

Profile

Parcel:	0370000014700	Land Use Code:	R - SINGLE FAMILY, O-9.99
Alternate ID:		Map Routing:	015300
Address:	1000 SERENA DR	NBHD:	09915
Owner Details:	GREEN SUSAN A	Class:	RESIDENTIAL
Owner Address:	1000 SERENA DRIVE	Land Acres:	MAP
	COSHOCTON, OH 43812	Street/Road:	PAVED-LIGHT
Description:	PT LOT 2	Topography:	LEVEL
		Utilities	GAS
			WELL
			SEPTIC

Value Summary

Land Value:	\$11,380.00	Assessed Land	\$3,980.00
Building Value:	\$70,080.00	Assessed Building	\$24,530.00
Total Value:	\$81,460.00	Assessed Total	\$28,510.00

Primary Residential Card

Card:	1	Half Bath:	0	Full Baths	2
Stories:	1	Square Feet:	1782	Addn'l Fixed	2
Construct:		Fuel:	ELECTRIC	Grade:	D0
Style:	MANUFACTURED H	Heating:	CENTRAL AIR CONDIT	Cond (CDU):	AV-AVERAG
Year Built:	2001	Attic:	NONE	Total FIXT:	8
Year Remod.		Bedrooms:	3	Remod Bath/Kitch:	NO/NO
Total Rooms:	5	Basement:	CRAWL	Ext. Material:	ALUMINUM/
Family Rooms:		Int vs Ext Condition	SAME		
Full Bath:	2				

Legal Description

Legal Desc PT LOT 2
Leg Desc 2
Legal Desc 3

Land

Line No	Tax Year	Code	Type	Acres
1	2023	HOMESITE	A LTYPE	.311
2	2023	RIGHT OF WAY	A LTYPE	.069

Commercial

Card	Year Built	Building Number
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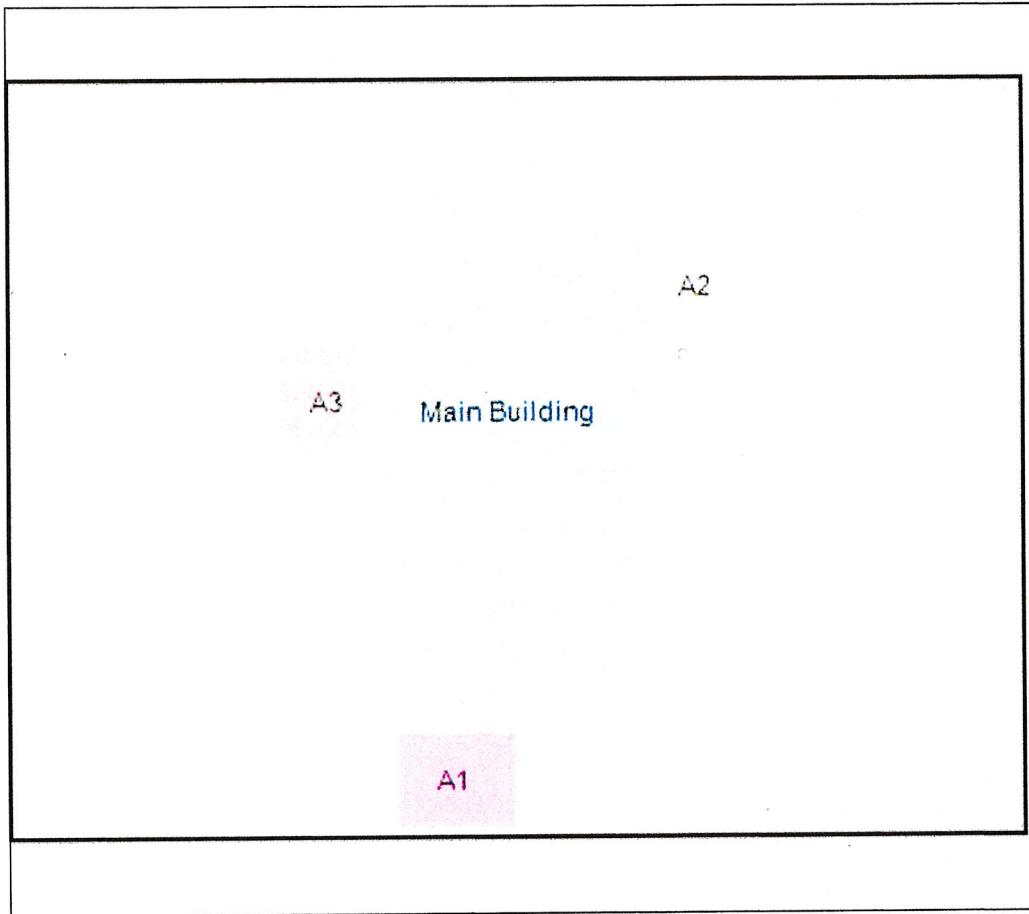
Out Building

Year Built	Eff. Year	Code	Area	Size	Condition
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Sales History

Date	Type	Source	Validity	Amount
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SKETCH



Sketch

- 0 Main Building 1782 Sq. Ft.
- 1 A1 - 11:OFP OPEN FRAME PO 120 Sq. Ft.
- 2 A2 - 31:WDDK WOOD DECKS 1 Ft.
- 3 A3 - 11:OFP OPEN FRAME PO 120 Sq. Ft.

Profile

Parcel:	0370000064601	Land Use Code:	R - OTHER RESIDENTIAL
Alternate ID:		Map Routing:	015300
Address:	SERENA DR	NBHD:	09915
Owner Details:	GREEN SUSAN A	Class:	RESIDENTIAL
Owner Address:	1000 SERENA DR	Land Acres:	MAP
	COSHOCTON, OH 43812	Street/Road:	PAVED-LIGHT
		Topography:	LEVEL
Description:	PT LOT 2	Utilities	NONE

Value Summary

Land Value:	\$1,270.00	Assessed Land	\$440.00
Building Value:	\$8,270.00	Assessed Building	\$2,890.00
Total Value:	\$9,540.00	Assessed Total	\$3,330.00

Primary Residential Card

Card:	Half Bath:	Full Baths
Stories:	Square Feet:	Addn'l Fixed
Construct:	Fuel:	Grade:
Style:	Heating:	Cond (CDU): -
Year Built:	Attic:	Total FIXT:
Year Remod.	Bedrooms:	Remod Bath/Kitch: /
Total Rooms:	Basement:	Ext. Material:
Family Rooms:	Int vs Ext Condition	
Full Bath:		

Legal Description

Legal Desc PT LOT 2
Leg Desc 2
Legal Desc 3

Land

Line No	Tax Year	Code	Type	Acres
0	2023	UNDEVELOPED/R A	LTYPE	.253
		ESIDUAL		

Commercial

Card	Year Built	Building Number
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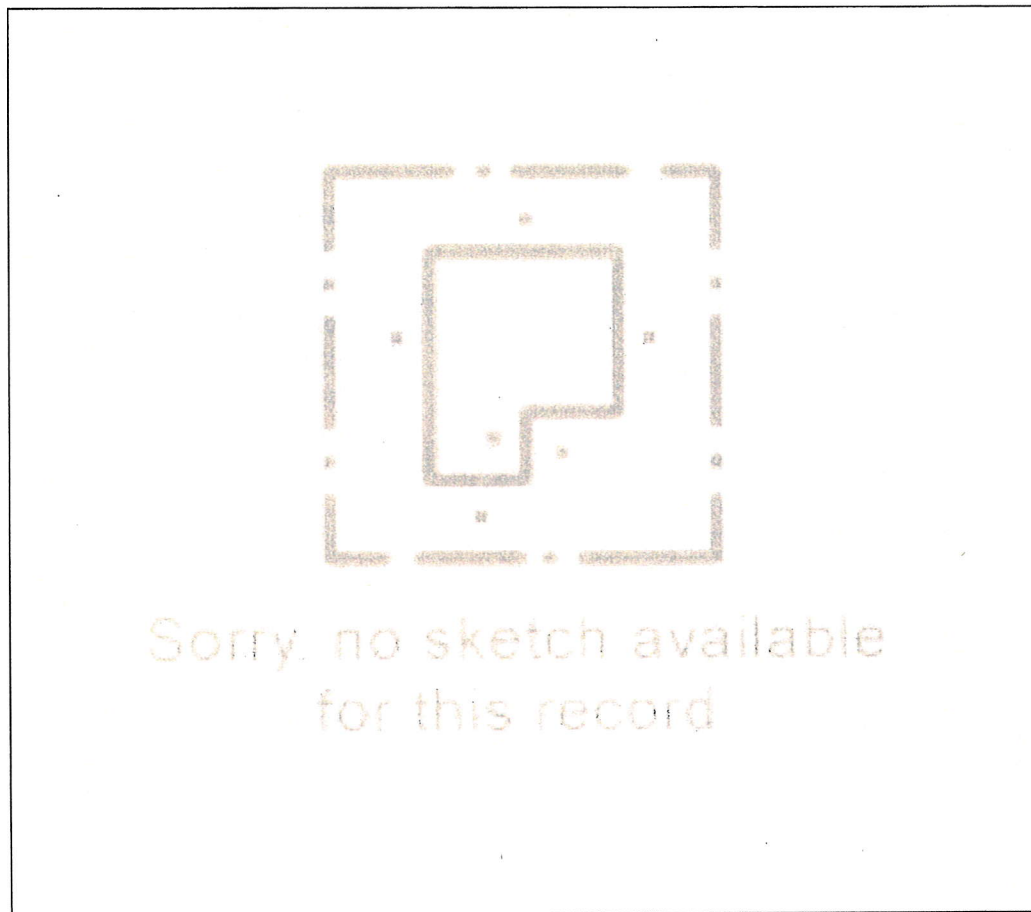
Out Building

Year Built	Eff. Year	Code	Area	Size	Condition
2004		FRAME OR CONCRETE BLOCK	DETACHED GARAGE	672 24x28	AVERAGE

Sales History

Date	Type	Source	Validity	Amount
1994-AUG-05	LAND ONLY	4		\$10,000

SKETCH



Sketch

1 DET GAR - RG1:FRAME/ CB/ ST
DET GARAGE 672 Sq. Ft.

Map [Google Street View](#)



Click for parcel details.



Parcel Disclaimer

Ruler

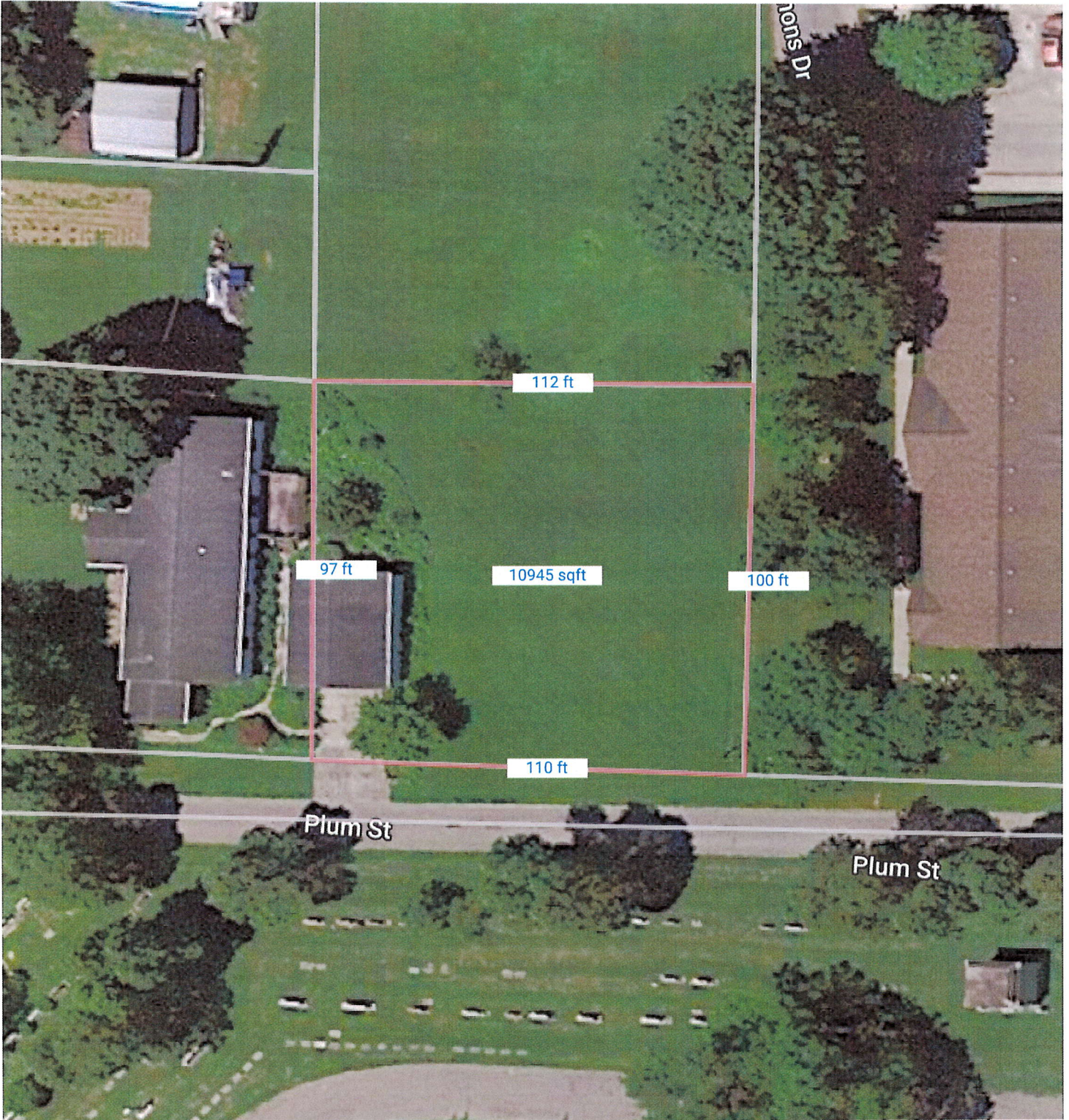
Legend



Map [Google Street View](#)



Click for parcel details.



[Parcel Disclaimer](#)

[Ruler](#)

[Legend](#)

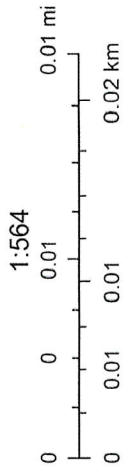


Letter ANSI A Landscape



June 28, 2023

- Addresses
- Residence
 - Trailer
 - Roads - RoadCenterlines
 - T - Township Road
 - Parcels



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrielsen, Rijkswaterstaat, GSA, Geoland, FEMA,



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.

Property Address: 1000 SERENA DR
Buyer(s):
Seller(s): GREEN ESTATE

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by AGENT(S) and BROKERAGE.
The seller will be represented by AGENT(S) and 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...
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."

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Ryan Wallick and real estate brokerage MENTURE 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.
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.

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
BUYER/TENANT DATE SELLER/LANDLORD DATE



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company, Ohio Agency

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY, OHIO AGENCY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *First American Title Insurance Company, Ohio Agency*, a Ohio Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company, Ohio Agency. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN
LAND TITLE
ASSOCIATION

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company, Ohio Agency

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Alban Title, LLC	Issuing Office: 920 Boulevard Street, Dover, OH 44622
Issuing Office's ALTA® Universal ID: 1091252	Loan ID No.:
Commitment No.: A23-0757	Issuing Office File No.: A23-0757
Property Address: 1000 Serena Dr, Coshocton, OH 43812	

SCHEDULE A

1. Commitment Date: July 2, 2023 at 07:59 AM
2. Policy to be issued:
 - (a) ALTA Owners Policy (06/17/06)
 - Proposed Insured: Susan A. Green
 - Proposed Policy Amount: \$28,510.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
 - Susan A. Green
5. The Land is described as follows:
 - SEE EXHIBIT A ATTACHED HERETO

Alban Title, LLC

Authorized Signatory

Issuing Agent: Alban Title, LLC
 Agent ID No.: 4042546
 Address: 920 Boulevard Street
 City, State, Zip: Dover, OH 44622
 Telephone: 330-343-5800

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company, Ohio
Agency

Schedule BI & BII

Commitment No.: A23-0757

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. General Warranty Deed from Susan A. Green to Susan A. Green.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company, Ohio Agency

Schedule BI & BII (Cont.)

Commitment No.: A23-0757

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
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, variation, 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 heretofore 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 of easements or encumbrances that are not shown in the Public Records.
6. The lien of the 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 in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.

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8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. **Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.**
10. Any easement, encroachment, right of way or other matters affecting the property granted to or in favor of a governmental entity which may or may not be impacted by the marketable title act.
11. The lien of all general taxes and assessments for the year 2022 and thereafter.

Taxes for the year 2022 in the amount of \$688.24 per half are paid in full.
Tax Parcel Number: 037-00000147-00

Taxes for the year 2022 in the amount of \$83.40 per half are paid in full.
The special assessment in the amount of \$3.00 per half are paid for the year.
Tax Parcel Number: 037-00000646-01

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company, Ohio
Agency**

Exhibit A

File No.: A23-0757

The Land referred to herein below is situated in the County of Coshocton, State of Ohio, and is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Commonly known as 1000 Serena Dr, Coshocton, OH 43812

Exhibit A

Parcel One:

Situated in the Township of Tuscarawas, County of Coshocton, and State of Ohio, and being more particularly described as being a part of Lot Numbered Two (2) in the Fourth Quarter, Township Five (5), Range Six (6), U.S.M.L., said Lot #2, being marked and delineated on recorded plat of Horace Reed and Mathias Denman's Subdivision of the Fourth Quarter of Tuscarawas Township recorded in Volume 1 (T), Page 165, Coshocton County Plat Records, and being more particularly described as follows:

Commencing for the true place of beginning of the premises herein described at a point on the south line of said Lot #2, which is South $87\frac{1}{2}^{\circ}$ East, thirty (30) feet from the southwest corner of said Lot #2;

thence South $87\frac{1}{2}^{\circ}$ East and along the south line of said Lot 2, a distance of one hundred sixty six (166) feet to a point on the south line of said Lot #2;

Thence North $3\frac{1}{2}^{\circ}$ East and parallel with the west line of said Lot #2 a distance of one hundred (100) feet to a point;

thence North $87\frac{1}{2}^{\circ}$ West and parallel with the south line of said Lot #2, a distance of one hundred sixty six (166) feet;

thence South $3\frac{1}{2}^{\circ}$ West and parallel with the west line of said Lot #2, a distance of one hundred (100) feet to the point on the south line of said Lot #2 and the true place of beginning,

and containing three hundred eighty thousandths (0.380) of an acre, more or less.

Tax Parcel Number: 037-00000147-00

Parcel Two:

Situated in the Township of Tuscarawas, Coshocton County, and State of Ohio:

Being part of Lot 2, the fourth quarter, T5N, R6W, Tuscarawas Township, Coshocton County, Ohio, U.S.M.L. and also being part of the land conveyed to Ivan E. and Eleanor M. Ford by Henry E. and Jean E. Thompson in Volume 333, Page 624, and more particularly described as follows:

Commencing at a found 1/2 inch ID pipe located in the Southwest corner of said Lot 2,

thence S. 87 deg. 51'30" E. crossing said Cemetery Drive and also along the south line of said Lot 2, a distance of 196.00 feet to a found 1/2 inch ID pipe and the true point of beginning,

thence N. 02 deg. 07'20" E. along the Susan A. Green lands as recorded in Volume 340, page 831, a distance of 100.00 feet to a found 5/8 inch rebar, said rebar being located S. 87 deg. 50'04" E. a distance of 166.14 feet from a found 5/8 inch rebar,

thence S. 87 deg. 50'04" E. a distance of 110.68 feet to a set 1/2 inch ID water pipe 36 inches long,

thence S. 02 deg. 05'15" W. along the Coshocton Commons LTD. lands as recorded in Volume 370, Page 127, a distance of 99.02 feet to a found 1/2 inch ID pipe located on the south line of said Lot 2, also being the north line of Serena Drive,

thence N. 88 deg. 20'30" W. along said lot-line, also said Serena Drive north line, a distance of 110.74 feet to the true point of beginning.

The above described tract contains 0.253 +/- acres. The above described tract is subject to any and all public and private easements and rights of way of record.

The above description is certified to be correct based upon a survey performed by Jim Gute, Registered Surveyor No. 5935 dated July 1994. Bearings based on a survey for Henry Thompson dated 11/81. Pertinent documents: Tax map, surveys by Coshocton Land Survey & R.S. Johnson, R.S. 6791 and all deeds shown on the plat.

Tax Parcel Number: 037-00000646-01