

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



PREMIER LAND TITLE CO.
 118 E. Market Street
 Cadiz, OH 43907
 Phone 740-942-8244 Fax 740-942-4289
 Email: premier@ohio.net

TAX AND LEGAL REPORT

REQUESTED BY: Don R. Wallick

Date July 11, 2008

PROPERTY ADDRESS: 400 S. 5th Street, Bowerston, Ohio

PRESENT OWNER: Virginia R. Tripp

Deed Volume: 36 Page: 791

PARCEL No: 16-0000227.000 (0.482 acres)

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REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2007 TAX DUPLICATE IN
 THE NAME(S) OF:

Virginia R. Tripp

PARCEL: 16-0000227.000

VALUATIONS:

LAND: 2,350
 BUILDING: 16,420
 TOTAL: 18,770
 HOMESTEAD:
 CAUV:

GENERAL TAXES: \$1331.92
 TAX REDUCTION: \$440.54
 10% ROLLBACK: \$89.14
 2 1/2% REDUCTION: \$22.28
 HOMESTEAD CREDIT: \$363.60
 ADJUSTED GENERALS: \$.00
 SPECIAL ASSESSMENTS: \$.00
 TOTAL PER YEAR: \$416.36
 DELINQUENCIES:

Taxes for the year 2007 are paid.

PREMIER LAND TITLE COMPANY

BY: _____

Mary Shannon

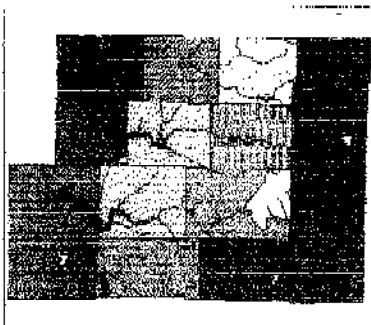
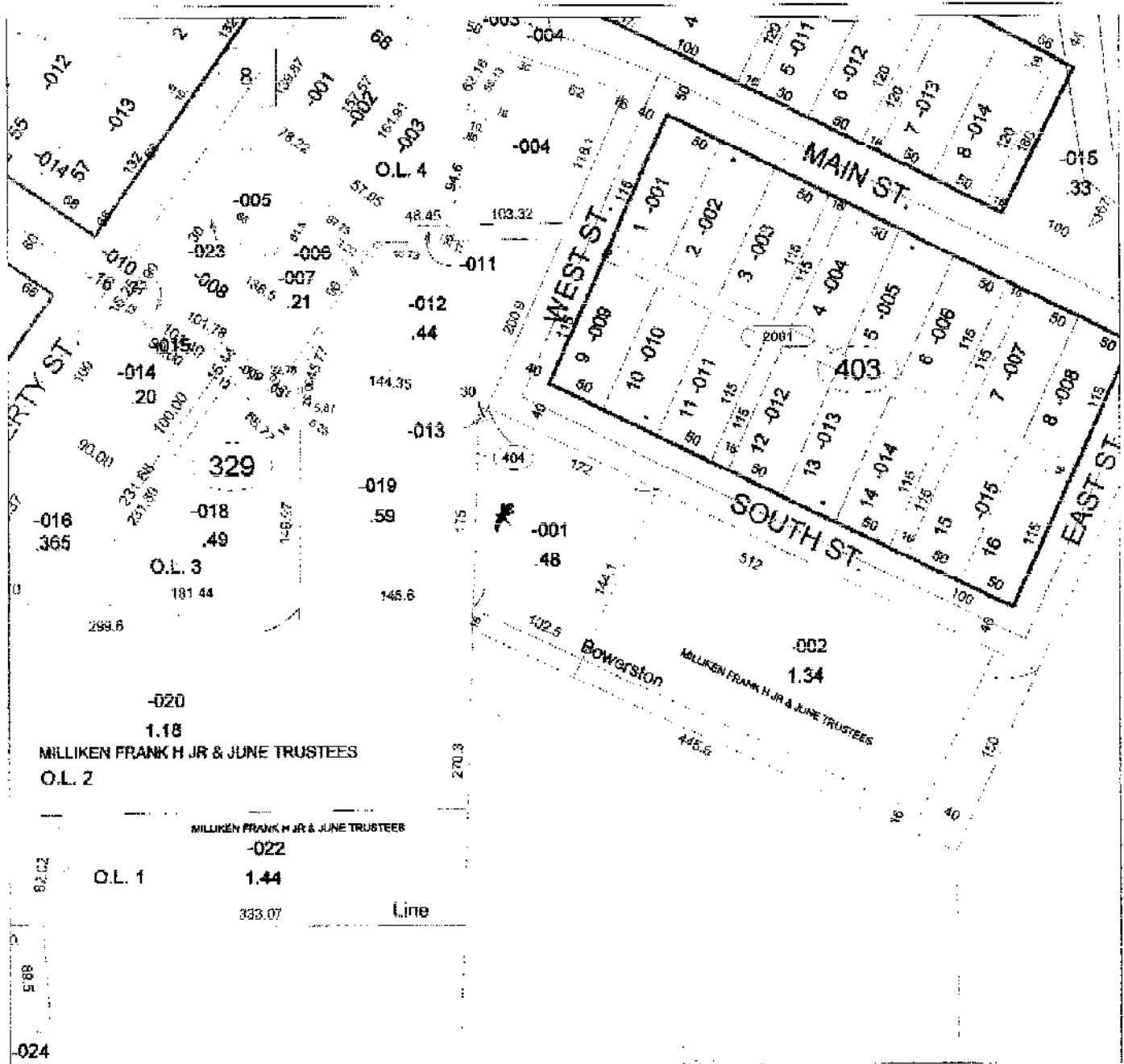
This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

Harrison County GIS - Public Access System

Parcel Records Printout: Date: July, 11 2008

Data current as of 09/30/07

This information was prepared for Harrison County in accordance with Section 5713.09 of the Ohio Revised Code. Harrison County assumes no legal responsibility for the information contained on this print. Users noting errors or omissions are encouraged to contact the Harrison County Map Department.



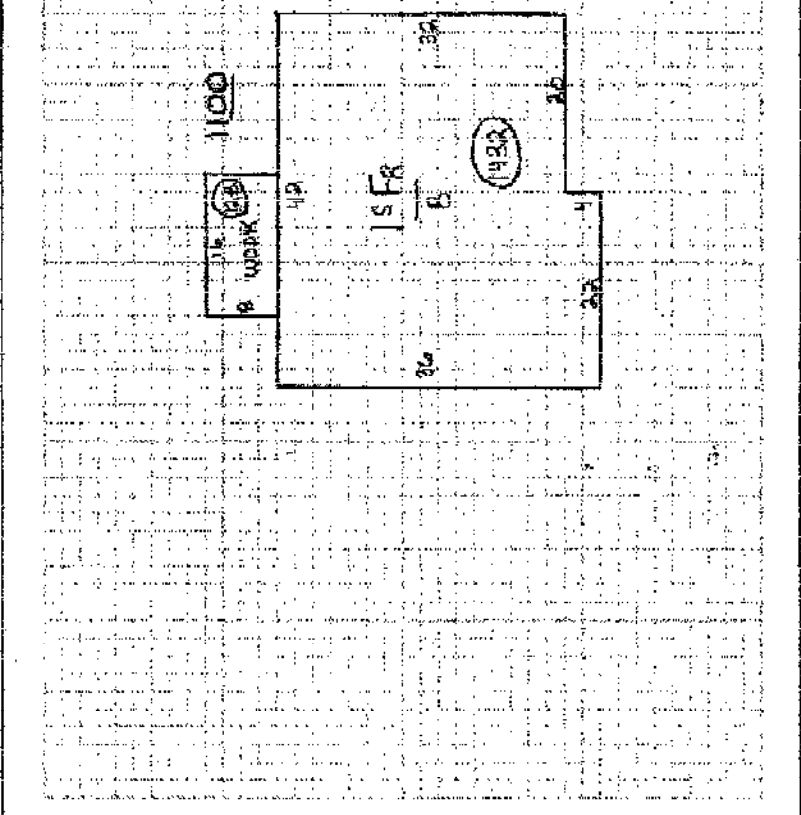
SIGNATURE OF PERSON INTERVIEWED

DATE INTERVIEWED

CONSTRUCTION SPECIFICATIONS

BUILDING FACTORS	
GRADE	0.15 = 45 %
COST FACTOR	() %
DESIGN FACTOR	() %
TOTAL ADJUSTMENT	%
COMPUTATIONS	
UNIT	AMOUNT
1432 S.F.	30600
MAS TRIM	+ 600
ADDNS. & POHS.	+ 1100
BSMT. AREA	-
FIN. BSMT.	-
ATTIC	-
P.P.	-
HEATING - A.C.	-
PLUMBING	-
TOTAL BASE	82300
TOTAL ADJ.	X 95 %
ADJ. BASE	78190

CONSTRUCTION SPECIFICATIONS	
BUILDING FACTORS	
GRADE	0.15 = 45 %
COST FACTOR	() %
DESIGN FACTOR	() %
TOTAL ADJUSTMENT	%
COMPUTATIONS	
UNIT	AMOUNT
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ATTIC	-
P.P.	-
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PLUMBING	-
TOTAL BASE	82300
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SUMMARY OF BUILDINGS

NO.	DESCRIPTION	AREA	RATE	Grass	AGE	Cond	BASE VALUE	PLYS. DEPR.	FUNCT. DEPR.	TRUE VALUE
1	15 FR / B				1960	AV	78190	40		46910
TOTAL TRUE VALUE BUILDINGS										
										46910

CONSTRUCTION SPECIFICATIONS	
BUILDING FACTORS	
GRADE	0.15 = 45 %
COST FACTOR	() %
DESIGN FACTOR	() %
TOTAL ADJUSTMENT	%
COMPUTATIONS	
UNIT	AMOUNT
1432 S.F.	30600
MAS TRIM	+ 600
ADDNS. & POHS.	+ 1100
BSMT. AREA	-
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ATTIC	-
P.P.	-
HEATING - A.C.	-
PLUMBING	-
TOTAL BASE	82300
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CONSTRUCTION SPECIFICATIONS	
BUILDING FACTORS	
GRADE	0.15 = 45 %
COST FACTOR	() %
DESIGN FACTOR	() %
TOTAL ADJUSTMENT	%
COMPUTATIONS	
UNIT	AMOUNT
1432 S.F.	30600
MAS TRIM	+ 600
ADDNS. & POHS.	+ 1100
BSMT. AREA	-
FIN. BSMT.	-
ATTIC	-
P.P.	-
HEATING - A.C.	-
PLUMBING	-
TOTAL BASE	82300
TOTAL ADJ.	X 95 %
ADJ. BASE	78190

BUILDING	NO.	DESCRIPTION	AREA	RATE	Grass	AGE	Cond	BASE VALUE	PLYS. DEPR.	FUNCT. DEPR.	TRUE VALUE
DWELLING		15 FR / B				1960	AV	78190	40		46910
TOTAL TRUE VALUE BUILDINGS											
										46910	

DOOR HANGER

PATRICK MOORE, AUDITOR





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: 400 S. 5TH ST. BOWERSTOWN, OHIO

Buyer(s): _____

Seller(s): VIRGINIA TRIPP 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 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 AUCTIONS and real estate brokerage PISSOCRA-MATHIAS 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 _____	<u>KeinDipp</u> EXEC. <u>7-25-08</u>	SELLER/LANDLORD _____	DATE _____
BUYER/TENANT _____	DATE _____	SELLER/LANDLORD _____	DATE _____	DATE _____

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

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) Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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.

<i>Kevin Dupp</i> Seller	<i>EXKL</i> Date	<i>7-25-08</i> Date	_____ Seller	_____ Date
<i>Don R Wallid</i> Purchaser	<i>8/11/08</i> Date	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Date	_____ Agent	_____ Date

Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

Don R. Wallick Auctions, Inc.
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
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