

Don R. Wallick Auctions, Inc.

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 Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



Tuscarawas County, Ohio

Parcel: 16-00347-000

SUMMARY

Owner	SHUMAN VERNARD A 284 HARMON AVE NW BREWSTER OH 44613 USA	Taxpayer	SHUMAN VERNARD A 284 HARMON AVE NW BREWSTER OH 44613 USA
Tax District	16-FAIRFIELD TWP-TUSC VALLEY SD	Class	511-1-FAMILY UNPLATTED 0-09.99 ACS.
School District	TUSC VALLEY SD	Subdivision	
Location	6222 STATE ROUTE 212	Legal	1 9 3 PR NE & SE 1.033A
CD Year		3 / 28000	Acres 1.030
Ag Year			Sold 10/10/2001
Sales Amount		Volume	Page

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	388.05	389.05	778.12
Special	0.00	3.00	3.00	6.00
Total	0.00	392.05	392.05	784.12
Paid	0.00	392.05	0.00	392.05
Due	0.00	0.00	392.05	392.05
Escrow				0.00

VALUE

	Appraised	Assessed
Land	12,180	4,260
Improvement	55,740	20,580
Total	70,920	24,820
CAUV	0	0
Homestead	Y	
DOC	Y	70,740
		24,760

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
10/10/2001	SHUMAN VERNARD A	81488	AFFIDAVIT	N	\$0	N

LAND

Type	Dimensions	Description	Value
HS-HOMESITE	1.000	Acres	12,000
RS-RESIDUAL	0.030	Acres	180

DWELLING

Card 1	Style	Stories	Rac Room Area	Finished Basement	Rooms	Bed Rooms	Other Features	Heating	Cooling	Grade	Fireplace Openings	Fireplace Stacks	Living Area	Appraised Value
	01-SINGLE FAMILY	1.00	0	0	8	3	Family Rooms Dining Rooms Year Built Year Remodeled Full Baths Half Baths Other Features	0	0	1969	0	0	0	55,740
								Y	Y	C-4	1	1	1,082	

OTHER IMPROVEMENT

Card	Description	Yr Bt	Yr Rem	Size	Condition	Value
1	SHED-SHED	1969		120	AVERAGE	0

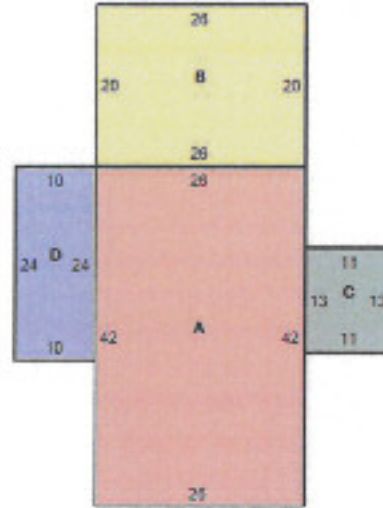
UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size	[1]
1	SHED-SHED	120	
A	1SFR/B	1,092	
B	2CFG	520	
C	CNPY/P=NV	143	
D	WDDK	240	





299'

159'

295'

148'

Parcel



Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

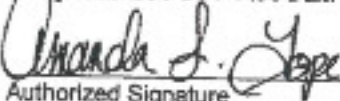
Issued through the Office of:

TUSCARAWAS COUNTY TITLE COMPANY,
LLC

203 Fair Ave., NE

New Philadelphia, OH 44663

Telephone: 330-364-4450 Fax: 330-343-2976


Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

You may review a copy of the arbitration rules at: <http://www.alta.org/>.

SCHEDULE A

1. Effective Date: July 7, 2015 at 8:00 a.m. File Number: 00243591
2. Policy or policies to be issued: Amount
 - a. ALTA Owner's Policy 6-17-06 Policy Amount: \$ 0.00
Proposed Insured: To be determined
 - b. ALTA Loan Policy 6-17-06 Policy Amount \$ 0.00
Proposed Insured: its successor and/or assigns, as their interest may appear.
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:
Vernard A. Shuman, by virtue of Affidavit of Survivorship recorded in Volume 1032, Page 1360,
Tuscarawas County Official Records.
5. The land referred to in this Commitment is described as follows:
See Attached Exhibit A

SCHEDULE B - SECTION I

Requirements:

1. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
2. Proper execution, delivery and recording of General Warranty Deed executed by Vernard A. Shuman, in favor of To be determined.

SCHEDULE B - SECTION 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 hereof 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. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims or easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. The following exception will appear only on Schedule B exception to any final policy issued in this transaction: Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy. _____
8. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception. _____
9. No title examination of the U. S. District Court or Bankruptcy Court records.
10. Anything to the contrary notwithstanding, the Final Policy will not insure the quantity of land set forth in the legal description recited in Schedule A.
11. Real estate taxes for the full year 2014 in the amount of \$392.06 per half (Includes a Special Assessment in the amount of \$3.00 to MWCD and a reduction of per half taxes in the amount of \$211.83 for Homestead Reduction) are paid. Taxes for the year 2015 and thereafter are undetermined but a lien on said premises. Valuations: Land 4,260 Buildings 20,560 Total 24,820 Parcel No. 16-00347.000 Desc. 1-9-3 PR NE & SE 1.033A
12. Right of Way to East Ohio Gas recorded in Volume 225, Page 467, Tuscarawas County Deed Records.
13. Flood Easement to the United States of America recorded in Volume 238, Page 530, Tuscarawas County Deed Records.
14. Flood Easement to the United States of America recorded in Volume 247, Page 365, Tuscarawas County Deed Records.
15. Highway Easement to the State of Ohio recorded in Volume 290, Page 338, Tuscarawas County Deed Records.

16. Reservation of one-half (1/2) interest in Oil and Gas Rights by Muskingum Watershed Conservancy District as recorded in Volume 359, Page 464, Tuscarawas County Deed Records. No further title examination was performed under the above instrument.
17. Right of Way to East Ohio Gas recorded in Volume 8, Page 183, Tuscarawas County Lease Records.
18. Right of Way to East Ohio Gas recorded in Volume 9, Page 337, Tuscarawas County Lease Records.
19. Right of Way to East Ohio Gas recorded in Volume 9, Page 342, Tuscarawas County Lease Records.
20. Easement to Ohio Power recorded in Volume 22, Page 277, Tuscarawas County Lease Records.
21. Right of Way to East Ohio Gas recorded in Volume 26 Page 127, Tuscarawas County Lease Records.
22. Oil and Gas Lease to Status Development Co. recorded in Volume 28, Page 53, Tuscarawas County Lease Records. Affidavit of Non-Compliance recorded in Volume 118, Page 200, Tuscarawas County Lease Records. No further title examination was performed under the above instrument.
23. Oil and Gas Lease to M.B. Belden recorded in Volume 71, Page 76, Tuscarawas County Lease Records. Assignment of Lease to Capital C. Energy Operations L.P. recorded in Volume 1455, Page 1731, Tuscarawas County Official Records. No further title examination was performed under the above instrument.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<input checked="" type="checkbox"/> Kenneth E. Selzer	7/3/15	_____	_____
Seller	Date	Seller	Date
_____	7/3/15	_____	_____
Purchaser	Date	Purchaser	Date
_____	7/3/15	_____	_____
Agent	Date	Agent	Date

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

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