

Don R. Wallick Auctions, Inc.

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



DESCRIPTION OF A 2.516 ACRE TRACT

Situated in the Township of Sugarcreek, County of Stark and the State of Ohio.

Being part of the Southeast Quarter of Section 14, Township 11, Range 10, and being part of a 3.585 acre parcel of land as conveyed to Thomas J. and Wilma C. Prunty by a deed recorded in Instrument No. 199608270046610 of the Stark County Official Image Records, Auditor's Parcel No. 6703374, being further bounded and described as follows:

Commencing at a 1-1/2" iron pin (found) at the southeast corner of the Southeast Quarter of said Section 14 (ID SUG-81);

thence with the south line of said Southeast Quarter of Section 14, N 87° 39' 35" W, 649.33 feet to an iron pin stamped "SMITH" (found) at the southeast corner of said 3.585 acre parcel of land so conveyed to Thomas J. and Wilma C. Prunty and the southwest corner of a parcel of land as conveyed to Tina J. and Marc Majzoub by a deed recorded as Instrument No. 96037000 of the Stark County Official Image Records and the **True Place of Beginning** of the parcel of land herein described;

Course No. 1 Thence with the south line of said Southeast Quarter of Section 14 and the south line of said 3.585 acre parcel of land so conveyed to Thomas J. and Wilma C. Prunty, N 87° 39' 35" W, 198.70 feet to an iron pin (set) thereon;

Course No. 2 Thence with a new line of division through said 3.585 acre parcel of land so conveyed to Thomas J. and Wilma C. Prunty, N 23° 32' 22" W, passing on line an iron pin (set) at 337.80 feet, a total distance of 355.69 feet to a point in the center of Lawndell Road (60-foot wide), on the northwest line of said 3.585 acre parcel and the southeast line of a parcel of land as conveyed to Willie G. and Ronald Woodson Harris by a deed recorded as Instrument No. 98082087 of the Stark County Official Image Records;

Course No. 3 Thence with the center of said Lawndell Road, the northwest line of said 3.585 acre parcel of land so conveyed to Thomas J. and Wilma C. Prunty and the southeast line of said parcel of land so conveyed to Willie G. and Ronald Woodson Harris, N 55° 52' 53" E, 332.64 feet to the northeast corner of said 3.585 acre parcel of land and the northwest corner of the aforesaid parcel of land so conveyed to Tina J. and Marc Majzoub;

Course No. 4 Thence with the east line of said 3.585 acre parcel of land so conveyed to

Thomas J. and Wilma C. Prunty and the west line of said parcel of land so conveyed to Tina J. and Marc Majzoub, S 07° 08' 10" E, passing on line a 5/8" iron pin (found) at 35.00 feet, a total distance of 524.86 feet to the True Place of Beginning, containing **2.516 acres**, more or less, of which 0.226 of an acre is located within the Lawndell Road right-of-way, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to an assumed meridian.

All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

Subject to a 10-foot wide Ingress-Egress Easement bounded and described as follows:

Beginning at the intersection of the east line of said 3.585 acre parcel of land so conveyed to Thomas J. and Wilma C. Prunty and the southeast line of said Lawndell Road (60-foot wide)

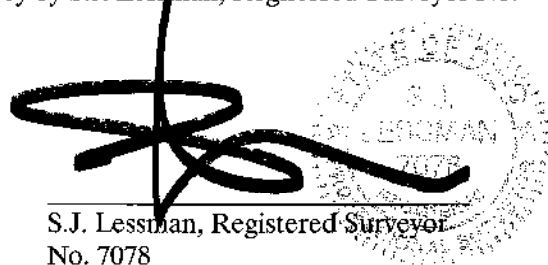
Course No. 1 Thence with the east line of said 3.585 acre parcel of land so conveyed to Thomas J. and Wilma C. Prunty, S 07° 08' 10" E, 11.22 feet to a point thereon;

Course No. 2 Thence S 55° 52' 53" W, parallel with said southeast line of Lawndell Road, 319.75 feet to a point;

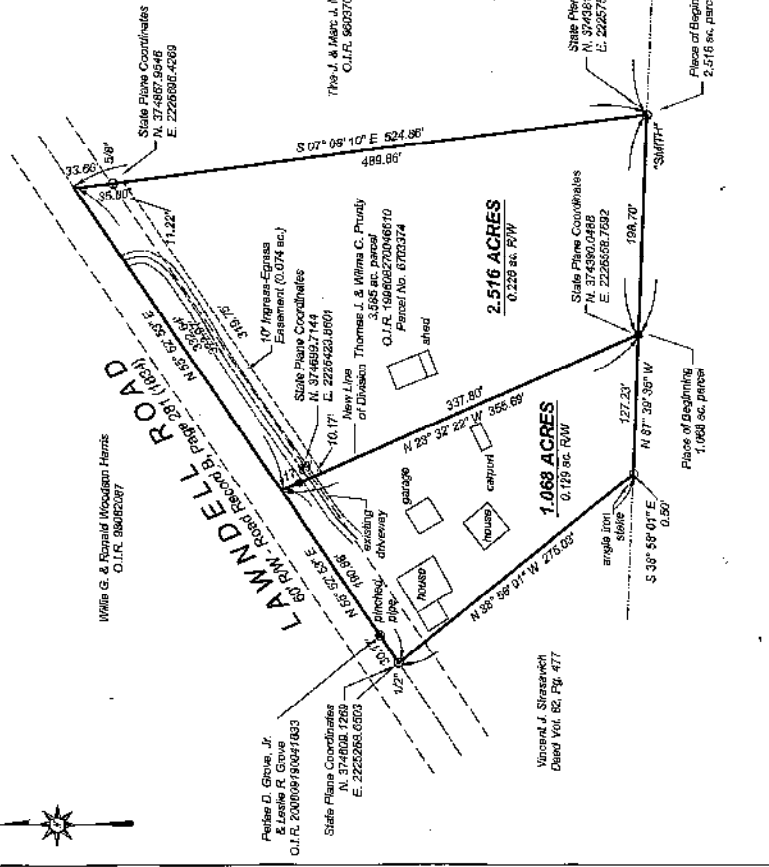
Course No. 3 Thence N 23° 32' 22" W, 10.17 feet to a point on the southeast line of said Lawndell Road;

Course No. 4 Thence with said southeast line of Lawndell Road, N 55° 52' 53" E 322.97 feet to the place of beginning, containing 0.074 of an acre, more or less.

Description prepared from a field survey by S.J. Lessman, Registered Surveyor No. 7078 in October 2008.



S.J. Lessman, Registered Surveyor
No. 7078



Reference used:
County Auditor's Tax Maps
Survey and record books
July 1898 survey by Richard L. Smith

- denotes stone monument (found)
- ⊙ denotes iron pipe (found)
- denotes iron pin (found)
- denotes iron pin (set)

Bearings are oriented to an assumed meridian.
Iron pins (set) are 30"x2.24"
steel rod with plastic cap stamped
"DIVERSIFIED ENGINEERING"

NOTE:
State Plane Coordinate values are based on the
NAD 83 (1983) Datum
The SUGRS points used as reference stations to
establish the datum are designated as "BET118-1"
and "SLUG14-1".
All bearings shown are based on grid north.
All dimensions shown are ground distances.
To obtain a grid distance, multiply the ground
distance by Project Combined Factor (PCF)
of 0.999994462.



S. J. LESSMAN, REGISTERED SURVEYOR No. 7078

| SCALE | |
|----------|-----------|
| AS SHOWN | 1" = 100' |
| AS SHOWN | 1" = 200' |
| AS SHOWN | 1" = 300' |
| DATE | 05/13/08 |
| CHECKED | WJS |
| DATE | 05/13/08 |

PLAT OF SURVEY
GRANTOR: THOMAS J. & WILLMA CRUNTY
GRANTEE: DIVERSIFIED ENGINEERING
LOCATION: WEST PART OF THE SOUTH-EAST QUARTER
OF SECTION 14, TOWNSHIP 11, RANGE 10
SUGARCREEK TOWNSHIP, STARK COUNTY, OHIO
FILE # 13, DFL-699 | SHEET 1 OF 1



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: LAWNDELL ROAD SW NAVARRA, OHIO

Buyer(s): _____

Seller(s): Tom & Wilma Prunty

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____ AGENT(S) _____ and _____ BROKERAGE _____

The seller will be represented by _____ AGENT(S) _____ and _____ 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 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 _____

BUYER/TENANT _____ DATE _____

X Thomas J Prunty 10-27-2008
SELLER/LANDLORD DATE

X Wilma C Prunty 10-27-2008
SELLER/LANDLORD DATE



Effective 1/1/07

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:1-4-10 of the Administrative Code.
TO BE COMPLETED BY OWNER (Please Print)

Property Address: 11372 Lawndell Rd Navarre Oh 44662

Owners Name(s): Thomas J. & Wilma C. prundy

Date: Sept 3, 2008

Owner [X] is [] is not occupying the property. If owner is occupying the property, since what date: April 3 1987

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to 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. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (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.

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):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

[] Yes [X] No If "Yes", please describe:

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] Yes [X] No

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

Owner's Initials WCAPJP Date 9-3-08

Purchaser's Initials / / Date / /

Property Address 11372 Lawndell Rd Navarre Oh 44662

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

- Public Sewer
- Private Sewer
- Septic Tank
- Leach Field
- Aeration Tank
- Filtration Bed
- Unknown
- Other _____

If not a public or private sewer, date of last inspection: _____

Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? Yes No

If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

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 current leaks or other material problems with the roof or rain gutters? Yes No

If "Yes", please describe: Roof leaks in to house

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

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: _____

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/backlog; or leaking pipes, plumbing fixtures, or appliances? Yes No

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

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. 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: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any 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: _____

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: _____

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) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Plumbing (pipes) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Is water softener leased? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Central heating | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9) Security System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Central Air conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. Is security system leased? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5) Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10) Central vacuum | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6) Fireplace/chimney | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11) Built in appliances | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7) Lawn sprinkler | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12) Other mechanical systems | <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 to the mechanical system since owning the property (but not longer than the past 5 years): _____

Owner's Initials WCF/TSP Date 9-3-10

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 11372 Lawndell Rd Navarre Oh 44662

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No
If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

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: _____

I) 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? Yes No Unknown

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS 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, which could affect the property? Yes No
If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No
If "Yes", please describe: _____

Owner's Initials wcp/TSP Date 9-3-08

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 11372 Lawnclell Rd Navarre Oh 44662

L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No

| | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| 1) Boundary Agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Boundary Dispute | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

M) 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: _____

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 represents that the statements contained in this form are made in good faith 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: Thomas J Prunty DATE: 9-3-08

OWNER: Wilmas C Prunty DATE: 9-3-08

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.

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.

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.

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

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

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

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