



SUMMARY

Deeded Name	BRIDGEMAN HELEN L		Taxpayer	BRIDGEMAN HELEN L	
Owner	BRIDGEMAN HELEN L 512 E HIGH ST UHRICHSVILLE OH 44683			512 E HIGH ST UHRICHSVILLE OH 44683	
Tax District	41-UHRICHSVILLE CORP-CLAYMONT CSD		Land Use	510-SINGLE FAMILY DWELLING	
School District	CLAYMONT SD		Subdivision		
Neighborhood	01819-UHRICHSVILLE CORPORATION 19		Legal	WHOLE 251	
Location	425 E 3RD ST		8	Routing Number	37000
CD Year	2022	Map Number	01/01/1900	Sales Amount	0.00
Acres	0.0000	Sold			

VALUE **CURRENT CHARGES**

District	41-UHRICHSVILLE CORP-CLAYMONT CSD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	7,490	2,620
Improvement	50,330	17,620
Total	57,820	20,240
CAUV	N	0
Homestead	Y	25,000
OOC	Y	57,820
Taxable		57,820

Full Rate	56.130000			
Effective Rate	39.186796			
Qualifying Rate	33.616583			
	Prior	First	Second	Total
Tax	189.94	201.04	201.04	592.02
Special	23.00	23.00	23.00	69.00
Penalty	23.64	22.40	0.00	46.04
Total	236.58	246.44	224.04	707.06
Paid	0.00	0.00	0.00	0.00
Due	236.58	246.44	224.04	707.06

FUTURE CHARGES

Type	Description	Amount
Special Assessments	C980000000 MWCD	6.00
Special Assessments	M520021004 2004 CITY OF UHRICHSVILLE STORM SEWER DISTRICT	40.00

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	35.0000 X 175.0000	Effective - Frontage / Depth	7,490
		Total	7,490

DWELLING

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	1	Cooling	N
Rec Room Area	0	Year Built	1930	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,844
		Other Fixtures	0	Total Area	2,152
				Value	50,330

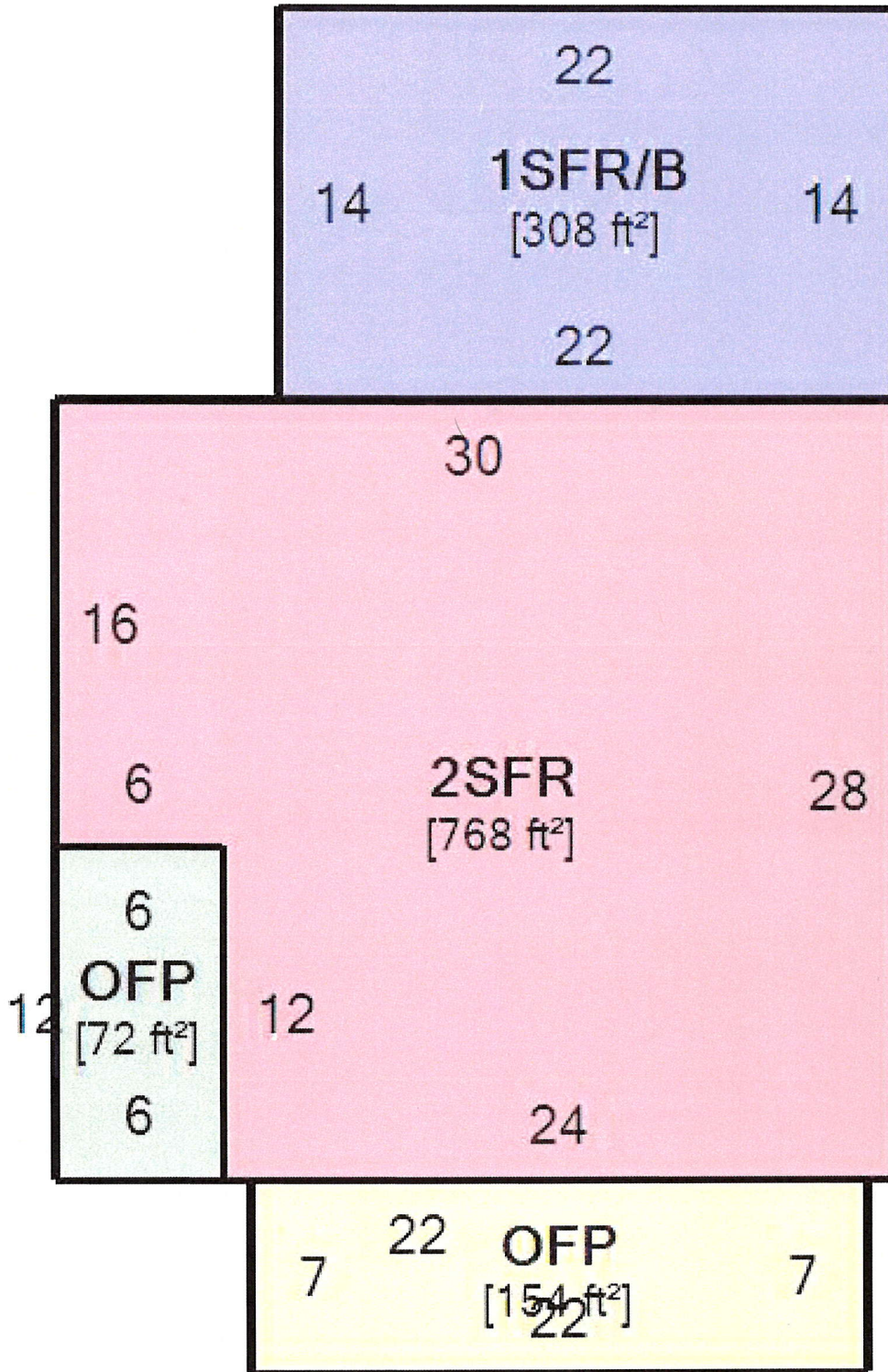
UTILITIES


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	2SFR (2 STORY FRAME)	768	First Floor	1,076	1,076
B	OFP (OPEN FRAME PORCH)	154	Full Upper Floor	768	768
C	OFP (OPEN FRAME PORCH)	72	Basement	308	0
D	1SFR/B (1 STORY FRAME / BASEMENT)	308	Total	2,152	1,844



 First American Title™	Preliminary Judicial Report
	ISSUED BY First American Title Insurance Company
Judicial Report	REPORT NUMBER 5007339-0047488e

Guaranteed Party Name: Tuscarawas County Prosecutor's Office
 Guaranteed Party Address: 125 E. High Street
 City, State, Zip: Uhrichsville, Ohio 44683

File No.: A22-1204
 Effective Date: 9/12/2022 @ 07:59 AM

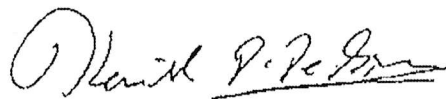
Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, **FIRST AMERICAN TITLE INSURANCE COMPANY** (hereinafter "the Company") hereby guarantees in an amount not to exceed \$ 20,000.00 that it has examined in the public records in TUSCARAWAS County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in Helen L. Bridgeman by instrument recorded in Volume 609, Page 69 and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

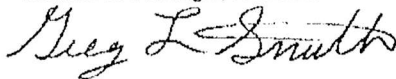
This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Kenneth D. DeGiorgio, President



Greg L. Smith, Secretary

For Reference:

File #: A22-1204
 Policy #: 5007339-0047488e

Issued By:

Alban Title, LLC
 920 Boulevard Street
 Dover, OH 44622
 Account No: 4042546
 Telephone: (330) 343-5800

By: _____
 Authorized Countersignature

This jacket was created electronically and constitutes an original document

CONDITIONS AND STIPULATIONS OF THIS PRELIMINARY JUDICIAL REPORT

1. Definition of Terms

- (a) "Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.
- (b) "Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.
- (c) "Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.
- (d) "Public Records": Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

2. Determination of Liability

This Report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

3. Liability of Company

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

4. Notice of Claim to be given by Guaranteed Party

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party

receives actual notice that they may be required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

5. Extent of Liability

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Claimant. Any and all payments under this Report shall reduce the amount of this Report pro tanto and the Company's liability shall terminate when the total amount of the Report has been paid.

6. Options to Pay or Otherwise Settle Claims; Termination of Liability

The Company in its sole discretion shall have the following options:


- (a) To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, all liability of the Company under this Report terminates including but not limited to any liability for attorneys fees, or any costs of defense or prosecution of any litigation.
- (b) To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- (c) To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- (d) To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

7. Notices

All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone 888-632-1642 (claims.nic@firstam.com).

EXCLUSIONS FROM COVERAGE

- 1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
- 2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records.
- 3. The Company assumes no liability under the Report for matters affecting title subsequent to the date of this Report or the Final Judicial report or any supplement thereto.
- 4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
- 5. The Company assumes no liability under this Report for any loss, cost, or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

 First American Title™	Preliminary Judicial Report
	<small>ISSUED BY</small> First American Title Insurance Company, Ohio Agency
Schedule A	<small>REPORT NUMBER</small> 5007339-0047488e


File No.: A22-1204

DESCRIPTION OF THE LAND

Situated in the City of Uhrichsville, County of Tuscarawas, and State of Ohio

Lot 251 in the City of Uhrichsville.

Property Address: 425 E 3rd St, Uhrichsville, OH 44683

 First American Title™	Preliminary Judicial Report
	ISSUED BY First American Title Insurance Company, Ohio Agency
Schedule B	REPORT NUMBER 5007339-0047488e

File No.: A22-1204

EXCEPTIONS

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Easements, restrictions, setback lines, declarations, conditions, covenants, reservations and rights-of-way, if any that were filed for record prior to the lien being foreclosed.

NOTE: A search for uncertified special tax assessments has not been performed.

2. The lien of all general taxes and assessments for the year 2021 and thereafter.
Taxes for the first half 2021 in the amount of \$212.94 per half are paid.
Taxes for the second half 2021 are due.
Total owed is \$234.24.
Homestead allowance of \$171.87.
Tax Parcel Number: 41-00215.000
3. Easement and right of way recorded in Volume 1307, Page 2405, Tuscarawas County Official Records.
4. Easement and right of way recorded in Volume 1464, Page 517, Tuscarawas County Official Records.

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

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

Bounded and described as follows: Lot No. 251 in the City of Uhrichville, Ohio.

TRANSFERRED

TRANSFER FEE 50
CONVEYANCE EXAMINED,
SEC. 319-202 R. C. COMPLIED WITH
AMT. None

"Deed checked for tract description only"
CHAS. R. YOUNG
TUSCARAWAS Co. Engineer
1-12-87 ME Deputy

JAN 12 1987

JOHN A. BEITZEL
Tuscarawas County Auditor

89256
RECEIVED FOR RECORD
DORIS M. GODFREY, County Recorder
JAN 12 1987 12:20P:11
Recorded Jan 12 1987
Vol. 609 Page 70 of the
Tuscarawas County, Ohio Records
1000

FILED

DEC 23 1986

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

December 23, 1986

Date Issued

Probate Judge

George J. Dennis

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

December 23, 1986

Date

Probate Judge/Clerk

Frances M. Abel

MICROFILMED



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: 425 E. 3rd St. Leitchville, OH

Buyer(s): _____

Seller(s): Helen L. Bridgeman Estate

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 Wallack and real estate brokerage McIntire 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 _____

Estate of Helen L. Bridgeman
by Ernest S. Quinn Adm. 6/28/2023
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 425 E. 3rd St. Uhrichsville, OH

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) RW 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.

HELEN L. BRIDGEMAN ESTATE

<u>[Signature]</u> Seller	<u>ADM</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>6/27/03</u> Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	_____ Date	_____ Agent	_____ Date