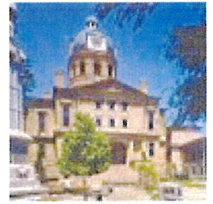


Parcel: 14-00004-000
LARRY LINDBERG

Year: 2022



Tuscarawas County Auditor | Tuscarawas County, Ohio

SUMMARY

Deeded Name	APPLEGATE PHYLLIS I	Taxpayer	APPLEGATE PHYLLIS I
Owner	APPLEGATE PHYLLIS I 1988 WAGNER ST. N.W. DOVER OH 44622		1988 WAGNER ST. N.W. DOVER OH 44622
Tax District	14-DOVER TWP-PARRAL CORP	Land Use	510-SINGLE FAMILY DWELLING
School District	DOVER CITY SD	Subdivision	
Neighborhood	03101-PARRAL CORPORATION	Legal	2 9 2 PR 39 .165A
Location	1988 NW WAGNER ST		
CD Year		Map Number	2
Acres	0.1700	Sold	08/03/2012
		Routing Number	23000
		Sales Amount	0.00

VALUE

District	Appraised	Assessed
14-DOVER TWP-PARRAL CORP		
Land Use		
510-SINGLE FAMILY DWELLING		
Land	24,000	8,400
Improvement	65,290	22,850
Total	89,290	31,250
CAUV	N 0	0
Homestead	Y 25,000	8,750
OOCC	Y 89,290	31,250
Taxable	89,290	31,250

CURRENT CHARGES

	Prior	First	Second	Total
Full Rate		74.070000		
Effective Rate		45.608796		
Qualifying Rate		40.404587		
Tax	0.00	456.27	456.27	912.54
Special	0.00	3.00	3.00	6.00
Total	0.00	459.27	459.27	918.54
Paid	0.00	459.27	0.00	459.27
Due	0.00	0.00	459.27	459.27

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	6.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/03/2012	Buyer: APPEL GATE PHYLLIS I Seller: APPEL GATE PHYLLIS I	90964	AFFIDAVIT TOD DESIGNATION	\$0.00 N	1

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	48.0000 X 150.0000	Effective - Frontage / Depth	24,000
		Total	24,000

DWELLING

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
Card 1	01-SINGLE FAMILY							
Style				0		Heating		Y
Stories		1.00		1		Cooling		Y
Rec Room Area		0		1941		Grade		C-4
Finished Basement		0		1970		Fireplace Openings		0
Rooms		6		1		Fireplace Stacks		0
Bed Rooms		3		0		Living Area		1,392
				0		Total Area		1,968
						Value		60,220

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	DFG-DETACHED FRAME GARAGE	1987		A-AVERAGE	22 X 24	Length x Width (Optional)	528	5,070
						Total		5,070

UTILITIES

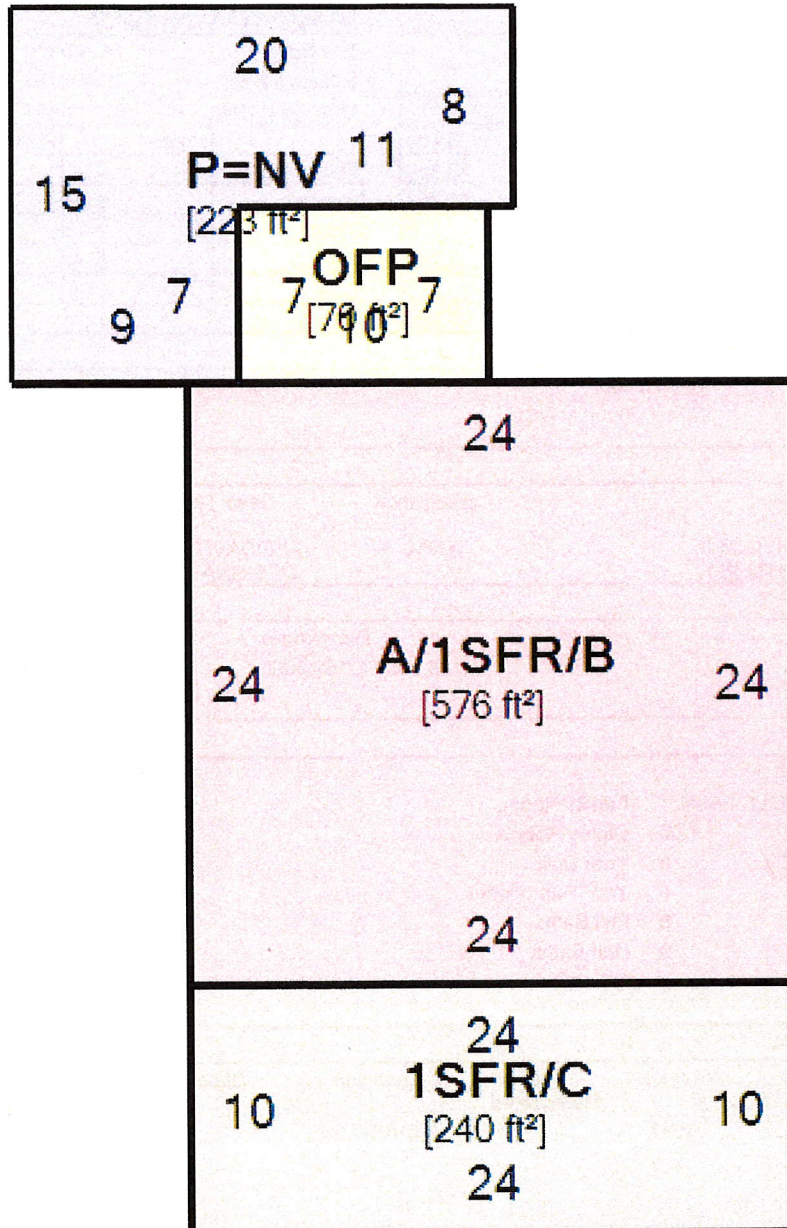
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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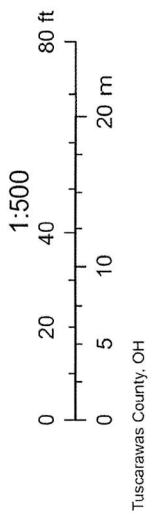
SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	A/1SFR/B (ATTIC / 1 STORY FRAME / BASEMENT)	576	First Floor	816	816
B	OFF (OPEN FRAME PORCH)	70	Attic	576	576
C	1SFR/C (1 STORY FRAME / CRAWL)	240	Basement	576	0
D	P=NV (PATIO (NO VALUE))	223	Total	1,968	1,392
1	DFG-DETACHED FRAME GARAGE	528			

1





6/15/2023



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

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*, a Nebraska 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

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.

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

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. 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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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.
- (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.

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(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

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Alpine Title Company, Ltd

ALTA ® Universal ID:

Commitment No.: 2023-14-00004-000

Property Address: 1988 Wagner St. NW, Dover, OH 44622

Revision No.:

Issuing Office:

Loan ID No.:

Issuing Office File No.:

SCHEDULE A

1. Commitment Date: June 28, 2023

2. Policy to be issued:

(a) ALTA® Owner's Policy of Title Insurance (6-17-06)

ALTA ® Homeowner's Policy of Title Insurance (Rev. 12-2-13)

Proposed Insured: TBD

Proposed Policy Amount: \$TBD

(b) ALTA® Loan Policy of Title Insurance (6-17-06)

ALTA ® Expanded Coverage Residential Loan Policy (Rev. 12-2-13)

Proposed Insured: TBD

Proposed Policy Amount: \$TBD

(c) ALTA ® Policy

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

James L. Applegate and Phyllis I. Applegate by Survivorship deed from James L. Applegate and Phyllis I. Applegate dated March 21, 1978 and recorded March 21, 1978 in Tuscarawas County Deed Volume 537, Page 378.

Phyllis I. Applegate by Affidavit from James L. Applegate, deceased, dated June 27, 1985 and recorded July 10, 1985 in Tuscarawas County Deed Volume 594, Page 263.

5. The Land is described as follows:

Situated in the Village of Parral, County of Tuscarawas and State of Ohio:

Being part of a 33.41 acre tract in the 2nd Quarter of Township 9, Range 2, heretofore conveyed to Edward V. and Caroline Wagner, described as follows:

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Beginning at a stake on the south line of Wagner Street in the Village of Parral, South 73 deg. 30 min. West 192 feet from a stake on the southwest corner of Wagner and Vincin Streets;

Thence along the south line of Wagner Street, North 73 deg. 30 min. East 48 feet;

Thence South 16 deg. 30 min. East 150 feet;

Thence South 73 deg. 30 min. West 48 feet;


Thence North 16 deg. 30 min. West 150 feet to the place of beginning, **containing 0.165 of an acre**, more or less.

Parcel #14-00004-000

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

FIRST AMERICAN TITLE INSURANCE COMPANY

Issuing Agent: Alpine Title Company, Ltd
Agent ID No.: 9933054
Address: 206 E. Main St., PO Box 462
City, State, Zip: Sugarcreek, Ohio 44681
Telephone: 330-852-2980

By: 
Authorized Signatory

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

Schedule BI & BII

Commitment No.: 2023-14-00004-000

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.
5. Affidavit of present owners that no work, etc., has been performed on the insured premises during the prior 60 days.
6. Survey certified to the title company satisfactory in all respects.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule BI & BII (Cont.)

Commitment No.: 2023-14-00004-000

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.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

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9. For real estate tax purposes, the real estate is shown on the current duplicates of the Auditor and Treasurer as Parcel #14-00004-000 with valuations as follows:

Land Value	\$24,000.00
Building Value	65,290.00
Total Value	89,290.00
Homestead	25,000.00
(Homestead Reduction per half)	(177.44)
Semi-Annual Taxes	459.27

Taxes for the first half of the year 2022 are paid. Taxes for the second half of the year 2022 are due July 21, 2023. Taxes for the first half of the year 2023 and thereafter are a lien, but are not yet due and payable. Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions, or changes in valuation.

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