

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Date Issued: **May 18, 2017, 7:59 am**
Commitment No.: **71216**
Property: **425 Factory St. N.E., Sugarcreek, OH 44681**

- | | | |
|----|---|---------------|
| 1. | Effective Date: May 15, 2017, 7:59 am | POLICY AMOUNT |
| 2. | The policy or policies to be issued are:

(a) ALTA Owner's Policy 2006
Proposed Insured:

(b) ALTA Loan Policy 2006
Proposed Insured: | |

3. Fee Simple Interest in the land described in this Commitment is owned, at the effective date by:

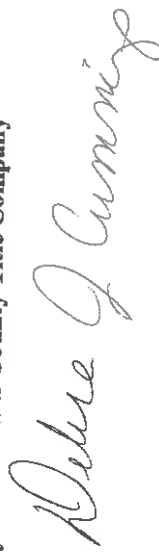
Marilyn K. Troyer, Trustee of the Madeline H. Troyer Revocable Trust UDT March 7, 2014, title deed filed December 2, 2016 in Volume 1519 and Page 1328 in the Tuscarawas County, Ohio Records.

4. Legal description of the land:

SEE ATTACHED EXHIBIT

**OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY**

By: Tuscarawas County Title Company



By: _____
Debra Cummings, Licensed Title Agent
Insurance Fraud Warning: Any person who, with the intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing false or deceptive statement is guilty of insurance fraud.

**Old Republic National Title
Insurance Company**

**This commitment is invalid unless the
Insuring provisions and Schedules A
& B are attached**

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I

Commitment No: 71216

Effective Date: May 15, 2017

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Release of Mortgages and /or Liens in Schedule B, Section II.

Additional Requirements:

1. Possible Homeowners Association dues if any.

**Old Republic National Title
Insurance Company**

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

Commitment No: 71216

Effective Date: May 15, 2017

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
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 theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights of parties in actual 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. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
8. 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 instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
9. The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

10. All Matters as shown in North End Addition recorded in Plat Book 5, Page 8 of the

Old Republic National Title
Insurance Company

Tuscarawas County Plat Records.

11. The County Treasurer's Tax Duplicate Shows:

Permanent Parcel Number: 58-00095-000

**Taxes for the First Half of 2016 in the amount of \$537.08 are Paid
Taxes for the Last Half of 2016 in the amount of \$537.08 are Unpaid**

Special Assessments included in the above amounts:

• \$3.00 MWCD

Taxes are reduced for Homestead Reduction in the amount of \$175.39 per half

**Subject to all future special assessments of any kind, if any
Taxes for future tax periods are a lien, not yet due or payable**

12. Mobile Home located on the subject property.

13. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to the approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment, and every person relying on this commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000 and the title liability of the Company on account of the commitment shall not exceed said amount.



203 Fair Avenue NE • New Philadelphia, Ohio 44663
Phone: 330-364-4450 • Fax: 330-343-2976

INVOICE

Invoice #: 32260
Invoice Date: 5/18/2017
File Number: 71216
Underwriter: OLD REPUBLIC

To:

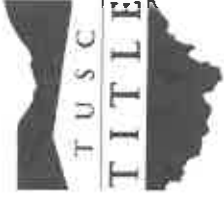
Kaufman Realty & Auctions LLC
PO Box 422
Sugarcreek, OH 44681

File Number: 71216
Owner: Marilyn K. Troyer Trustee
Property: 425 Factory St. N.E.
Sugarcreek, OH 44681

Description	Amount	Qty	Total
Title Search	\$250.00	1	\$250.00
Mobile Home Search	\$50.00	1	\$50.00
Title Commitment	\$50.00	1	\$50.00
TOTAL			\$350.00

Please Remit To:
Tuscarawas County Title Company
203 Fair Avenue NE
New Philadelphia, Ohio 44663

Thank you!



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		TOTAL	\$350.00

Please Remit To:
Tuscarawas County Title Company
203 Fair Avenue NE
New Philadelphia, Ohio 44663

Thank you!

ONLINE SERVICES

Title Details

Property Information			
Type	VEHICLE	VIN	FFMCXMU013390
Year	1969	Body Type	MOBILE HOME
Make	STAR	Model	2BR

***Denotes queried title number

Current Title Information			
Title Number	7900399199***	Owner Name	Private Owner
Issue Date	10/30/2000	Title Status	ACTIVE
Title Type	ORIGINAL	Control Number	047931965
Number of Owners	2	Resides in County	79 - TUSCARAWAS
Lien 1		Lien 1 Cancel Date	
Lien 2		Lien 2 Cancel Date	
Total Purchase Price	\$2,000.00	Brand 1	
Mileage	0	Brand 2	
Mileage Brand		Brand 3	

Title History						
Title Number	Issue Date	Title Type	Title Status	Inactive Reason	Mileage	Owner Name

7900365055	04/25/2000	DUPLICATE	INACTIVE	TRANSFERRED WITHIN COUNTY	0	Private Owner
7900195281	10/10/1996	ORIGINAL	INACTIVE	TRANSFERRED TO DUPLICATE	0	Private Owner

2 results found.

For further assistance, contact the Title Section by telephone at (614) 752-7671 or send us an e-mail.

Property: 5800790

Owner: TROYER LESTER O & MADELINE H TROYER WROS
Address: NE 425 FACTORY ST
Legal: 1969 STAR ZBRFK FFMCMXUD
7900399199

Property	
Tax Dist:	58 - SUGARCREEK TWP-SUGARCREEK CORP
Park:	
Notes:	1
Type:	Like Real
Prop #:	58-00095-000
Status:	10/30/2000
Furn:	Yes
Exempt:	No
CD Year:	
Year:	1969
Make:	STAR
Model:	ZBRFK
Serial #:	FFMCMXUD
Title:	7900399199

Tax Rates	
Whole:	71.70
Effective:	44.861612
Qualifying:	38.175963
OCF Factor:	0.085097
OCF Factor:	0.021274

Transfer	
Sales Date:	10/30/2000
Sale Price:	2,000

Values	
Assessed	300
Assessed	110
Homestead/OOC:	0
Total:	0

Ownership Info - 1 Owner	
Name:	TROYER LESTER O & MADELINE H TROYER WROS
Address:	425 N FACTORY ST SUGARCREEK , OH 44681
Titled As:	TROYER LESTER O & MADELINE H TROYER WROS

Taxpayer Info - Last Changed 1/12/2012	
Name:	TROYER LESTER O & MADELINE H TROYER WROS
Address:	425 N FACTORY ST SUGARCREEK, OH 44681

Treasurer Info	
Stub #:	00369-1
Foreclosure:	
Sheriff Sale:	
Escrow #:	Bankruptcy:

Charges				
Prior	1st Half	Sub-total	2nd Half	Total
Tax:	0.00	2.49	2.49	4.75
Regis/Reloc:	0.00	0.00	0.00	0.00
Total:	0.00	2.49	2.49	4.75
Paid:	0.00	2.49	2.03	4.52
Due:	0.00	0.00	0.23	0.23
Escrow:	0.00	Surplus:		0.00

Property: 5800790

Owner: TROYER LESTER O &
MADELINE H TROYER WROS

Address: NE 425 FACTORY ST

Legal: 1969 STAR 2BRFK
FFMCXMUD 7900399199

Assessments	Prior	1st Half	Sub-Total	2nd Half	Total
Property Taxes 2017	0.00	0.00	0.00	0.23	0.23
Taxes	0.00	2.26	2.26	2.26	4.52
Gross	0.00	3.94	3.94	3.94	7.88
Credit	0.00	-1.47	-1.47	-1.47	-2.94
Non-Business Credit	0.00	-0.21	-0.21	-0.21	-0.42
Homestead	0.00	0.00	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	0.00	0.00	0.00	0.00
Penalty	0.00	0.23	0.23	0.00	0.23
03/02/2017	0.00	0.23	0.23	0.00	0.23
Interest	0.00	0.00	0.00	0.00	0.00
Adjustment	0.00	0.00	0.00	0.00	0.00
Paid	0.00	2.49	2.49	2.03	4.52
03/16/2017	0.00	2.49	2.49	2.03	4.52
Surplus	0.00	0.00	0.00	0.00	0.00

Totals	Prior	1st Half	Sub-Total	2nd Half	Total
Taxes	0.00	0.00	0.00	0.23	0.23
Late Reg/Reloc	0.00	0.00	0.00	0.00	0.00
Refunds	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.23	0.23

TRANSPORTATION
TRANSFER
CONVEYANCE EXAMINED
SEC. 3101.01 C.C. COMPLIED WITH

DEC 02 2016

AMIT
LARRY LINDBERG
Tuscarawas County Auditor

201600012514
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
12-02-2016 At 11:19 am.
FIDUCIARY D 28.00
OR Volume 1519 Page 1328 - 1329

12/11/16
P
LARRY LINDBERG
SUSAN

FIDUCIARY DEED

MARILYN K. TROYER, Successor Trustee of the Madeline H. Troyer Revocable Trust UDT March 7, 2014, who succeeds to Madeline H. Troyer as Trustee pursuant to the terms of the Trust and as reflected in the instrument recorded at Vol. 1514 Page 1322, Tuscarawas County Official Records, grants, with fiduciary covenants to MARILYN K. TROYER, Trustee of the Madeline H. Troyer Revocable Trust UDT March 7, 2014, whose tax-mailing address is: c/o Madeline Troyer, 425 Factory Street N.E., Sugarcreek, OH 44681 the following **REAL PROPERTY**:

Situated in the Village of Sugarcreek, County of Tuscarawas and the State of Ohio and being more fully described as follows:

Being located in Lots 136 & 137, fna. Lots 4 & 5 of the "North End Addition" (Plat Book 5, Page 8) and being all of the remaining premises (Tract 1 - A.P.#58-00095.000) and all of a 0.013 of an acre tract (Tract 2 -A.P. #58-00458.001) by Official Record Volume 1496 at Page 2392 of the Tuscarawas County Deed Records, being more fully described as follows;

Beginning at a 5/8" iron pin (set) at the northeast corner of said Lot 137, on the south line of "Edgemore Street" and at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning and with the east line of said lot, South 3 deg. 29 min. 25 sec. West, 68.00 feet to a point on the northerly line of a 0.013 of an acre tract as conveyed to Timothy Troyer & Christina Troyer (D.V.654, P.421), said point referenced from a 3/4" iron pin (found), South 69 deg. 13 min. 56 sec. West, 0.27 feet;

Thence with the bounds of the aforesaid Troyer the following 2 courses and distances;

1. South 69 deg. 13 min. 56 sec. West, 49.62 feet to a 3/4" iron pin (found);
2. Thence North 86 deg. 04 min. 38 sec. West, 40.42 feet to a point on the east line of a 3004 square foot tract as conveyed to the Village of Sugarcreek (D.V. 170, P.185), said point referenced from a 3/4" iron pin (found) South 86 deg. 04 min. 38 sec. East, 2.02 feet;

Thence with the east line of said 3004 square foot tract, North 3 deg. 29 min. 25 sec. East, 87.00 feet to a 5/8" iron pin (set) at the northeast corner of said 3004 square foot tract, on the south line of said street and the north line of Lot 136;

Thence with the south line of said street and the north line of Lot 136, South 87 deg. 13 min. 55 sec. East, 85.66 feet to the **TRUE PLACE OF BEGINNING containing 0.162 of an Acre**

more or less, but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Bearings are oriented to assumed north and iron pins indicated (set) are 5/8" x 30" iron rebar with an orange plastic cap stamped "EMLER 7760".

Survey and description by Randall A. Emler, Professional Surveyor #7760 in June, 2016.

New Parcel Number: 58-00095-000

Old Parcel Number(s): 58-00095.000 and 58-0045873.001

Prior Instrument Reference: Vol. 1496, Page 2396 Tuscarawas County Official Records.

The real property described herein, is conveyed subject to any items list above which are exempted from the fiduciary 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.

EXECUTED AND ACKNOWLEDGED this 28 day of November, 2016.


MARILYN K. TROYER

STATE OF OHIO, TUSCARAWAS COUNTY, SS:

The foregoing instrument was acknowledged before me this 28 day of November, 2016, by **MARILYN K. TROYER, Successor Trustee of the Madeline H. Troyer Revocable Trust UDT** March 7, 2014.


NOTARY PUBLIC



This instrument prepared by:

Michael A. Warkall, Esq.
Fitzpatrick, Zimmerman & Rose, Co. L.P.A.

201600012514
TUSC TITLE
PICK UP