



ALBAN TITLE

920 Boulevard, Dover, OH 44622 ♦ www.albantitle.com
Phone: (330) 343-5800 ♦ Fax: (330) 343-5877

TAX AND LEGAL REPORT

DATE: 7/3/18

REQUESTED BY: Brooke Wallick

PROPERTY ADDRESS: 315 Ray St

PRESENT OWNER: Edna M Fillinger

DEED VOL.: 733 **PAGE:** 586 **TRANSFER:** 07/27/1998

PARCEL NO: 45-00698-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2017 TAX DUPLICATE IN THE NAME OF: Edna M Fillinger

DESC: WHOLE 1458 PR 1459

VALUATIONS:	TAXES:	
LAND:	5,940	GROSS: 836.29
BUILDINGS:	17,420	CREDIT: -305.63
TOTAL:	23,360	NON-BUSINESS CREDIT: -48.75
		HOMESTEAD: -175.95
CAUV:		OWNER-OCCUPANCY CREDIT: - 12.19
		TAX & SA PENTALITIES:
Special Assessments:		TAX & SA INTEREST:
		CURRENT SA: 3.00
Map No.:		ADJUSTMENTS:
		PENALTY:
		PRIOR DEL R.E:
		TOTAL DUE: 296.77

Taxes for the first half 2017 are UNPAID. \$824.34 needed to become current.
Taxes for the second half 2017 are DUE.

This information, including any log 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.

Tuscarawas County, Ohio
Parcel: 45-00698-000

SUMMARY

Owner	FILLINGER EDNA M 315 RAY ST NEWCOMERSTOWN OH 43832 USA			Taxpayer	FILLINGER EDNA M 315 RAY ST NEWCOMERSTOWN OH 43832 USA		
Tax District	45-OXFORD TWP-NEWCOMERSTOWN CORP			Class	510-SINGLE FAMILY OWNER OCCUPIED		
School District	NEWCOMERSTOWN EX VILL SD			Subdivision			
Location	315 RAY ST			Legal	WHOLE 1458 PR 1459		
CD Year		2017	Map # / Routing #	29 / 4000	Acres		
Ag Year			Ag District		Sold	07/27/1998	
Sales Amount	54,000		Volume		Page		

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	328.15	323.15	293.77	945.07
Special	3.34	189.70	3.00	176.04
Total	331.49	492.85	296.77	1,121.11
Paid	0.00	0.00	0.00	0.00
Due	331.49	492.85	296.77	1,121.11
Escrow				0.00

VALUE

	Appraised	Assessed
Land	16,950	5,940
Improvement	49,770	17,420
Total	66,730	23,360
CAUV	0	0
Homestead	Y	
OOC	Y	
	66,730	23,360

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
07/27/1998	FILLINGER EDNA M	1197	WARRANTY DEED	N	\$54,000	Y
08/14/1995	JONES KEVIN D & HEATHER M GRAM	2275	JOINT SURVIVORSHIP	N	\$34,000	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	100.000 X 132.000	Eff Front X Eff Depth	18,950

DWELLING

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1957	Grade	C-4
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	4	Full Baths	1	Fireplace Stacks	0
Bed Rooms	2	Half Baths	1	Living Area	968
		Other Fixtures	0	Appraised Value	49,770

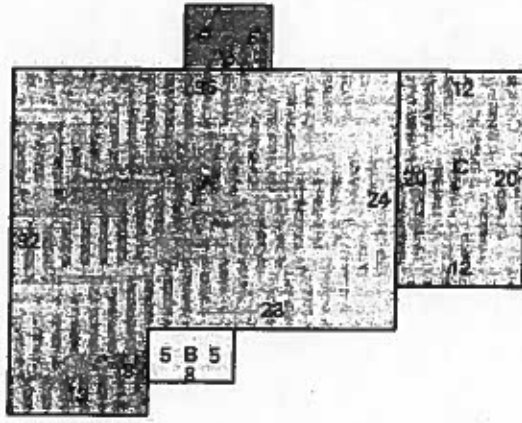
UTILITIES

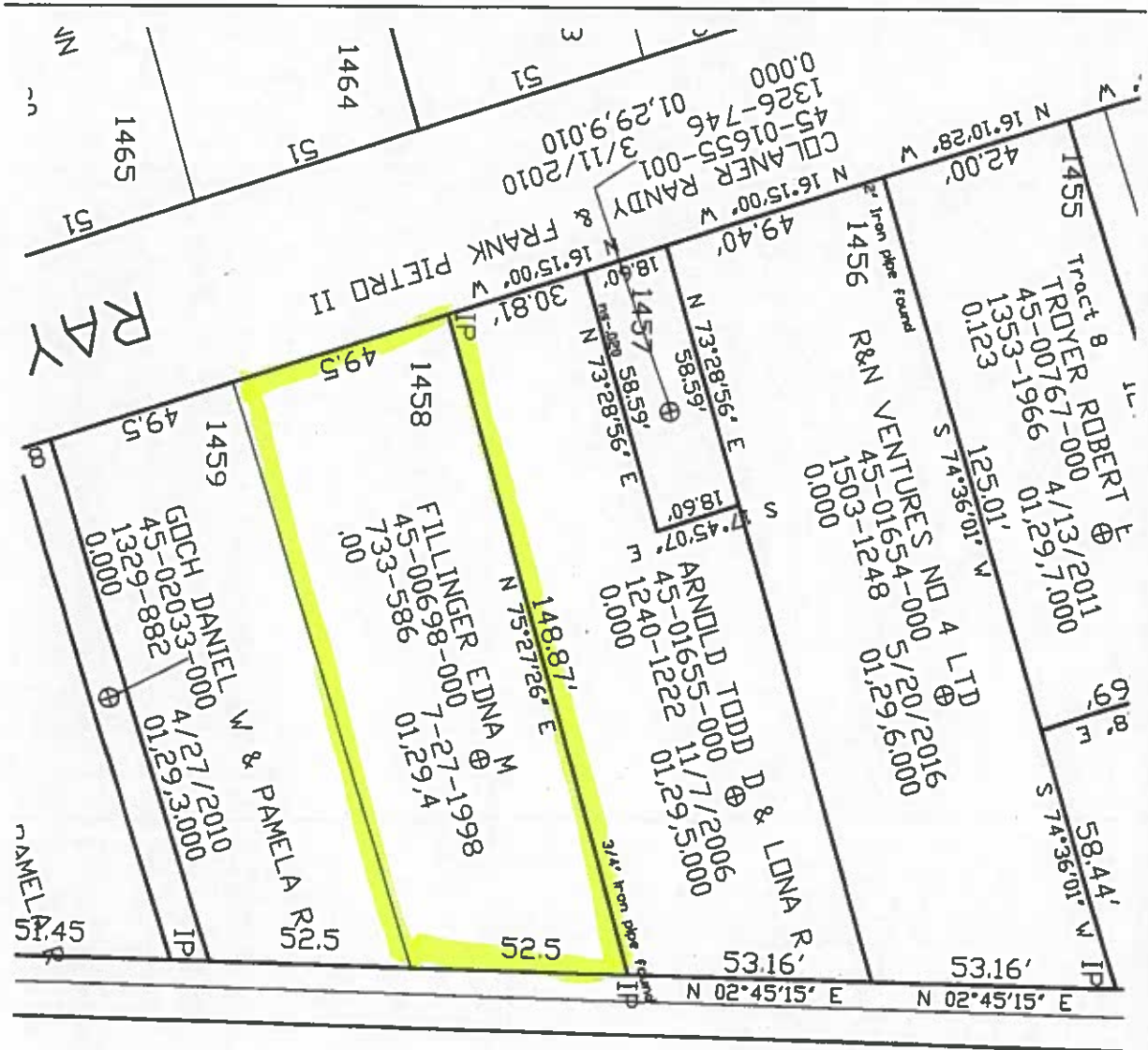
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size
A	1SFR/B	968
B	OFF	40
C	1CFG	240
D	P=NV	48





1465
SI
RAY

1459
GDCH DANIEL W & PAMELA R
45-02033-000 4/27/2010
1329-882 01,29,3,000
0.0000 IP
PAMELA R
52.45

1464
SI

1458
FILLINGER EDNA M
45-00698-000 7-27-1998
733-586 01,29,A
0.00
52.5
3/4" from pipe found

1457
58.59'
N 73°28'56" E
18.60'
N 16.15° W
30.81'
IP

1456
R&N VENTURES ND 4 LTD
45-01654-000 5/20/2016
1503-1248 01,29,6,000
0.0000

1455
Tract 8
TRDYER ROBERT E
45-00767-000 4/13/2011
1353-1966 01,29,7,000
0.123

ARNOLD TODD D & EDNA R
45-01655-000 11/7/2006
1240-1222 01,29,5,000
0.0000

COLANER RANDY & FRANK PIETRO II
45-01655-001 3/11/2010
1326-746 01,29,9,010
0.0000

53.16'
N 02°45'15" E

42.00'
N 16.10°28' W

53.16'
N 02°45'15" E

49.40'
N 16.15° W

58.44'
S 74°36'01" W IP

125.01'
S 74°36'01" W

58.44'
S 74°36'01" W IP

TRANSFERRED

TRANSFER FEE 1.00
CONVEYANCE EXAMINED.
SEC. 319-302 B. C. COMPLIED WITH

JUL 27 1998

AMT. 216.00
JOHN A. BEITZEL
Tuscarawas County Auditor

VOL 733 PAGE 586

GENERAL WARRANTY DEED

Kevin D. Jones, single, and Heather M. Gram, single, of Tuscarawas County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to EDNA M. FILLINGER, whose tax-mailing address is 315 Ray Street, Newcomerstown, Ohio, 43832, the following REAL PROPERTY: Situated in the County of Tuscarawas, in the State of Ohio and in the Village of Newcomerstown:

Being located in Lots 1458 and 1459 in Porcher and Opphile's Addition as set forth in Plat Book 10, Page 26 and consisting of all of the lands heretofore conveyed to Kevin D. Jones and Heather Gram in Deed Volume 696, Page 133 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows: Commencing at a 3/4" iron pipe found at the Southwest corner of Lot 1459; thence with the West line of said lot being also the East line of Ray Street North 16 deg. 15 min. 00 sec. West, 8.00 feet to an iron pin set at a corner of the lands heretofore conveyed to Pamela R. and Daniel W. Goch in Deed Volume 720, Page 545 being also the TRUE PLACE OF BEGINNING of the tract herein described; thence continuing with said line and also with the West line of Lot 1458 North 16 deg. 15 min. 00 sec. West, 90.81 feet to an iron pin set at the Northwest corner of Lot 1458; thence with the North line of said lot North 75 deg. 27 min. 26 sec. East, 148.87 feet to a 3/4" iron pipe found at the Northeast corner of said lot; thence with the East line of said lot and with the East line of Lot 1459 South 4 deg. 12 min. 25 sec. West, 92.67 feet to an iron pin set at the Northeast corner of the aforesaid Goch lands and being also located North 4 deg. 12 min. 25 sec. East, 8.53 feet from a 3/4" iron pipe found at the Northeast corner of Lot 1460; thence with the North line of said Goch lands South 73 deg. 58 min. 13 sec. West, 116.42 feet to the TRUE PLACE OF BEGINNING, containing 0.271 acre 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 all of Auditor's Parcel #45-00698.000. It consists also of 0.156 acre in Lot 1458 and 0.115 acre in Lot 1459.

Bearings herein are oriented to the West line of Lots 1458 and 1459 as shown in Plat Book 10, Page 26. 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 July, 1998.

"Deed checked for tract description only"
EPA-approved E-Record
JOSEPH S. SACHMAN, Tusc. Co. Engineer
Date 7-27-98 Deputy

Prior Instrument Reference: Volume 696, Page 133 of the Deed Records of Tuscarawas County, Ohio.

Witness their hand(s) this 27th day of July, 1998

Signed and acknowledged in presence of:

[Signature]
[Signature]

[Signature]
Kevin D. Jones
[Signature]
Heather M. Gram

9800010281
Filed for Record in
TUSCARAWAS COUNTY, OH
DOLORES HIXSON
On 07-27-1998 At 02:21 pm.
WARRANTY D 14.00
Vol. 733 Pg. 586 - 587

State of Ohio County of Tuscarawas ss.

BE IT REMEMBERED, That on this 27th day of July, 1998, before me, the subscriber, a Notary Public in and for said state, personally came KEVIN D. JONES and HEATHER M. GRAM the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public signature: Tonya L. Bartko
TONYAL BARTKO
Notary Public, State of Ohio
My Commission Expires Feb. 24, 2003

This instrument was prepared by: Thomas R. Little, Attorney at Law, Newcomerstown, Ohio.

9800010281
TUSC TITLE
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: 315 Ray St Newcomerstown

Buyer(s): _____

Seller(s): Fillinger 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) Ryan Wallick and real estate brokerage McIntire 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 _____

Carl Enns 6/19/18
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 315 Ray St Newcomerstown

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) AW 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.

<u>[Signature]</u>	<u>6/19/18</u>	_____	_____
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>6/19/18</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>6/19/18</u>	_____	_____
Agent	Date	Agent	Date