

J E LEVENGOOD HOLDINGS LTD  
24-01338-003  
1237-742 10/4/2006  
10.531 20,38,22.030

STATE ROUTE 250

LOT 1

STATE OF DHID - THE  
24-01897-000  
20,38,59

ANTHONY G. GRIFFIN  
24-01880-000  
20,38,65

STATE OF DHID - MYERS  
24-01860-000  
20,38,56

EDDY BROS  
24-01850-000  
20,38,46.3

**THE TUSCARAWAS COUNTY TITLE COMPANY**

203 Fair Avenue N.E. - P. O. Box 648  
New Philadelphia OH 44663  
Phone: (330) 364-4450 Fax: (330) 343-2976  
Email: tusctitle@tusctitle.net

**TAX AND LEGAL REPORT**

DATE: May 29, 2015

REQUESTED BY: Brooke Wallick, Wallick Auctions  
info@wallickauctions.com

PROPERTY ADDRESS: 2373 State St. S.E., New Philadelphia, OH 44663

PRESENT OWNER: J.E. Levensgood Holdings, Ltd. an Ohio Limited Liability Company

VOLUME: 1287 PAGE: 742 TRANSFER: October 4, 2006

PARCEL NO.: 24-01835-005

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2014 TAX DUPLICATE IN THE NAME OF

J.E. Levensgood Holdings, Ltd. an Ohio Limited  
Liability Company

PARCEL NO.: 24-01835-003

DESC. 1-8-3 13-14 10.53A (.448 DED Drive) Excepting Oil & Gas

TOWNSHIP NAME AND NUMBER: 24-Goshen Twp

VALUATIONS:

LAND: 14,310.00  
BUILDING: 46,510.00  
TOTAL: 66,820.00  
AUV:

TAXES:

GENERAL TAXES: \$  
TAX REDUCTION: \$  
10% ROLLBACK: \$  
2 1/2% REDUCTION: \$  
HOMESTEAD CREDIT: \$  
TOTAL PER 1/2 YEAR: \$ 1,546.68  
UNPAID REAL: \$  
CURRENT SA: \$ 27.00  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the first half year 2014 are paid.

Taxes for the second half year 2014 are determined but not yet due.

BY: Jessica Murphy

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: 24-01338-003

**SUMMARY**

<b>Owner</b>	J E LEVENWOOD HOLDINGS LTD 60 BILL WERSHARER PO BOX 637 NEW PHILADELPHIA OH 44663 USA	<b>Integrator</b>	J E LEVENWOOD HOLDINGS LTD 60 BILL WERSHARER PO BOX 637 NEW PHILADELPHIA OH 44663 USA
<b>Tax Jurisic</b>	24-00586 TWP-INDIAN VALLEY SD	<b>Class</b>	499-OTHER COMMERCIAL STRUCTURES
<b>School District</b>	INDIAN VALLEY SD	<b>Subdivision</b>	
<b>Location</b>	3379 82 STATE ST	<b>Legal</b>	1 & 2 13-14 10.531A (6294 CED DRIVE) EXCEPTING OIL & GAS
<b>CD Year</b>		<b>Map # / Holding #</b>	20 / 20190
<b>Ag Year</b>		<b>Ag District</b>	
<b>Sales Amount</b>	175,000	<b>Volume</b>	10.531
			10047000

**CHARGE**

	1st Half	2nd Half	Total
<b>Tax</b>	0.00	1,849.88	1,849.88
<b>Special</b>	280.86	27.00	307.86
<b>Total</b>	280.86	1,876.88	2,157.74
<b>Field</b>	280.86	1,876.88	2,157.74
<b>File</b>	0.00	0.00	0.00
<b>County</b>			0.00

**VALUE**

	Applied	Assessed
<b>Land</b>	40,550	14,310
<b>Improvement</b>	130,300	40,010
<b>Total</b>	170,850	54,320
<b>CAUV</b>	0	0
<b>Harvested</b>	N	0
<b>OOD</b>	N	0

**TRANSFER HISTORY**

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Vol#
10/04/2021	J E LEVENWOOD HOLDINGS LTD	3327	WARRANTY DEED	Y	8,175,000	Y
10/04/2021	KASH LAND DEVELOPMENT LTD	0600	MISCELLANEOUS	Y	90	N
10/04/2021	KASH LAND DEVELOPMENT LTD	0600	MISCELLANEOUS	N	90	N
08/19/2021	KASH LAND DEVELOPMENT LTD	0600	MISCELLANEOUS	N	90	N

**LAND**

Type	Observations	Description	Value
PS-PRIMARY SITE	1.000	Acres	10,000
RR-RESIDUAL	0.000	Acres	22,880
RM-RIGHT OF WAY	0.100	Acres	0

**OTHER IMPROVEMENT**

Card	Description	Yr Bld	Yr Rem	Siz	Condition	Value
1	RETAIL RETAIL STORE	1997		3,220	AVERAGE	106,780
1	PAVING 17-ASPHALT PAVING	2000		8,930	FAIR	12,010
1	GOLF GOLF COURSE	2001		10	AVERAGE	210
1	COPY-COMMERCIAL CANOPY	2005		834	FAIR	7,580

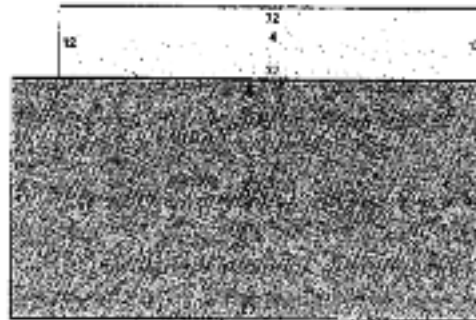
**UTILITIES**

Water	N	Sewer	N	Electric	N	Gas	N	Oil	N	Septic	N
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SKETCH

Card 1

Name	Description	Size
1	RETAI-RETAIL STORE	0,233
2	PARKING ASPHALT PAV RD	0,833
3	GOLF-GOLF COURSE	13
4	COPY-COMMERCIAL CANOPY	854



(A) (A)

WEI 237 NW0742

TRANSFERRED

COMMUNITY OF OWNERS,  
NO. 10000 E. COURSEWAY

OCT 04 2016

AMT \$154.00

METT JUCY

Texas Gas County AMTW



20050012876  
Filed For Record in  
TARRANT COUNTY, TX  
USKI L SMITH  
10-04-2016 At 10:10 AM  
MUSKATZ D 52.00  
DE Volume 1237 Page 742 - 743

GENERAL WARRANTY DEED

(Policy Form 999.9) Revised 01-01-10

KASH LAND DEVELOPMENT LTD, An Ohio Limited Liability Company  
Charter/Registration No. 1285900 under the laws of the State of Ohio, the Grantor, for the consideration of  
One Dollar and other valuable consideration received to a full satisfaction of J.E. Lovagard Holdings, Ltd,  
an Ohio Limited Liability Company, Charter/Registration No. 1633229, whose beneficial owners are: 1018  
2nd Street S.W., New Philadelphia, Ohio 44663, the Grantee, does GIVE, GRANT, ASSIGN, SELL AND  
CONVEY WITH GENERAL WARRANTY COVENANTS unto the said Grantee, his heirs and assigns, the  
following described REAL PROPERTY:

SEE ATTACHED EXHIBIT "A"

Subject to the following:  
And No portion, for himself, his heirs, devisees, successors and assigns, or a further encumbrance for the  
execution and delivery of this deed, hereby reserves unto, and for the benefit of the Grantee, his heirs and  
assigns, to hold and possess hereby conveyed, upon the following terms: The Grantee agrees to lease a golf  
cart along the shared drive

Trinity (20) First Dedicated Private Drive recorded in Volume 35, Page 8 of the Tarrant County Plat Records

Maintenance Agreement recorded in Volume 30, Page 8 of the Tarrant County Plat Records

Right of Way to Evans Bank Company recorded in Volume 264, Page 26 of the Tarrant County Deed  
Records

Reserving and Carrying a Twenty (20) foot Right of Way and Maintenance Agreement to Leslie M. Collier  
recorded in Volume 419, Page 218 of the Tarrant County Deed Records

Highway Easement to State of Ohio recorded in Volume 443, Page 591 of the Tarrant County Deed Records

Pipeline Right of Way to First Ohio Gas recorded in Volume 473, page 246 of the Tarrant County Deed  
Records

Highway Easement to State of Ohio recorded in Volume 458, Page 218 of the Tarrant County Deed Records

Highway Easement to State of Ohio recorded in Volume 408, Page 211 of the Tarrant County Deed Records

Reserving a Twenty (20) foot Right of Way in easement and maintenance agreement Tammie A. Baily Jr. et al to  
William D. Wells recorded in Volume 670, Page 148 of the Tarrant County Deed Records

Reserving Oil and Gas Rights by Thomas A. Baily Jr. et al first recorded in Volume 670, Page 148 of the  
Tarrant County Deed Records

Highway Easement to State of Ohio recorded in Volume 215, Page 214 of the Tarrant County Deed Records

Carrying Easement for James Ryan to Patricia D. Reed and Karyl Lynn Reed recorded in Volume 1233,  
Page 185 of the Tarrant County Official Records

Number Four (4) and Five (5) Fire and Clay and all Stone Coal to Carlton Brick and Fire Bricking Company  
recorded in Volume 157, Page 288 of the Tarrant County Deed Records

Oil and Gas Lease to CIP, Noid recorded in Volume 65, Page 389 of the Tarrant County Lease Records  
Subject to Assignment of Record

Reserving Non-Drilling Oil and Gas Rights (Undeveloped 1/2) interest by Thomas A. Baily Jr., et recorded in  
Volume 518, Page 287 of the Tarrant County Deed Records

Reserving Oil and Gas Rights by Thomas A. Baily Jr. et al recorded in Volume 670, Page 148 of the Tarrant  
County Deed Records

PERMITS/FEES  
KIMBERLY A. ROSE  
CIVIL ENGINEER  
ATTORNEY AT LAW  
10 DALLAS ST  
SUITE 201  
DALLAS, TEXAS 75201  
214.742.1111  
KAROL@KAROLROSE.COM

Handwritten initials and signatures: JLC, JEL, BAJ, JLC, JEL

WE1231 NR0743

Clay, State, No. Five (5) and Six (6) Coal in Daviess Mining Inc, recorded in Volume 51, Page 257 of the Tuscarawas County Lease Records. Subject to Assignments of Record.

Right of Way Easement to Ohio Power recorded in Volume 21, Page 128 of the Tuscarawas County Lease Records

Right of Way Easement to Ohio Power recorded in Volume 21, Page 253 of the Tuscarawas County Lease Records

Right of Way Easement to Ohio Power recorded in Volume 21, Page 316 of the Tuscarawas County Lease Records

Right of Way to The East Ohio Gas Company recorded in Volume 493, Page 275 of the Tuscarawas County Deed Records

Easement to The Ohio Service Company recorded in Volume 12, Page 59 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 reservations, easements, leases, covenants, conditions, restrictions and out conveyances 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, shortages 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

Sold From Parcel Mark: 24-01233.003  
New Parcel Map

Prior Instrument Reference: Volume 1237, Page 1803 of the Tuscarawas County Official Records

EXECUTED AND ACKNOWLEDGED this 29<sup>th</sup> day of September, 2008

KASH LAND DEVELOPMENT L.L.C.  
An Ohio Limited Liability Company  
Charter Registration No. 130993

By: Tom Sheller  
Its Member

*Mark Kibba*  
By: Mark Kibba  
Its Member

STATE OF OHIO  
TUSCARAWAS COUNTY, SS

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of September, 2008, by Tom Sheller and Mark Kibba, Members on behalf of KASH LAND DEVELOPMENT L.L.C. an Ohio Limited Liability Company Charter Registration No. 130993.



SHELLY A. GOWDY, Notary Public  
State of Ohio  
My Commission Expires May 18, 2011

*Shelly A. Gowdy*  
Notary Public

(e/s)  
The individual person(s)  
James Michael A. Wood  
Notary Public, Ohio  
NOTARY 0000000

ATTORNEYS  
SHERBERG & BIRCH  
LLP, L.L.P.  
ATTORNEY AT LAW  
110 N. ZEEB, SUITE  
400 COLUMBUS  
OHIO 43260-3333  
614.221.1100

KL1237 #0744



304 East High Avenue  
New Philadelphia, Ohio 44663

Phone: (330) 364-1681  
Fax: (330) 364-4081  
E-Mail: mail.del@ceoshs.net

**DESCRIPTION OF A 10.531 ACRE TRACT**

Situated in the Township of Gosben, County of Tuscarawas and the State of Ohio.

Being part of Lots 13 & 14 in the Third Quarter of Township 8, Range 1 of the United States Military District and being part of a 150.065 acre tract and all of 0.014 acre tract as conveyed to Kash Land Development by a deed in O.R. 1213, Page 1808 of the Tuscarawas County Official Records, Auditor's Parcel Nos. 24-01338.000 and 24-00140.004 and being more fully described as follows:

Beginning at an iron pin (set) on the southwesterly line of the aforementioned 150.065 acre tract and on the northeasterly line of the limited access / right of way of U.S. Route No. 250 (TUS-250-17.23), said pin being located S 05° 46' 18" W, 1191.46 feet said S 32° 42' 51" E, 766.69 feet from a stone monument (found) at the northwest corner of Lot 13;

thence from said beginning and with a new line through said 150.065 acre tract, N 61° 27' 25" E, 663.55 feet to an iron pin (set);

thence with a new line through said 150.065 acre tract, S 27° 59' 37" E, 404.56 feet to a point in the centerline of a 30 foot Dedicated Private Drive as recorded in Plat Book 36, Pages 8 & 9 of the Tuscarawas County Plat Records and passing on line an iron pin (set) at 378.81 feet;

thence with the centerline of said 30 foot Dedicated Private Drive the following twelve (12) courses: with a curve to the left having a radius of 700.00 feet (Chord Bearing and distance of S 22° 53' 04" W, 294.95 feet) and an arc distance of 297.17 feet to a point;

thence S 10° 43' 21" W, 162.32 feet to a point;

thence with a curve to the left having a radius of 200.00 feet (Chord Bearing and distance of S 01° 28' 25" E, 84.50 feet) and an arc distance of 85.14 feet to a point;

thence S 15° 40' 11" E, 52.35 feet to a point;

thence with a curve to the right having a radius of 150.00 feet (Chord Bearing and distance of S 04° 19' 36" E, 48.70 feet) and an arc distance of 48.92 feet to a point;

Consulting Engineers & Surveyors



11237 1120745

thence S 05° 00' 59" W, 73.90 feet to a point;

thence with a curve to the left having a radius of 150.00 feet (Chord Bearing and distance of S 13° 20' 06" E, 94.45 feet) and an arc distance of 96.09 feet to a point;

thence S 31° 41' 11" E, 135.56 feet to a point;

thence with a curve to the left having a radius of 250.00 feet (Chord Bearing and distance of S 34° 34' 20" E, 25.17 feet) and an arc distance of 25.18 feet to a point;

thence S 37° 27' 28" E, 101.53 feet to a point;

thence with a curve to the right having a radius of 75.00 feet (Chord Bearing and distance of S 19° 46' 06" E, 45.58 feet) and an arc distance of 46.31 feet to a point;

thence S 00° 06' 20" W, 169.68 feet to a point on the north line of a 0.016 acre tract as conveyed to Franklin D. and Karyl Lynn Reed (O.R. 1233, Page 1799);

thence with the north line of said 0.016 acre tract and the south line of the aforementioned 0.014 acre tract, S 58° 49' 02" W, 13.33 feet to an iron pin (set) at the southwest corner of said 0.014 acre tract;

thence with the west line of said 0.014 acre tract, N 01° 10' 58" W, 190.70 feet to a 5/8" iron pin (found) stamped "BAIR & GOODIE" at the northerly corner of said 0.014 acre tract, a corner of a 0.90 acre tract as conveyed to Franklin D. and Karyl Lynn Reed (Volume 608, Page 146) and a corner of said 150.065 acre tract;

thence with a line of said 0.80 acre tract and a line of said 150.065 acre tract, N 52° 03' 36" W, 163.87 feet to a 5/8" iron pin (found) stamped "BAIR & GOODIE" at a corner of said 0.80 acre tract and a corner of said 150.065 acre tract;

thence with the north line of said 0.80 acre tract and a line of said 150.065 acre tract, N 89° 46' 26" W, 71.39 feet to a 5/8" iron pin (found / bent) at the northwest corner of said 0.80 acre tract, a corner of said 150.065 acre tract and on the northeasterly line of said limited access / right of way of U. S. Route No. 250;

thence with the bounds of said 150.065 acre tract and the northeasterly line of said limited access / right of way of U.S. Route No. 250 the following eight (8) courses: N 30° 02' 29" W, 11.22 feet to a 5/8" iron pin (found / bent);

thence N 22° 13' 20" W, 596.99 feet to a 5/8" iron pin (found) stamped "EMLER";

thence N 06° 07' 33" W, 38.90 feet to a 5/8" iron pin (found) stamped "EMLER";

ME1237 MC10745

thence N 00° 46' 33" W, 53.10 feet to a 5/8" iron pin (found) from which point a 5/8" iron pin (found) stamped "CIVIL DESIGN" bears S 10° 35' 10" E, 27.61 feet;

thence N 22° 48' 33" W, 177.00 feet to a 1/2" iron pipe (found);

thence N 20° 56' 33" W, 50.80 feet to a 5/8" iron pin (found) stamped "EMLER";

thence N 10° 23' 27" E, 62.56 feet to a point from which point a 1" iron pipe bears S 70° 27' 43" W, 17.56 feet;

thence S 75° 34' 59" W, 131.32 feet to a 5/8" iron pin (found) stamped "EMLER";

thence N 32° 42' 51" W, 140.07 feet to the Place of Beginning, containing 10.534 acres, more or less (0.449 of an acre is within the 30 foot Dedicated Private Drive) of which 0.014 of an acre is all of a 0.014 acre tract in Lot 14 (Parcel No. 24-00140.004), 1.048 acres is out of Lot 13 and 9.469 acres is out of Lot 14 (Parcel No. 24-01338.000), subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to the 150.065 acre tract as recorded in O.R. 1233, Page 1808 of the Tuscarawas County Official Records.

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 David A. Bower, Registered Surveyor No. 5753 in September 2006.

  
 David A. Bower, Registered Surveyor  
 No. 5753



20060101356  
FILED  
PISAP

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

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