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



Sent By: PREMIER LAND TITLE; 740 942 4289; 13-Aug-08 16:38;

PREMIER LAND TITLE CO. 118 E. Market Street Cadiz, OH 43907

Phone 740-942-8244 Fax 740-942-4289 Rmail: premier@echic.net

TAX AND LEGAL REPORT

REQUESTED BY: Brooke Wallick

Date August 13, 2008

PROPERTY ADDRESS: 106 Fowler Avenue, Scio, Ohio 43988

PRESENT OWNER: Merle R. Foutz & Lenora Walters

Deed Volume: 58 Page: 930

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

Merle R. Foutz & Lenora Walters

PARCEL: 21-0000372.000 (Lot 249 pt)

VALUATIONS:

LAND:	70	GENERAL TAXES:	\$4.60	
BUILDING:	0	TAX REDUCTION:	\$1.52	
TOTAL:	70	10% ROLLBACK:	\$0.30	
HOMESTEAD:		2 1/2% REDUCTION:	\$0.00	
CAUV:		HOMESTEAD CREDIT:	\$0.00	
		ADJUSTED GENERALS:	\$.00
		SPECIAL ASSESSMENTS	: \$.00
		TOTAL PER YEAR:	\$2.78	
		DELINQUENCIES:	•	

PARCEL: 21-0000374.000 (Lot 258 0.06 A)

VALUATIONS:

LAND:	210	GENERAL TAXES: \$13.8	32
BUILDING:	Q.	TAX REDUCTION: \$4.54	1
TOTAL:	210	10% ROLLBACK: \$0.92	2
HOMESTEAD:		2 1/2% REDUCTION: \$0.00	j
CAUV:	-	HOMESTEAD CREDIT: \$0.00)
		ADJUSTED GENERALS: \$.00
	-	SPECIAL ASSESSMENTS:\$.00
		TOTAL PER YEAR: \$8.36	ົວ
		DELINOUENCIES:	

PARCEL: 21-0000371.000 (Lot 247 0.62 A)

VALUATIONS:

LAND:	1,070	GENERAL TAXES:	\$126.32
BUILDING:	850		\$41.54
TOTAL:	1,920		\$8.48
HOMESTEAD:			\$0.00
CAUV:			\$0.00
		ADJUSTED GENERALS: S	.00
		SPECIAL ASSESSMENTS: S	
			\$76.30
<i>j</i>		DELINQUENCIES:	

PARCEL: 21-0000373.000 (Lot 250 pt)

VALUATIONS:

LAND:	1,720	GENERAL TAXES:	\$1028.96
BUILDING:	13,920	TAX REDUCTION:	\$338.32
TOTAL:	15,640	10% ROLLBACK:	\$69.06
HOMESTEAD:		2 1/2% REDUCTION:	\$17.22
CAUV:		HOMESTEAD CREDIT:	\$0.00
		ADJUSTED GENERALS:	\$.00
		Special assessments:	\$.00
		TOTAL PER YEAR:	\$604.36
		Delinquencies:	

PARCEL: 20-0000494.000 (0.002 A)

VALUATIONS:

LAND: BUILDING: TOTAL: HOMESTEAD: CAUV:	110 0 110	GENERAL TAXES: \$6.66 TAX REDUCTION: \$2.16 10% ROLLBACK: \$0.46 2 1/2% REDUCTION: \$0.00 HOMESTEAD CREDIT: \$0.00 ADJUSTED GENERALS: \$ SPECIAL ASSESSMENTS:\$.00
		TOTAL PER YEAR: \$4.04 DELINQUENCIES:	

TAXES FOR THE FULL YEAR 2007 ARE PAID.

PREMIER LAND TITLE COMPANY

BY:

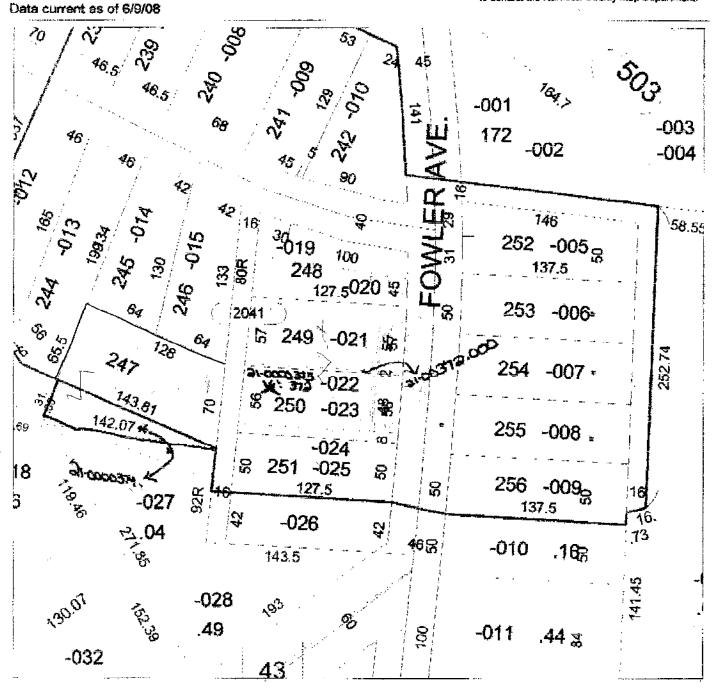
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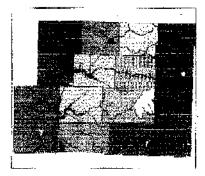
this information, including any los dimensions shown, is derived solely from public records. While the information to usually reliable, it cannot be guaranteed without a full title exemination and a current survey to verify its accuracy.

Harrison County GIS - Public Access System

Parcel Records Printout: Date: August, 13 2008

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 ornissions are encouraged to contact the Harrison County Map Department.





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STATE OF OHIO DEPARTMENT OF COMMERCE

DESIDENTIAL DEODEDTY DISCLOSUDE FORM

Pursuant to section 5302.30 of the Revised Co		he Administrative Code.
TO BE COMPLETED BY OWNER (Pleas	e Print)	
Property Address: 106 Fo h SC10,0F Owners Namc(s): R Fou 12	ILER AVE.	
Sclanot	1 43988	
Owners Namc(s): Merle R Foulz	& LENORA	WALTER
Date: <u>A 46. 23</u>		
Owner 🗌 is 🛛 is not occupying the propert	y. If owner is occupying the	property, since what date:
owner, other than having lived at or owning the careful inspection of the property by a potention generally inaccessible areas of the property. The ANY AGENT OR SUBAGENT REPRESES	he property, possesses no gre al purchaser. Unless otherw: THIS STATEMENT IS NOT SENTING THE OWNER OF	Unless otherwise advised in writing by the owner, the ater knowledge than that which could be obtained by a se advised, owner has not conducted any inspection of A WARRANTY OF ANY KIND BY THE OWNER OR THE PROPERTY. THIS STATEMENT IS NOT A SARE ENCOURAGED TO OBTAIN THEIR OWN
owner's agent or subagent. This form and the purchasers in a transfer made by the owner, at this disclosure form does not limit the obligate law to be disclosed in the transfer of residenti years material problems or defects that occ disclosed.	e representations contained in and are not made to purchaser ion of the owner to disclose a al real estate. For example, curred over five years ago the	by the owner and are not the representations of the it are provided by the owner exclusively to potential in any subsequent transfers. The information contained in item of information that is required by any other statute or although some questions are limited to the past five nat have not been fully corrected are required to be
Attach additional pages with your signature if	'additional space is needed.	erial matters in the property that are actually known. (3) (4) Complete this form yourself. (5) If some items do not sed is not within your actual knowledge, indicate Unknown.
		SASED ON OWNER'S ACTUAL KNOWLEDGE
A) WATER SUPPLY: The source of water	supply to the property is (ch	eck appropriate boxes):
Yublic Water Service	☐ Holding Tank	Unknown
☐ Private Water Service	☐ Cistern	☐ Other
☐ Private Well	☐ Spring	
Shared Well	☐ Pond	
Do you know of any current leaks, backups of	r other material problems wit	h the water supply system or quality of the water?
Yes No If "Yes", please describe:		
Is the quantity of water sufficient for your ho	usehold use? (NOTE: water)	usage will vary from household to household) Yes \[\] No
• •	r material problems with the	water supply system or quality or quantity of the water since
Owner's Initials M / F Date Of	23-08 D	rchaser's Initials / Date /

Property Address / O	6 FOW	LEKA	VE, Sc	10,0H 4	3988	<u> </u>	
B) SEWER SYSTEM: The n Y Public Sew Leach Field Unknown	er I				priate boxes) tic Tank ration Bed	: ·	
If not a public or private sewer, Do you know of any current lea If "Yes", please describe:	date of last inspec ks, backups or oth				the property?	☐Yes Z	Ν̈́ο
If owner knows of any leaks, bayears), please describe and indi							
Information on the operation are board of health of the health dis C) ROOF: Do you know of a If "Yes", please describe:	strict in which the p	roperty is locat other material p	ed. problems with the			_	at of health or the
If owner knows of any leaks or please describe and indicate any				s since owning the pr			an the past 5 years)
D) WATER INTRUSION: It property, including but not limit If "Yes", please describe and in	ted to any area belo	ow grade, basen			on, excess mo	isture or otl	her defects to the
Do you know of any water or mice damming; sewer overflow/b If "Yes", please describe and in	ackup; or leaking p	pipes, plumbing	fixtures, or appli	ances? 🗌 Yes 🔼 N	o	epage; mois	ture condensation;
Purchaser is advised that every encouraged to have a mold insp Yes No If "Yes", pl	ection done by a q	ualified inspect	or. Have you eve	ve to mold than other r had the property ins section report and an	spected for m	old by a qu	alified inspector?
E) STRUCTURAL COMPORED Do you know of any movement problems with the foundation, by Yes No If "Yes", plant of the problem of t	1.00		and the same of the				
If owner knows of any repairs, (but not longer than the past 5 y	alterations or modi	fications to con	trol the cause or e	ffect of any problem	identified ab	ove, since o	wning the property
Do you know of any previous of if "Yes", please describe and in				Yes M No			
F) MECHANICAL SYSTEM not have the mechanical system			roblems or defect	s with the following	mechanical s	ystems? If	your property does
 Electrical Plumbing (pipes) Central heating 			9) Security	r softener leased? System			
4) Central Air conditioning5) Sump pump6) Fireplace/chimney7) Lawn sprinkler			10) Central v 11) Built in :			, 000	図 □ 図
If the answer to any of the above not longer than the past 5 years							ning the property (b
Owner's Initials M/F	- Date 08	123 0) & Pu	rchaser's Initials	/	Date	/

property or any existing damage to the property If "Yes", please describe:	caused by wood	d boring insects/ter			n or on the
If owner knows of any inspection or treatment f past 5 years), please describe:				erty (but not lo	onger than the
H) PRESENCE OF HAZARDOUS MATER	IALS: Do you	know of the previ	ous or current presen	ce of any of th	e below
identified hazardous materials on the property?		F		,	
,	Yes	No	· <u>Unknow</u> n		
1) Lead-Based Paint		X, X X X	□		
2) Asbestos		×			
3) Urea-Formaldehyde Foam Insulation	닏	<u> </u>	H		
4) Radon Gas	Ц	ÆSi	Ц		
a. If "Yes", indicate level of gas if known _		X			
5) Other toxic or hazardous substances If the answer to any of the above questions is "y property:	Yes", please des	cribe and indicate	any repairs, remediat	ion or mitigati	on to the
Is the property located in a designated flood pla Is the property or any portion of the property in J) DRAINAGE/EROSION : Do you know of	cluded in a Lake	e Erie Coastal Eros oding, drainage, se	sion Area?. ttling or grading or e	区 区 rosion problem	□ ns affecting the
Is the property or any portion of the property in J) DRAINAGE/EROSION: Do you know of property? Yes No If "Yes", please describe:	cluded in a Lake any current floo	oding, drainage, se	ettling or grading or e	rosion problem	ns affecting the
Is the property or any portion of the property in J) DRAINAGE/EROSION: Do you know of property? Yes No If "Yes", please describe:	cluded in a Lake any current floor any current floor alterations to the property (but not seeking the property floor and property are governmental and governme	ne property or other longer than the party or any noncontract authority as a his	er attempts to control ast 5 years), please de sociation: Do y informing uses of the toric building or as be	rosion problem any flooding, of scribe: ou know of an property?	drainage, settling the drainage, settling y violations of Yes No
Is the property or any portion of the property in J) DRAINAGE/EROSION: Do you know of property? Yes No If "Yes", please describe: If owner knows of any repairs, modifications or grading or erosion problems since owning the position of the property? XONING/CODE VIOLATIONS/ASSESS building or housing codes, zoning ordinances at	cluded in a Lake any current floor any current floor alterations to the property (but not see that the property of the property are governmental anges or improvements.	ne property or other longer than the party or any noncontract or authority as a his wements that may be a second contract of the contract of t	rattempts to control set 5 years), please de SOCIATION: Do y nforming uses of the toric building or as be be made to the proper	rosion problem any flooding, of scribe: ou know of an property?	drainage, settling the settling y violations of Yes No
Is the property or any portion of the property in J) DRAINAGE/EROSION: Do you know of property? Yes No If "Yes", please describe: If owner knows of any repairs, modifications or grading or erosion problems since owning the post building or housing codes, zoning ordinances at If "Yes", please describe: Is the structure on the property designated by an district? (NOTE: such designation may limit chemically in the property of the property designated by an district? (NOTE: such designation may limit chemically in the property designated by an district? (NOTE: such designation may limit chemically in the property designated by an district?	cluded in a Lake any current floor any current floor alterations to the property (but not see that the property floor and governmental langes or improvements, which contains a lange of the property floor and the property floor an	ne property or other longer than the party or any noncontract of authority as a his vements that may be all affect the property or any noncontract of the property of authority as a his vements that may be all affect the property of the pr	stitling or grading or entitling or grading or entitle attempts to control as to years), please descriptions. Do ynforming uses of the toric building or as because the made to the proper erty?	rosion problem any flooding, of scribe: ou know of an property?	drainage, settling the drainage, settling the drainage, settling the drainage drainage. The drainage d

Property Address	·		<u> </u>	
 L) BOUNDARY LINES/ENCRO conditions affecting the property? 1) Boundary Agreement 2) Boundary Dispute 3) Recent Boundary Change If the answer to any of the above quality 	Yes No	4) Shared Driveway5) Party Walls6) Encroachments From	or on Adjacent Property	Yes No
M) UNDERGROUND STORAG natural gas wells (plugged or unplu If "Yes", please describe:	igged), or abandoned v		□Yes □No	g or removed), oil o
N) OTHER KNOWN MATERIA	AL DEFECTS: The i	following are other known mate	erial defects in or on the p	roperty:
For purposes of this section, materi be dangerous to anyone occupying property.				
Owner represents that the statem the date signed by the Owner. O obligation of the owner to disclos preclude fraud, either by misrepresidential real estate.	wner is advised that i e an item of informat	the information contained in tion that is required by any o	this disclosure form does ther statute or law or tha	s not limit the at may exist to
OWNER:		DATE;		
OWNER:		DATE:		•••
RECEIP	T AND ACKNOWL	EDGEMENT OF POTENTL	AL PURCHASERS	
Potential purchasers are advised the 5302.30(G). Pursuant to Ohio Revourchase contract for the property, Owner or Owner's agent, provided closing; 2) 30 days after the Owner of this form or an amendment of the	ised Code Section 530 you may rescind the p the document of resci- accepted your offer; a	O2.30(K), if this form is not pro purchase contract by delivering assion is delivered prior to all the	vided to you prior to the ti a signed and dated docum aree of the following dates	ime you enter into a nent of rescission to :: 1) the date of
I/WE ACKNOWLEDGE RECEIP STATEMENTS ARE MADE BAS OWNER.				
Owner makes no representations purchaser deems necessary with Purchaser should exercise whater Registration and Notification Lawwritten notice to neighbors if a sepublic record and is open to inspresponsibility to obtain information.	respect to offsite issu ver due diligence pur w (commonly referre ex offender resides or ection under Ohio's l	es that may affect purchaser' chaser deems necessary with d to as "Megan's Law"). This intends to reside in the area. Public Records Law. If conce	s decision to purchase the respect to Ohio's Sex Office is law requires the local Sea. The notice provided by erned about this issue, pu	ne property. If to provide the Sheriff is a urchaser assumes
My/Our Signature below does not o	constitute approval of	any disclosed condition as repr	esented herein by the own	ier.
PURCHASER:		DATE:	,	
PHDCHASER:		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: 106 FOWLER AVE Seco, Ohio Buyer(s): FOUTZ / CENTER Seller(s): I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES The buyer will be represented by AGENT(S) The seller will be represented by ____ 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: Agent(s) De R WALLICK AUCTIONS and real estate brokerage PISSOCRA - MATRIAL REPRESENTATION INVOLVING ONLY ONE REAL ESTATE AGENT 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) Deseller or D 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** BUYER/TENANT DATE SELLER/LANDLORD

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 D	isclosure				<i>,</i>	
(a) Prese	nce of lead-based pain	t and/or lead-bas	ed paint hazards	(check (i) or (ii)	below):	
(i)	Known,lead-based (explain).			and the second second	٠	sing
·	Completing	·				
(îi)	Seller has no know	viedge of lead-bas	sed paint and/or	lead-based pai	nt hazards in t	ne housing.
(b) Reco	rds and reports availab	le to the seller (c	neck (i) or (ii) belo	ow):		2
(i)	Seller has provide based paint and/o					
				•		
(ii) <u>4</u>	Seller has no repo hazards in the ho		taining to lead-b	ased paint and	i/or lead-based	I paint
Purchase	er's Acknowledgment	(initial)				
(c) :	Purchaser has rec	` .	l information list	ed above.		
(d)	Purchaser has rec		A Company of the Comp		in Your Home	
· · ·	 haser has (check (i) or (1221 , 101112	
(i)	received a 10-day		nutually agreed t e of lead-based p	ipon period) to paint and/or lea	conduct a risk ad-based paint	assess- nazards; or
(ii) <u> </u>	waived the oppo lead-based paint	rtunity to conduct and/or lead-base	t a risk assessme d paint hazards.	nt or inspection	n for the prese	nce of
Agent's	Acknowledgment (initi	al)				,
	WAgent has inform	, 1.			U.S.C.4852d a	nd is
Certifica	tion of Accuracy			••		
The follo	wing parties have review on they have provided is	ed the information true and accurate.	above and certify,	to the best of th	eir knowledge,	that the
Me	le P tout	9-15-0	D	· · · · · · · · · · · · · · · · · · ·		
Seller	3	Date	Seller			Date
Purchase	er	Date	Purchaser			Date
Agent	· · · · · · · · · · · · · · · · · · ·	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, Chio 44680 Info@WallickAuctions.com http://www.WallickAuctions.com







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