

Tuscarawas County, Ohio

Parcel: 15-04372-000

SUMMARY

Owner	BAIR MARY S 218 W TENTH ST DOVER OH 44622 USA	Taxpayer	BAIR MARY S 218 W TENTH ST DOVER OH 44622 USA
Tax District	15-DOVER CITY/DOVER CSD	Class	610-SINGLE FAMILY OWNER OCCUPIED
School District	DOVER CITY SD	Subdivision	
Location	218 W 10TH ST	Legal	REAR 1693 1694
CD Year	2018	Map # / Routing #	42 / 78000
Ag Year		Acres	
Sales Amount		Sold	
		Page	

CHARGE

	Prior	1st Half	2nd Half	Total		Appraised	Assessed
Tax	2,188.58	671.67	671.67	3,531.92	Land	25,240	9,180
Special	10.35	3.00	3.00	16.35	Improvement	77,190	27,020
Total	2,198.93	674.67	674.67	3,548.27	Total	103,430	36,200
Paid	2,198.93	674.67	0.00	2,873.60	CALV	0	0
Due	0.00	0.00	674.67	674.67	Homesite	Y	
Escrow				0.00	OCC	Y	103,430
							36,200

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	79.000 X 100.000	EFF Front X EFF Depth	26,240

DWELLING

Card 1						
Style	01-SINGLE FAMILY	Family Rooms	0	Heating		Y
Stories	2.00	Dining Rooms	1	Cooling		Y
Rec Room Area	6	Year Built	1914	Grade		C+S
Finished Basement	0	Year Remodeled		Fireplace Openings		0
Rooms	7	Full Baths	1	Fireplace Stacks		0
Bed Rooms	4	Half Baths	0	Living Area		1,612
		Other Fixtures	0	Appraised Value		73,790

OTHER IMPROVEMENT

Card	Description	Yr Bt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1900		600	FAIR	3,400

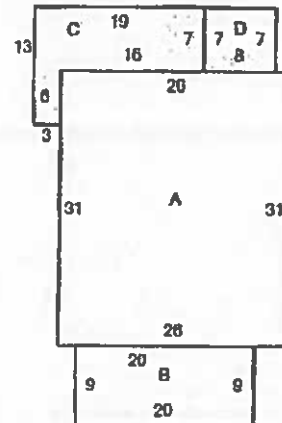
UTILITIES

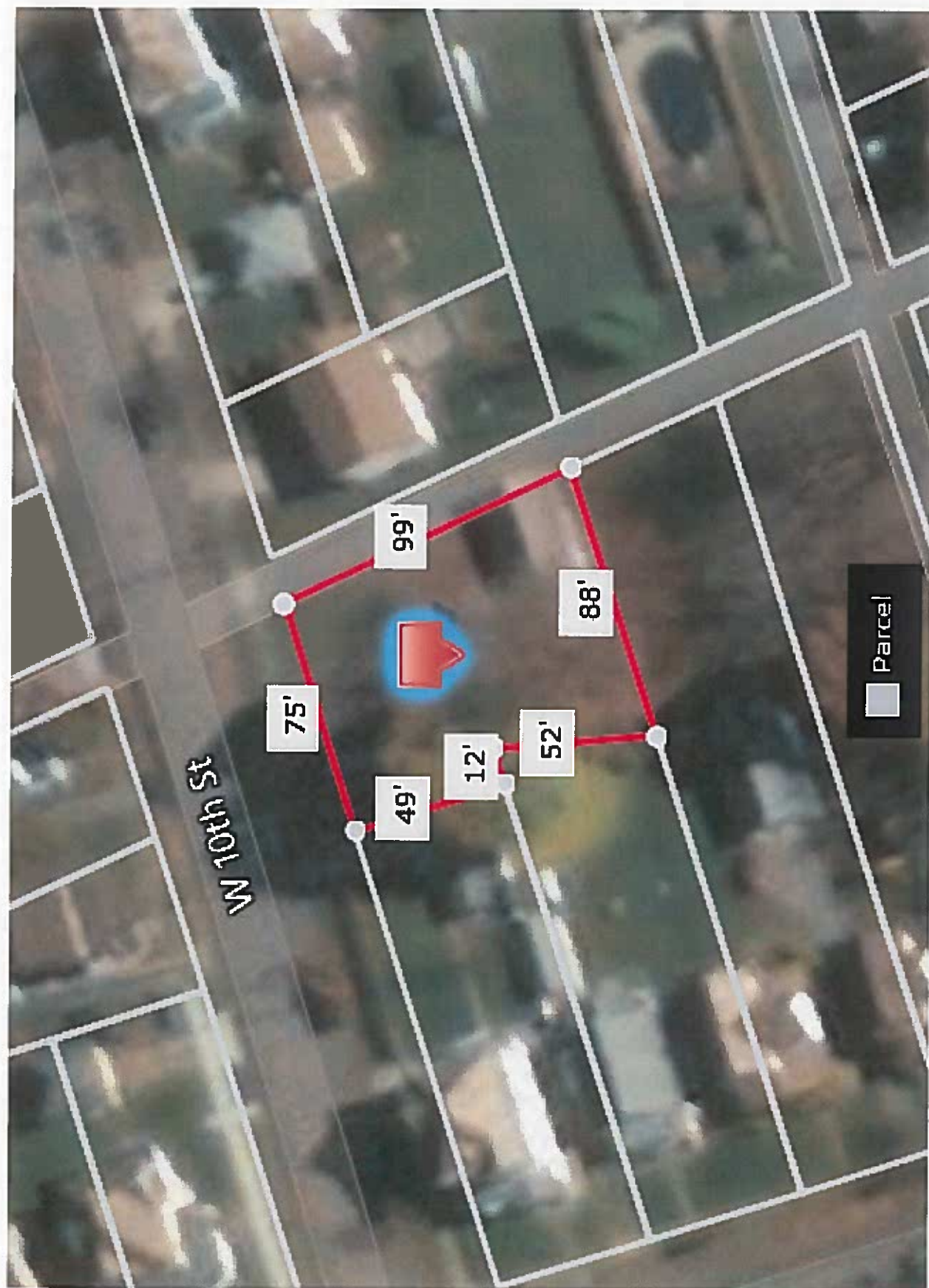
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size	[1]
1	DFG-DETACHED FRAME GARAGE	600	
A	A/2SFR/B	806	
B	EBP	180	
C	1SFRA	151	
D	QFP	55	





**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Order/File No.: 042845RP

Commitment No.: 042845RP

1. Effective Date: June 8, 2018 at 07:59 AM
2. Policy or Policies To Be Issued: Amount of Insurance
 - (a) A.L.T.A. Owner's (ALTA Own. Policy (06/17/06))
Proposed Insured:
TBD
 - (b) A.L.T.A. Loan
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple
4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:
Mary S. Bair, by virtue of: 1) that certain Warranty Deed recorded September 17, 1981 in Volume 564, Page 438 of the Tuscarawas County Deed Records; and 2) that certain Quit Claim Deed recorded April 11, 1984 in Volume 582, Page 215 of the Tuscarawas County Deed Records.
5. The land referred to in the Commitment is described as follows:
SEE "EXHIBIT A" ATTACHED HERETO

Alpha Land Title Agency, Inc

By: 
Scott G. Hastings, Esq., Vice President

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

Order/File No.: 042845RP

Commitment No.: 042845RP

The following requirements must be met:

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay all general and special taxes now due and payable including the following:
() Record instrument conveying or encumbering the estate or interest to be insured, briefly described:
5. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and filed for record:

Duly executed deed from Martha Gierschick, Executrix of the Estate of Mary F. Bair, aka Mary S. Bair, with proper marital status and release of dower, if applicable, vesting title in a buyer to be determined.

NOTE: The deed referenced above must comply with local rules on descriptions and conveyances pursuant to Section 315.251 and 319.203 of the Ohio Revised Code.

Mortgage from a buyer to be determined, with proper marital status and release of dower, if applicable, to proposed insured mortgagee.

6. Cancellation of Open End Mortgage from Mary F. Bair, who acquired title as Mary S. Bair, to JPMorgan Chase Bank, N.A., recorded October 5, 2015 in Volume 1486, Page 1349 of the Tuscarawas County Official Records, securing the stated amount of \$25,000.00.
7. Compliance with the terms of the Estate of Mary F. Bair, aka Mary S. Bair, filed as Case No. 2018 ES 59390 of the Tuscarawas County Probate Court.
8. Copy of Driver's license from all parties.
9. Owner's/Sellers Affidavit covering matters of title in a form acceptable to the Company.
10. Survey satisfactory to the Company be provided if survey exceptions are to be deleted.
11. Further exceptions and/or requirements may be made upon review of the proposed documents or upon ascertaining details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part II

Order/File No.: 042845RP

Commitment No.: 042845RP

Schedule B of the policy or policies to be insured 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 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. Taxes for the current year.
3. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements or other boundary or location disputes (can be eliminated or amended in mortgagee's policy upon proper evidence being furnished.)
4. Restrictive covenants affecting the property described in Schedule A.
5. Rights or claims of parties in possession, and not of record in the public records; liens for labor, services or material or claims to same which are not of record in said records.
6. Any roadway or easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
7. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or riparian rights, if any.
8. Taxes are \$674.67 per half. Parcel No. 15-04372-000. Taxes for the first half of 2017 are PAID. Taxes for the second half of 2017 and thereafter are a lien, but not yet due and payable. Assessments if any, which have not been certified to County Auditor for collection. (figures are based on the last available tax duplicate).

NOTE: Reflected in the above per half tax amount is a special assessment in the amount of \$3.00 for the Muskingum Watershed.

NOTE: Reflected in the above per half tax amount is a homestead reduction in the amount of \$214.11.

9. Open End Mortgage from Mary F. Bair, who acquired title as Mary S. Bair, to JPMorgan Chase Bank, N.A., recorded October 5, 2015 in Volume 1486, Page 1349 of the Tuscarawas County Official Records, securing the stated amount of \$25,000.00.
10. All matters as contained in the Estate of Mary F. Bair, aka Mary S. Bair, filed as Case No. 2018 ES 59390 of the Tuscarawas County Probate Court.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

SCHEDULE B

Part II (Continued)

Order/File No.: 042845RP

Commitment No.: 042845RP

12. The following exception will appear in any loan policy issued as a result of the Commitment:
Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the date of policy.
13. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
14. Title to that portion of the insured premises within the bounds of any legal highways.
15. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained with the legal description of the premises insured herein.
16. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
17. NO FURTHER EXAMINATION HAS OCCURRED ON ANY EASEMENTS, RIGHT-OF-WAYS, AND/OR LEASES. SUBJECT TO ALL LEGAL HIGHWAYS.

"EXHIBIT A"

PROPERTY DESCRIPTION

Commitment No.: 042845RP

Order/File No.: 042845RP

The land referred to in this Commitment is described as follows:

Situated in the City of Dover in the County of Tuscarawas and State of Ohio:

Being part of Lot Number 24 in E. S. Slingluff's Second Addition and bounded as follows: Beginning at the southeast corner of said Lot Number 24 on the alley; thence along the line of Lot No. 23, South 73 deg. west 88-8/10 feet; thence parallel with Walnut Street, North 18 deg. west 50 feet to the north line of Lot No. 24; thence with the lot line, North 73 deg. east 70-4/10 feet to the alley; thence south 24-3/4 deg. east 50 feet to the beginning; being the premises conveyed by deed recorded in Vol. 159 at pages 467 and 468 of the Deed Records. Said Lot is now also known as new lot number 1693, as renumbered for taxation purposes.

Also, Lot Number 25 of E. S. Slingluff's Second Addition, excepting 150 feet off the front or Walnut Street end of said lot and being the same premises conveyed by deeds recorded in Vol. 159, page 468 and in Vol. 163 at pages 224 and 225 of the Deed Records. Said Lot Number 25 is now also known as New Lot Number 1694, as renumbered for taxation purposes.



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: 218 W 10TH ST DOVER

Buyer(s): _____

Seller(s): MARY BAIR ESTATE

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____

The seller will be represented by _____, and _____

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 Walker and real estate brokerage MCINTOSH 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 _____

SELLER/landlord _____ DATE _____

Marilyn Shuck 6/13/18
SELLER/landlord DATE
Marilyn Shuck 6/13/18
BUYER/tenant DATE

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.

<u>Martha Schubert</u>	<u>6/13/18</u>	_____	_____
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>6/18/18</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>6/18/18</u>	_____	_____
Agent	Date	Agent	Date