain and 40 links, thence north 7-3/4 deg. east 3 chains and 76 links to the north line of said quarter, thence south 87 deg. east 1 chain and 6 links to the place of beginning, containing FORTY-FIVE HUNDREDTHS OF AN ACRE.

EXCEPTING the oil and mineral underlying said premises with the right to mine and remove the same.

No intoxicating liquors shall be sold, furnished, or given away upon the above described premises.

Parcel No. 29-00037.000.

Prior Conveyance: Vol. 620, Pg. 720, Tuscarawas County Deed Records.

PARCEL NO. TWO

Situated in the Township of Goshen, the County of Tuscarawas and the State of Ohio. Being a part of the Northeast Quarter of Section 12, Township 5, Range 1 and also being all of the remainder of a 9.0 acre tract conveyed to William E. and Constance J. Ivan by deed in Volume 524, Page 40 of the Tuscarawas County Deed of Records and being more fully described as follows:

Beginning at an iron pin set in the north line of Section 12, said point also being the northwest corner of a 0.35 acre tract (572-551) and being located North 87 deg. 08 min. 26 sec. West 88.46 feet from the northeast corner of the northeast quarter of Section 12;

Thence from the "TRUE PLACE OF BEGINNING" with the west line of said 0.35 acre tract, South 08 deg. 02 min. 14 sec. West, 696.46 feet to an iron pin set in the north line a 0.50 acre tract (704-796);

Thence with the north line of said 0.50 acre tract and a 1.0 acre tract (594-333), North 67 deg. 22 min. 37 sec. West, 249.69 feet to a stone found at the southeast corner of a 4.35 acre tract (694-333);

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Thence leaving said north line and with the easterly bounds of said 4.35 acre tract, North 12 deg. 55 min. 32 sec. East, 210.61 feet to a stone found; Thence continuing with said bounds, North 60 deg. 44 min. 52 sec. West, 139.94 feet to an iron pin found;

Thence continuing with said bounds, North 11 deg. 13 min. 44 sec. East, 343.27 feet to an iron pin set in the north line of Section 12 at the northeast corner of said 4.35 acre tract;

Thence with said north line, South 87 deg. 08 min. 26 sec. East, 336.41 feet to the "TRUE PLACE OF BEGINNING", containing 4.459 acres of land, more or less, but subject to all legal highways, right of ways, easements and leases of record.

Survey and description by Ronald L. Smith, Registration No. 5324. All pins set were 5/8" by 30" with a cap stamped Ron Smith 5324. Bearings were oriented to a 0.45 acre tract (524-40).

Parcel No. 24-00771.000

Prior Conveyance: Vol. 1153, Pg. 353, Tuscarawas County Official Records.

PARCEL NO. THREE

Situated in the Village of Roswell, Township of Goshen, the County of Tuscarawas and the State of Ohio.

Being a part of the Northeast Quarter of Section 12, Township 8, of Range 1 and also being all of the remainder of a 0.45 acre tract conveyed to William E. and Constance J. Ivan by deed in Volume 524, Page 40 of the Tuscarawas County Deed Records and being more fully described as follows:

Beginning at an iron pin set in the east line of said 0.45 acre tract, said point also being the southeast corner of a 0.125 acre tract (672-611) and being located South 03 deg. 00 min. 00 sec. West, 491.22 feet from the northeast corner of the northeast quarter of Section 12;

Thence from this "TRUE PLACE OF BEGINNING" with the east line of said 0.45 acre tract, South 03 deg. 00 min. 00 sec. West, 119.24 feet to an iron pin set at the northeast corner of a 1.0 acre tract (569-675);

Thence with the north line of said 1.0 acre tract, North 87 deg. 00 min. 28 sec. West, 123.75 feet to an iron pin found at the northwest corner of said 1.0 acre tract, said point being in the East line of a 0.35 acre tract (574-551) and passing on line an iron pin found at 11.50 feet;

Thence with said east line, North 08 deg. 02 min. 14 sec. East, 119.95 feet to an iron pin set at the southwest corner of said 0.125 acre tract;

Thence with the south line of said 0.125 acre tract, South 46 deg. 53 min. 01 sec. East, 113.22 feet to the "TRUE PLACE OF BEGINNING" containing 0.325 acres of land, more or less, but subject

VR-1200 NBE0284

to all legal highways, rights of ways, easements and leases on record.

Survey and description by Ronald L. Smith, Registration No. 5324. All iron pins set were 5/8" by 30" with a cap stamped Ron Smith 5324. Bearings oriented to a 0.45 acre tract (524040).

Excepting and reserving all oils and minerals underlying said premises with the right to mine and remove the same.

Parcel No. 29-00130.000.

Prior Conveyance: Vol. 1153, Pg. 353, Tusconwas County Official Records.

20050013629
RICHARD FOX
PICK UP



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: 232 SE SCHOOL ST. ROSWELL, OHIO VACANT LAND OFF OF

Buyer(s): _____

Seller(s): CATHY R. MACKEY AND DAVID ROBINSON

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. WALLICK AUCTIONS and real estate brokerage PISSOCRA-MATHIAS REALTY 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 _____

X Cathy R Mackey 8-11-2014
SELLER/LANDLORD DATE

X David C. Robinson 8-20-14
SELLER/LANDLORD DATE

Auction By Order Of:

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

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