

# Tuscarawas County, Ohio

## Parcel: 23-00759-000

### SUMMARY

Owner	CYPRESS MASONIC TEMPLE BUILDING CO, P.O. BOX 121 STRASBURG OH 44680 USA	Taxpayer	CYPRESS MASONIC TEMPLE BUILDING CO, P.O. BOX 121 STRASBURG OH 44680 USA
Tax District	23-FRANKLIN TWP-STRASBURG CORP	Class	680-CHARITABLE EXEMPTIONS
School District	STRASBURG-FRANK SD	Subdivision	
Location	140 S BODMER AVE	Legal	3 10 22 PR NE & SE 1.205A
CD Year		Map # / Routing #	10.01 / 4000
Ag Year		Ag District	
Sales Amount		Volume	
		Acres	1.205
		Sold	
		Page	

### CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	42.00	42.00	84.00
Total	0.00	42.00	42.00	84.00
Paid	0.00	42.00	42.00	84.00
Due	0.00	0.00	0.00	0.00
Escrow				0.00

### VALUE

	Appraised	Assessed
Land	37,960	13,290
Improvement	116,530	40,790
Total	154,490	54,080
CAUV	0	0
Homestead	N	
OOC	N	0

### LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	1.205	Acres	37,960

### OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	LODGE-LODGE-CLUBHOUSE	1973		1,322	AVERAGE	40,190
1	LODGE-LODGE-CLUBHOUSE	1973		2,520	AVERAGE	72,920
1	C CNPY-COMMERCIAL CANOPY	1973		308	AVERAGE	2,460
1	C CNPY-COMMERCIAL CANOPY	2006		100	GOOD	800
1	C CNPY-COMMERCIAL CANOPY	2006		20	AVERAGE	160

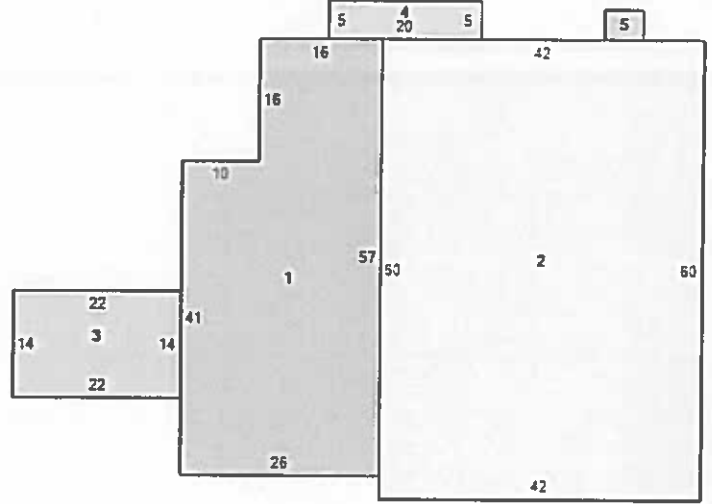
### UTILITIES

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

Card 1

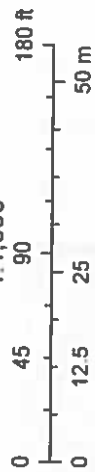
Name	Description	Size
1	LODGE-LODGE-CLUBHOUSE	1,322
2	LODGE-LODGE-CLUBHOUSE	2,520
3	C CNPY-COMMERCIAL CANOPY	308
4	C CNPY-COMMERCIAL CANOPY	100
5	C CNPY-COMMERCIAL CANOPY	20





December 13, 2018

1:1,000





303'

174'

302'

174'

S Bodmer Ave

Parcel 12 Months 12 Months

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Know all Men by these Presents, That I, JOSEPH U. SHUTT, SR., unmarried

65203

the Grantor.

for the consideration of -----One and no/100----- Dollars

(\$ 1.00 ) received to his full satisfaction of

CYPRESS MASONIC TEMPLE BUILDING CO.

the Grantee

whose TAX MAILING ADDRESS will be Strasburg, Ohio

do give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following

described premises situated in the Village of Strasburg

County of Tuscarawas and State of Ohio:

Known as and being a part of the Northeast Quarter of Section 22, township 10, Range 3, Franklin Township, Tuscarawas County, Ohio and also being situated within the Village of Strasburg, and being more particularly bounded and described as follows:

Commencing at the southeast corner of the Northeast Quarter of Section 22, thence North 85 degrees, 10 minutes West, along the south line of said Quarter Section, 25.0 feet to an iron pin; thence North 4 degrees, 33 minutes East, along the west line of Bodmer Avenue, 223.7 feet to an iron pin, the true point of beginning of the parcel herein described;

Thence North 85 degrees, 21 minutes West 175.0 feet to an iron pin;

Thence North 4 degrees, 33 minutes East 300.0 feet to an iron pin in the south line of the Strasburg-Franklin Local School District lands;

Thence South 85 degrees, 21 minutes East, along the south line of said Strasburg-Franklin Local School District lands, 175.0 feet to an iron pin in the west line of Bodmer Avenue;

Thence South 4 degrees, 33 minutes West, along the west line of Bodmer Avenue, 300.0 feet to the true point of beginning, and containing 1.205 acres, more or less.

Survey, May 20, 1972 by R. H. Hunsinger, #3685, Registered Surveyor.

"Deed checked for tract description only" B-7-72 ED P. GASSER Tuscarawas Co. Engineer Deputy

TRANSFERRED TRANSFER FEE 35 CONVEYANCE EXAMINED SEC. 319-202 R. C. COUNTY CLERK WITH 10.50

AUG - 7 1972

DONALD R. KINSEY TUSCARAWAS COUNTY AUDITOR No. 72640

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever. And I, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever. Excepting taxes, which taxes shall be prorated between the parties hereto as of the date of transfer;

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and that I will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except as above noted.

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee, its successors and assigns, all right and expectancy of dower in the above described premises.

In Witness Whereof, I have hereunto set my hand, the 5th day of August, in the year of our Lord one thousand nine hundred and seventy-two (1972)

Signed and acknowledged in the presence of  
Lawrence H. Richardson  
Dora M. Richardson

Joseph U. Shutt, Sr.  
 Joseph U. Shutt, Sr.

STATE OF OHIO } ss. Before me, a Notary Public  
 Tuscarawas County }  
 in and for said County and State, personally appeared the above named Joseph U. Shutt, Sr., unmarried

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In testimony whereof, I have hereunto set my hand and official seal, at Strasburg, Ohio, this 5th day of August, A. D. 19 72

LAWRENCE H. RICHARDSON  
 Notary Public for State of Ohio  
 My Commission Has No Expiration  
 Sec. 147.03 Revised Code

63208

RECEIVED FOR RECORD

Lawrence H. Richardson

This instrument prepared by: AUG 7 1972 2:18 P.M.  
 Lawrence H. Richardson  
 Attorney At Law  
 Strasburg, Ohio

Recorded Aug 7 1972  
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 Records of  
 Tuscarawas County, Ohio 3.00