

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



ENTRUST TITLE AGENCY, LLC
117 East Third Street
Dover, OH 44622
Phone: 330-364-4414 Fax: 330-364-4472

TAX & LEGAL REPORT

REQUESTED BY: Brooke / Wallick Auctions DATE: 3/9/15

PROPERTY ADDRESS: Zatavern Church Road, Strasburg, OH 44680

PRESENT OWNER: Elaine M. Parrot

VOLUME 1218, PAGE 524 TRANSFER DATE: 3/17/06

DESCRIPTION: 2-10-1 Lot 3 Exc RR 8.182A

PERMANENT PARCEL NO: 34-05013-005

CURRENTLY LISTED ON THE 2014 TAX DUPLICATE IN THE NAME OF:
David M. Welsh

ASSESSED VALUATIONS

LAND	\$ 12,310.00	GROSS RE TAXES(PER 1/2)	\$ 133.52
BUILDING	\$ 0.00	TAX REDUCTION	-\$ 18.92
TOTAL	\$ 12,310.00	10% ROLLBACK	-\$ 9.54
HOMESTEAD	\$ 0.00	2.5% REDUCTION	-\$ 0.00
CAUV VALUE	\$ 11,070.00	HOMESTEAD CREDIT	-\$ 0.00
		10% PENALTY	\$ 0.00
		TAXES PER HALF	\$ 0.00
		MWCD ASSESSMENT	\$ 3.00
		SPECIAL ASSESSMENTS	\$ 0.00
		TOTAL PER HALF	\$ 108.06

REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2014 IN THE AMOUNT OF \$108.06 (which includes MWCD assessment of \$3.00) ARE PAID. REAL ESTATE TAXES FOR THE SECOND HALF YEAR 2014 IN THE SAME AMOUNT ARE A LIEN DUE AND PAYABLE BY JULY 17, 2015. REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2015 ARE A LIEN NOT YET DETERMINED, DUE OR PAYABLE.

.....
LOT SIZE ATTACHED
.....

THIS INFORMATION, INCLUDING ANY LOT DIMENSIONS SHOWN, IS DERIVED SOLELY FROM PUBLIC RECORDS. THIS INFORMATION CANNOT BE GUARANTEED WITHOUT A FULL TITLE EXAMINATION AND A CURRENT SURVEY TO VERIFY ACCURACY.



Parcel

1218 REC0524

20060003423
Filed For Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH
03-17-2006 At 02:43 pm.
FIDUCIARY 0
OR Volume 1218 Page 524 - 525

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that, Charles J. Ackerman and Donald J. Ackerman, Co-Executors of the Estate of Geraldine M. Ackerman, deceased, Tuscarawas County Probate Case No. 2003 ES 52383, by the powers conferred under Item V of the Last Will and Testament dated February 18, 1992, and every other power which was filed with the Tuscarawas County Probate Court, for valuable consideration paid, grant, with fiduciary covenants, to ELAINE M. PARROT, whose tax mailing address is 4266 Parrot Road



OH 44680, the following real property:

Situated in the Township of Lawrence, County of Tuscarawas and the State of Ohio:
Being part of Lot 3 in the Second Quarter of Township 10, Range 2 and being a part of a 100 acre tract (by deed) (carried on the Auditor's Records as 43.957 acres) (found by survey to contain 41.803 acres) Parcel No. 34-03013.000 conveyed to Geraldine M. Ackerman by Deed recorded in O.R. 1117, Page 388 of the Tuscarawas County Official Records and being more fully described as follows:

Commencing at a point in Zutavern Church Road (Township Road 422), at the Southwest corner of said Lot 3 and at the Southeast corner of Lot 13, thence with the south line of said Lot 3 and with said road S 86 deg. 47' 07" E, 1363.57 to a point in said road and being the True Place of Beginning;
Thence from said beginning and leaving said road and with a new through said 100 acre tract, N 03 deg. 02' 33" E, 693.76 feet to an iron pin (set) and passing on line an iron pin (set) at 29.33 feet;
Thence continuing with a new line through said 100 acre tract, S 88 deg. 21' 52" E, 100.03 feet to an iron pin (set);
Thence continuing with a new line through said 100 acre tract, N 03 deg. 02' 33" E, 454.09 feet to an iron pin (set) on the south line of lot 622 in Ackerman's Subdivision as recorded in Plat Book 15, Page 47 of the Tuscarawas County Plat Records;
Thence with the south line of lot 622 & lot 623, N 87 deg. 20' 25" E, 257.44 feet to an iron pipe (found) at the southeast corner of lot 623 and the southwest corner of lot 624 in said subdivision;
Thence with the south line of lot 624, S 68 deg. 51' 43" E, 7369 feet to an iron pin (found) and with the south line of said lot 624 and the northwest corner of a 1.669 acre tract (Volume 710, Page 797);
Thence with the west line of said 1.669 acre tract and a 0.735 acre tract (Volume 710, Page 797) and the west line of a 1.903 acre tract (Volume 614, Page 65) and the west line of a 0.355 acre tract (Official Record 1143, Page 1143), S 04 deg. 18' 43" E, 672.60 feet to an iron pin (found) at the southwest corner of said 0.355 acre tract;
Thence with the north line of a 1.310 acre tract (Volume 738, Page 777), N 87 deg. 01' 04" W, 246.38 feet to an iron pin (found) at the northwest corner of said 1.310 acre tract;
Thence with the west line of said 1.310 acre tract and with the west line of a 1.003 acre tract (Volume 444, Page 856), S 03 deg. 02' 33" W, 305.61 feet to an iron pin (found) on the west line of said 1.003 acre tract;
Thence with the north line of a 1.00 acre tract (Volume 709, Page 332), N 86 deg. 47' 07" W, 240.93 feet to an iron pin (found) at the northwest corner of said 1.00 acre tract;
Thence with the west line of said 1.00 acre tract, S 03 deg. 02' 33" W, 180.80 feet to a point in the center of Zutavern Church Road (Township Road 422) and passing on line an iron pin (found) at 151.48 feet;
Thence with said road N 86 deg. 57' 27" W, 25.00 feet to the Place of Beginning, containing 8.182 acres, more or less, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to a survey of the residue of a 100 acre tract done by Ron Smith on May 24, 2005.

1218 10525

All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "D A Bower 5753".

Description prepared from a field survey by D.A. Bower, Registered Surveyor No. 5753 in October 2005.

Subject to all restrictions, reservations, conditions, covenants, leases, rights-of-way and easements of record.

Parcel #

Price Deed Reference: Volume 1117, Page 388

EXECUTED this 23rd day of January, 2006.

TRANSFERRED
ANSWER FOR
CONFIDENCE
REC. 319-227 K.C. COMPUTED WITH

MAR 17 2006

MATT JUDY
Tuscarawas County Auditor

Charles J. Ackerman Co Exec

Charles J. Ackerman, Co-Executor
of the Estate of Geraldine M. Ackerman

Donald J. Ackerman Co Exec

Donald J. Ackerman, Co-Executor
of the Estate of Geraldine M. Ackerman

STATE OF OHIO, SS:

The foregoing instrument was acknowledged before me this 23rd day of January, 2006, by Charles J. Ackerman and Donald J. Ackerman, Co-Executors of the Estate of Geraldine M. Ackerman, deceased.

Michelle S. Brown
NOTARY PUBLIC

MICHELLE S. BROWN, Notary Public
State of Ohio
My Commission Expires June 24, 2007

This instrument prepared by:
David J. Tarbert, Attorney at Law
50 N. 4th Street, Zanesville, OH

20060003485
KINCAID TAYLOR GEYER
PTCKLP

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

Don R. Wallick Auctions, Inc.
955 N. Wooster Avenue
Strosburg, Ohio 44880
info@WallickAuctions.com
http://www.WallickAuctions.com



Toll Free: 1-866-348-9445 - Tel: 330-676-0075 - Fax: 330-676-7218