



ALBAN TITLE

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

TAX AND LEGAL REPORT

DATE: 07/22/2020

REQUESTED BY: Brooke

PROPERTY ADDRESS: 235 7th St NE

PRESENT OWNER: GINED LLC

DEED VOL.: 1598 PAGE: 5820 TRANSFER: 02/11/2020

PARCEL NO: 43-04517-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2017 TAX DUPLICATE IN THE NAME OF: GINED LLC

DESC: PR 3181 .19A

VALUATIONS:		TAXES:	
LAND:	7,820	GROSS:	698.79
BUILDINGS:	<u>12,260</u>	CREDIT:	- 182.19
TOTAL:	20,080	NON-BUSINESS CREDIT:	- 0
		HOMESTEAD:	- 0
CAUV:		OWNER-OCCUPANCY CREDIT:	- 0
		TAX & SA PENTALTIES:	
		TAX & SA INTEREST:	
Special Assessments:		CURRENT SA:	6.00
Map No.:		ADJUSTMENTS:	
		PENALTY:	
		PRIOR DEL R.E:	
		TOTAL DUE:	522.60

Taxes for the first half 2019 are PAID.

Taxes for the second half 2019 are PAID.

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.



Parcel: 43-04517-000

Year: 2019

SUMMARY

Deeded Name	GINED LLC	Taxpayer	GINED LLC
Owner	GINED LLC C/O EDWARD L PARIS 500 WILLS AVE DOVER OH 44622-2168		C/O EDWARD L PARIS 500 WILLS AVE DOVER OH 44622-2168
Tax District	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)	Land Use	454-AUTOMOBILE CAR SALES AND SERVICES
School District	NEW PHIL. SD	Subdivision	
Neighborhood	02464-NEW PHILADELPHIA CORPORATION	Legal	PR 3181 .19A
Location	235 NE 7TH ST	17.02	Routing Number 22000
CD Year	2019	2/11/2020	Sales Amount 0.00
Acres	0.1900	Map Number	
		Sold	

VALUE

District	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)
Land Use	454-AUTOMOBILE CAR SALES AND SERVICES

CURRENT CHARGES

Full Rate	69.600000
Effective Rate	51.455092
Qualifying Rate	42.045198

	Appraised	Assessed
Land	22,340	7,820
Improvement	35,040	12,260
Total	57,380	20,080
CAUV N	0	0
Homestead N	0	0
OOC N	0	0
Taxable	57,380	20,080

	Prior	First	Second	Total
Tax	1,113.65	516.60	516.60	2,146.85
Special	12.60	6.00	6.00	24.60
Penalty	133.27	52.26	0.00	185.53
Total	1,259.52	574.86	522.60	2,356.98
Paid	1,259.52	574.86	522.60	2,356.98
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
2/11/2020	GINED LLC	E0192	WARRANTY DEED	\$0.00	N
9/1/2016	TUSKY TRANSPORT LLC	1265	WARRANTY DEED	\$65,000.00	Y
7/18/2002	BAILEY RANDY & MARIE	1100	JOINT SURVIVORSHIP	\$47,000.00	Y

LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	58.000 X 176.000	Effective - Frontage / Depth	22,340

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	C GARAGE-COMMERCIAL GARAGE ATTACHED	1951	1973	F-FAIR		Length x Width (Optional)	2,272	35,040
1	SHED			A-AVERAGE		Length x Width (Optional)	0	0

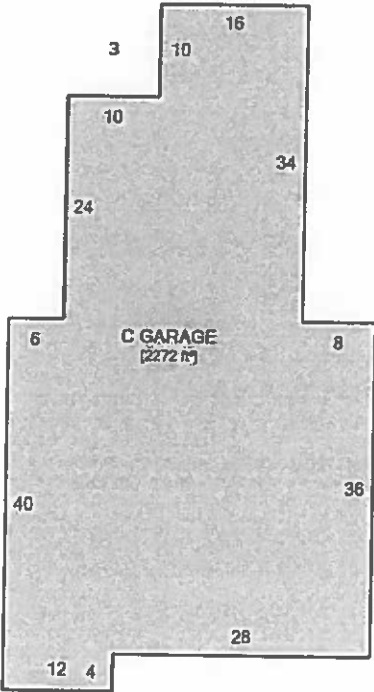
UTILITIES

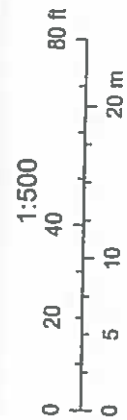
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

ID	Description	Size
1	C GARAGE-COMMERCIAL GARAGE ATTACHED	2,272
3	SHED	0





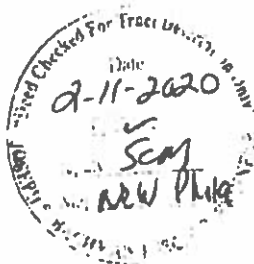
July 14, 2020

TRANSFERRED
TRANSFER FEE
CONVEYANCE EXAMINED
SEC. 319-202 RC COMPLIED WITH

FEB 11 2020

AMT. 
LARRY LINDBERG
Tuscarawas County Auditor

202000001439 02/11/2020 02:37:25 PM
Filed for Record in TUSCARAWAS County, OH
Lori L. Smith, Recorder Rec Fees: \$34.00
WARRANTY DEED
OR Vol 1598 Pgs 5820 - 5821



GENERAL WARRANTY DEED

(Statutory Form O.R.C. Section 5302.05-.06)

TUSKY TRANSPORT, LLC, an Ohio Limited Liability Company, Ohio Secretary of State Charter No. 2040195, the Grantor, of Tuscarawas County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to GINED, LLC, an Ohio Limited Liability Company, Ohio Secretary of State Charter #3982090, the Grantee, whose tax mailing address is: c/o Edward L. Paris, 500 E. Wills Avenue, Dover, OH 44622, the following described *REAL PROPERTY*:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

And being part of Lot #26 in Grimes Eighth Addition to said city, said Lot being now known as Lot #3181 more fully described as follows:

Beginning at a stake on the northerly line of said Lot #26 at the northeast corner of a tract owned by Charles R. and Velma G. Hardwidge said beginning point situated North 64 deg. 19 min. East, 50.0 feet from the northwest corner of said Lot #26; thence along the northerly line of said Lot North 64 deg. 19 min. East, 95.3 feet to an iron pin on the westerly line of a proposed road; thence along the westerly line of said proposed road, south 13 deg. 3 min. East, 177.6 feet to an iron pin on the easterly line of said tract owned by Charles R. and Velma G. Hardwidge; thence along the easterly line of said tract, North 43 deg. 45 min. West, 182.2 feet to the place of beginning, containing 0.19 acres.

Plat recorded in Volume 5, Page 52 of the Plat Records of Tuscarawas County, Ohio.

Parcel No. 43-04517.000

Prior Instrument Reference: Volume 1511, Page 2233 Tuscarawas County Official Records.

The real property described herein, is conveyed subject to any items listed above which are exempted from the general warranty covenants, along with the following items: 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, shortage 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.

THE ABOVE WAS PREPARED AT THE SPECIFIC REQUEST OF GRANTOR/GRANTEE BASED SOLELY UPON INFORMATION SUPPLIED BY ONE OR MORE OF THE PARTIES TO THIS CONVEYANCE, AND WITHOUT EXAMINATION OF TITLE OR ABSTRACT. THE DRAFTER ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED AND MAKES NO ASSERTIONS WITH RESPECT TO LIENS WHICH MAY BE AGAINST THIS PROPERTY, AND THE PARTIES HERETO SIGNIFY THEIR ASSENT TO THE DISCLAIMER BY THE GRANTOR'S EXECUTION AND THE GRANTEE'S ACCEPTANCE OF THIS INSTRUMENT.

EXECUTED AND ACKNOWLEDGED this 10 day of February, 2020.

TUSKY TRANSPORT, LLC
an Ohio Limited Liability Company

Edward L Paris
By: Edward L. Paris, Member

STATE OF OHIO)
TUSCARAWAS COUNTY) SS:

BE IT REMEMBERED, that on this 10th day of February, 2020, before me the subscriber, a notary public, in and for said state, personally came, Edward L. Paris, Member of Tusky Transport, LLC, an Ohio Limited Liability Company, Ohio Secretary of State Charter No. 2040195, the Grantor, who was personally known to me and who acknowledged that he did sign the foregoing Deed and that the same was his free act and deed as Member of the limited liability company.

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

Michael A. Warkall
Notary Public

This instrument prepared by:
Michael A. Warkall, Esq.
Fitzpatrick Zimmerman & Rose Co., L.P.A.
140 Fair Avenue N.W., P. O. Box 1014
New Philadelphia, Ohio 44663



MICHAEL A. WARKALL, Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Under Section 147.03 R.C.

FZR
PICK UP

Inst #202000001439



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: 235 7TH ST NE

Buyer(s): _____

Seller(s): PARIS

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 principal 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 M. S. Indur 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 _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

DATE _____

DATE _____

7-13-20

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

Property Address 235 7th St NE New Phila

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.

Ed Paris
Seller

7/13/20
Date

Virginia Paris
Seller

7/13/20
Date

Purchaser

Mr. W. W.
Agent

Date

7/11/20
Date

Purchaser

Agent

Date

Date