

# Tuscarawas County, Ohio

Parcel: 63-00643-003

## SUMMARY

Owner	SWALDO DEBRA A PO BOX 335 MIDVALE OH 44653 USA	Taxpayer	SWALDO DEBRA A 2460 WAINWRIGHT RD SE NEW PHILADELPHIA OH 44663 USA
Tax District	63-WARWICK TWP-INDIAN VALLEY SD	Class	580-PP MOBILE ON 0-9.99 ACRES
School District	INDIAN VALLEY SD	Subdivision	
Location	2460 SE WAINWRIGHT RD	Legal	1-2 7 2 10 11 PR NE PR SE 6.4597A EXCEPT OIL GAS HYDROCARBONS
CD Year		Map # / Routing #	4 / 45000
Ag Year		Ag District	
Sales Amount	26,453	Volume	1410
		Acres	6.459
		Sold	01/10/2013
		Page	1108

CHARGE					VALUE		
	Prior	1st Half	2nd Half	Total		Appraised	Assessed
Tax	0.00	400.46	400.46	800.92	Land	48,270	16,890
Special	0.00	3.00	3.00	6.00	Improvement	9,280	3,250
Total	0.00	403.46	403.46	806.92	Total	57,550	20,140
Paid	0.00	403.46	0.00	403.46	CAUV	0	0
Due	0.00	0.00	403.46	403.46	Homestead	N	
Escrow				0.00	OOC	N	0

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
01/10/2013	SWALDO DEBRA A	45	TRUSTEE DEED	N	\$26,453	N

## LAND

Type	Dimensions	Description	Value
HS-HOMESITE	1.000	Acres	18,980
WD-WOODS	0.215	Acres	1,230
T-TILLABLE	4.922	Acres	28,060
RW-RIGHT OF WAY	0.322	Acres	0

## OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	MOBILE HM-MOBILE HOME	1998		600	AVERAGE	0
1	TFA-TRAILER ADDITION	2013		456	AVERAGE	0
1	SHED-SHED	2010		100	AVERAGE	0
1	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	2013		400	AVERAGE	3,230
1	SHED-SHED	2013		80	AVERAGE	0
1	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	2013		600	AVERAGE	6,050

## UTILITIES

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

Card 1

Name	Description	Size	
1	MOBILE HM-MOBILE HOME	600	
2	TFA-TRAILER ADDITION	456	[1]
3	SHED-SHED	100	
4	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	400	[2]
5	SHED-SHED	80	
6	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	600	

[5]

[4]

[6]

[3]



(<http://auditor.co.tuscarawas.oh.us/>)

# Tuscarawas County Auditor GIS

Larry Lindberg



VOL 1410 PAGE 1108

201300000476  
 Filed for Record in  
 TUSCARAWAS COUNTY, OH  
 LORI L SMITH, RECORDER  
 01-10-2013 At 04:08 pm.  
 DEED 52.00  
 DR Volume 1410 Page 1108 - 1112

**TRANSFERRED**

TRANSFER FEE \$0  
 CONVEYANCE EXAMINED  
 SEC. 319-202 R.C. COMPLIED WITH

JAN 10 2013

AMT 105.81  
 LARRY LINDBERG  
 Tuscarawas County Auditor

**DEED OF TRUSTEE**

KNOW EVERYONE BY THESE PRESENTS that, MARK A. NATOLI, DANA J. NATOLI and RASCHELE A. HAUBER, Successor Co-Trustees of the Anthony Natoli Revocable Trust dated March 22, 2000, the Grantors, who claim title by and through the instrument recorded in Official Records Volume 1406, Page 141 of the Tuscarawas County Recorder's Office, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00 & OVC), received to their full satisfaction of DEBRA A. SWALDO, the Grantee, whose tax mailing address will be P.O. BOX 375, Middleburg, OH 44653, give, grant, bargain, sell, and convey with fiduciary covenants unto the said Grantee, her heirs and assigns, the following described premises:

Situated in the Township of Warwick, County of Tuscarawas, and State of Ohio and further described on Exhibit "A" attached hereto and made a part hereof.

Subject to any and all conditions, restrictions, reservations, easements, leases, rights-of-way and other matters of record, and further subject to applicable zoning ordinances and all legal highways.

Additionally subject to the following:

The Grantors hereby except and reserve for the benefit of Grantors, their heirs, successors and assigns all oil, gas, hydrocarbons and their respective constituents in and under the premises conveyed herein, including without limitation all express and implied rights to the surface and subsurface to remove the reserved rights herein.

Executed this 21<sup>st</sup> day of December, 2012.

Mark A. Natoli  
Mark A. Natoli, Successor Co-Trustee

Dana J. Natoli  
Dana J. Natoli, Successor Co-Trustee

Raschele A. Hauber  
Raschele A. Hauber, Successor Co-Trustee

STATE OF OHIO, TUSCARAWAS COUNTY, ss:

The foregoing instrument was acknowledged before me on December 21<sup>st</sup>, 2012, by Mark A. Natoli, Successor Co-Trustee of the Anthony Natoli Revocable Trust dated March 22, 2000.

Courtney B. Scurs  
Notary Public



Courtney B. Scurs  
Notary Public, State of Ohio  
My Commission Expires 05-22-2015

STATE OF OHIO, TUSCARAWAS COUNTY, ss:

The foregoing instrument was acknowledged before me on December 27<sup>th</sup>, 2012, by  
Dana M. Natoli, Successor Co-Trustee of the Anthony Natoli Revocable Trust dated March



Courtney B. Sours  
Notary Public, State of Ohio  
My Commission Expires 05-22-2015

Courtney B. Sours  
Notary Public

STATE OF OHIO, TUSCARAWAS COUNTY, ss:

The foregoing instrument was acknowledged before me on December 27<sup>th</sup>, 2012, by  
Raschele A. Hauber, Successor Co-Trustee of the Anthony Natoli Revocable Trust dated  
March 22, 2000



Courtney B. Sours Notary Public  
Notary Public, State of Ohio  
My Commission Expires 05-22-2015

Courtney B. Sours  
Notary Public

This instrument prepared by:  
Scott G. Hastings, Attorney at Law  
KRUGLIAK, WILKINS, GRIFFITHS  
& DOUGHERTY CO., L.P.A.  
158 North Broadway  
New Philadelphia, OH 44663  
Telephone: (330) 364-3472  
Facsimile: (330) 602-3187

EXHIBIT "A"

Situated in the Township of Warwick, County of Tuscarawas and the State of Ohio.

Being a 6.4597 acre tract in part of the Second Quarter of Township 7, Range 1 in the U.S. Military District Survey, being and being part of a tract of land conveyed to Mark A. Natoli, Dana J. Natoli, and Raschele A. Hauber, Trustees of The Anthony Natoli Revocable Trust (by a deed recorded in Volume 1406, Page 141 of the Tuscarawas County Official records), being part of Parcel Number 63-00643-000, and being more fully described as follows:

Beginning at an iron pin set at the southwest corner of said 6.4597 acre tract, said point being located N 02°34'22" E, 987.49 feet, S 88°59'16" E, 495.00 feet, N 01°08'59" E, 489.14 feet, and S 58°27'20" E, 530.05 feet from the Southeast corner of Section 10 in the First Quarter of Township 7, Range 2:

Course No. 1 Thence, N 02°17'36" E, on a new line of division crossing through said

tract so conveyed to Anthony Natoli Revocable Trust, a distance of 552.11 feet to a 3/4" iron pin with cap stamped "D.A. BOWER" found at the most southerly corner of a tract of land conveyed to Mark and Sondra Jones, (by a deed recorded in Vol. 1089, Page 64 of the Tuscarawas County Deed records);

Course No. 2 Thence N 30°48'13" E, along an easterly line of said tract so conveyed

to Mark and Sondra Jones, and a westerly line of said tract so conveyed to Anthony Natoli Revocable Trust, a distance of 99.23 feet to a 3/4" iron pin with cap stamped "D.A. BOWER" found;

Course No. 3 Thence N 46°51'11" E, continuing along an easterly line of said tract so

conveyed to Mark and Sondra Jones, and a westerly line of said tract so conveyed to Anthony Natoli Revocable Trust, a distance of 170.00 feet,

(passing over a 3/4" iron pin with cap stamped "D.A. BOWER" found at 148.59 feet), to a railroad spike found in Wainwright Road;

line Course No. 4 Thence, S 48°04'20" E, in Wainwright Road, and along a northerly of said tract so conveyed to Anthony Natoli Revocable Trust, a distance of 366.03 feet to a point in Wainwright Road;

Course No. 5 Thence S 16°24'00" W, leaving said Wainwright Road and crossing through said tract so conveyed to Anthony Natoli Revocable Trust on a new line of division, a distance of 694.23 feet, (and passing over an iron pin set at 33.25 feet), to an iron pin set;

to Course No. 6 Thence N 60°03'27" W, and crossing through said tract so conveyed to Anthony Natoli Revocable Trust on a new line of division, a distance of 315.34 feet to the Beginning, containing 6.4597 acres of land, (281,386 square feet), Parcel Number 63-00643.000, of which 0.2579 acre lies within the public road right of way, but subject to all legal highways, easements, reservations and restrictions of record.

The basis of bearings for this survey is N 02°34'22" E the east line of Section 10 in the First Quarter of Township 7, Range 2 (assumed). All iron pins set are 30"x 3/4" round steel rods with plastic caps stamped "DIVERSIFIED ENGINEERING".

Description prepared from a field survey by Leslie J. Froelich, Registered Surveyor No. 8502 in April of 2012.

Parcel # 63-00643.003

201300000476  
KWGD  
PICK UP





STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

2460 Wainwright Rd SE

**Purpose of Disclosure Form:** This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

**Owner's Statement:** The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

**Instructions to Owner:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials [Signature] Date 3/26/19  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



2013

STATE OF OHIO DEPARTMENT  
OF COMMERCE

## RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

X 2460 Watnwright Rd New Phila, Oh. 44663

Owners Name(s):

X (1) Debra S. S. S.Date: 3-26-19, 20Owner ☒ is ☐ is not occupying the property. If owner is occupying the property, since what date: 2013

If owner is not occupying the property, since what date: \_\_\_\_\_

## THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- |  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown     |
| <input type="checkbox"/> Private Water Service.          | <input type="checkbox"/> Cistern      | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well                    | <input type="checkbox"/> Spring       | _____                                |
| <input type="checkbox"/> Shared Well                     | <input type="checkbox"/> Pond         | _____                                |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes  
No ☒ If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☒ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input checked="" type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field  | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed         |
| <input type="checkbox"/> Unknown      | <input type="checkbox"/> Other _____   |   |

If not a public or private sewer, date of last inspection: \_\_\_\_\_ Inspected By: \_\_\_\_\_

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?  
Yes ☐ No ☒ If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☐ Yes ☒ No  
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Owner's Initials DS Date 3/27/19  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address

2460 Wainwright Rd SE

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

Have you ever had the property inspected for mold by a qualified inspector? ☐ Yes ☒ No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):** Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): \_\_\_\_\_

Do you know of any previous or current fire or smoke damage to the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed: \_\_\_\_\_

**F) WOOD DESTROYING INSECTS/TERMITES:** Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? ☐ Yes ☒ No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): \_\_\_\_\_

**G) MECHANICAL SYSTEMS:** Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): \_\_\_\_\_

**H) PRESENCE OF HAZARDOUS MATERIALS:** Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known	_____	_____	_____
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: \_\_\_\_\_

Owner's Initials SB Date 3/27/19

Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address

2460 Wainwright Rd SE

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No

If "Yes", please describe:

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain?

Yes  
☐

No  
☒

Unknown  
☐

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years):

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No

If "Yes", please describe:

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☒ No

If "Yes", please describe:

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No

If "Yes", please describe:

List any assessments paid in full (date/amount)

List any current assessments: \_\_\_\_\_ monthly fee \_\_\_\_\_ Length of payment (years \_\_\_\_\_ months \_\_\_\_\_)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No

If "Yes", please describe (amount)

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement

☐

☒

4) Shared Driveway

☐

☒

2) Boundary Dispute

☐

☒

5) Party Walls

☐

☒

3) Recent Boundary Change

☐

☒

6) Encroachments From or on Adjacent Property

☐

☒

If the answer to any of the above questions is "Yes", please describe:

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials

Date

3/27/19

Owner's Initials

Date

Purchaser's Initials

Date

Purchaser's Initials

Date

Property Address

2460 Wahnwright Rd SE

### CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER:



DATE:

3-27-19

OWNER:

DATE:

### RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at [www.dnr.state.oh.us](http://www.dnr.state.oh.us).

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER:

DATE:

PURCHASER:

DATE:



# 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: 24600 Wainwright Rd SE

Buyer(s): \_\_\_\_\_

Seller(s): SWALDO

## 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 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) Don R Wallick and real estate brokerage McIntire 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 Don R Wallick 3-27-19  
DATE

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_