

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





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: 218 3rd Ave SE Beach City, Ohio

Buyer(s): _____

Seller(s): Ruth Hollinger

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. Wallich Auction and real estate brokerage Pissara - 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 _____

Ruth Ann Hollinger
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ 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) DAW 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.

<u>Ruth Ann Hollinger</u> Seller	_____	Date	_____	Seller	_____	Date	
_____	Purchaser	_____	Date	_____	Purchaser	_____	Date
_____	Agent	_____	Date	_____	Agent	_____	Date



THE TUSCARAWAS COUNTY TITLE COMPANY

203 FAIR AVENUE NE
PO BOX 548
NEW PHILADELPHIA, OHIO 44663-0548
TELEPHONE 330-364-4450
FAX 330-343-2976
email: tusctitle@tusctitle.net

*Complete Title Examinations
and Escrow Closing Services
Serving a 9 County Area*

TAX AND LEGAL REPORT

DATE: July 16, 2008

REQUESTED BY: Don Wallick - Wallick Auctions

PROPERTY ADDRESS: 3rd Ave. S.E., Beach City, Ohio

PRESENT OWNER: Ruth Hollinger

INSTRUMENT: 2008071000313004

TRANSFER: July 10, 2008

PARCEL NO: 6900073

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2007 TAX DUPLICATE IN THE NAME OF

Ruth Hollinger

PARCEL NO.: 6900073
DESC. OL 19.08A

VALUATIONS:

LAND: 350
BUILDING: _____
TOTAL: 350
HOMESTEAD:
AUV:

TAXES:

GENERAL TAXES: \$13.26
TAX REDUCTION: \$- 3.88
10% ROLLBACK: \$- .94
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 8.44
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$

Special Assessments: None
Map No.:

Taxes for the year 2007 are PAID.

BY: Bobbie Johnston

PRIOR FILE NO.

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.



EXCLUSIVE AGENT FOR
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



OWNER'S NAME & PROPERTY ADDRESS

HOLLINGER RUTH
 3RD AVE SE

Legal Description: OL 19 .08A
 Tax District: 69 - SUGAR CREEK TWP - BEACH CITY - FAIRLESS LSD

	LAND	BUILDING	TOTAL
PRESENT TAXABLE VALUE	\$350		
PRIOR TAXABLE VALUE	\$250	\$0	\$250
HOMESITE TAXABLE VALUE			
CAUV TAXABLE VALUE			

FORMER OWNERS:
 BRANDON FLOYD E & BERTHA J 7/10/2008 ()

MARKET VALUE SUMMARY:

YEAR	LAND	BUILDING	TOTAL
2006	\$1,000		\$1,000
2003	\$700		\$700
2000	\$700		\$700

LAND PRICING:

CLASS	DIMENSIONS	RATE	BASE VALUE	% ADJ	REASON	VALUE
010	45x50	180		80		\$975
070	x	0				
TOTAL LAND VALUE:						\$975

OTHER STRUCTURES:

IMPRV CMN	NO.	REPL	ADJ	DEPR							
TYPE	WALL	STY	CONST	SIZE	YEAR	GRAD	COND	VAL	DEPR	REA	VAL

PRIMARY STRUCTURE

TYPE	# STY	BSMT	CONSTR	YR BLT	GRADE	COND

IDENT	DESCRIPTION	SOFT
SOFT LIVING		
FULL BATHS		
PART BATH		
HEATING		
FIREPLACE		
BSMT FINISH		
BEDROOMS		
FAMILY ROOM		
CENTRAL AIR		

Sketch Not Available



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Serving a 9 County Area

TAX AND LEGAL REPORT

DATE: July 16, 2008

REQUESTED BY: Don Wallick - Wallick Auctions

PROPERTY ADDRESS: 3rd Ave. S.E., Beach City, Ohio

PRESENT OWNER: Ruth Hollinger

INSTRUMENT: 200807100031304

TRANSFER: July 10, 2008

PARCEL NO: 6900074

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2007 TAX DUPLICATE IN THE NAME OF

Ruth Hollinger

PARCEL NO.: 6900074
DESC. OL 20 .11A

VALUATIONS:

LAND: 670
BUILDING: _____
TOTAL: 670
HOMESTEAD:
AUV:

TAXES:

GENERAL TAXES: \$25.39
TAX REDUCTION: \$- 7.44
10% ROLLBACK: \$- 1.79
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$16.16
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$

Special Assessments: None
Map No.:

Taxes for the year 2007 are PAID.

BY: Bobbie Johnston

PRIOR FILE NO.

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TAX AND LEGAL REPORT

DATE: July 16, 2008

REQUESTED BY: Don Wallick - Wallick Auctions

PROPERTY ADDRESS: 218 3rd Ave. S.E., Beach City, Ohio

PRESENT OWNER: Ruth Hollinger

INSTRUMENT: 200807100031304

TRANSFER: July 10, 2008

PARCEL NO: 6900075

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2007 TAX DUPLICATE IN THE NAME OF

Ruth Hollinger

PARCEL NO.: 6900075
DESC. 42 WH

VALUATIONS:

LAND: 4,270
BUILDING: 22,650
TOTAL: 26,920
HOMESTEAD: 8,750
AUV:

TAXES:

GENERAL TAXES: \$1,020.27
TAX REDUCTION: \$- 298.95
10% ROLLBACK: \$- 72.13
2 1/2% REDUCTION \$- 16.83
HOMESTEAD CREDIT \$- 205.15
TOTAL PER 1/2 YEAR \$ 427.21
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$

Special Assessments: None
Map No.:

Taxes for the year 2007 are PAID.

BY:

PRIOR FILE NO.

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KIM R. PEREZ, Stark County Auditor - Property Record Card

Map: 004 Block: 05 Routing: 3.00

PARCEL ID: 6900075 Card: 1 of 1 Class Code: RESIDENTIAL

OWNER'S NAME & PROPERTY ADDRESS

HOLLINGER RUTH
218 3RD AVE SE

Legal Description: 42 WH
Tax District: 69 - SUGAR CREEK TWP - BEACH CITY - FAIRLESS LSD

	LAND	BUILDING	TOTAL
PRESENT TAXABLE VALUE	\$4,270	\$22,650	\$26,920
PRIOR TAXABLE VALUE	\$3,330	\$23,380	\$26,710
HOMESITE TAXABLE VALUE			
CAUV TAXABLE VALUE			

FORMER OWNERS:

BRANDON FLOYD E & BERTHA J

7/10/2008 ()

MARKET VALUE SUMMARY:

YEAR	LAND	BUILDING	TOTAL
2006	\$12,200	\$64,700	\$76,900
2003	\$9,500	\$66,800	\$76,300
2000	\$8,700	\$61,600	\$70,300

LAND PRICING:

CLASS	DIMENSIONS	RATE	BASE VALUE	% ADJ	REASON	VALUE
001	50x150	160				\$12,190
TOTAL LAND VALUE:						\$12,190

OTHER STRUCTURES:

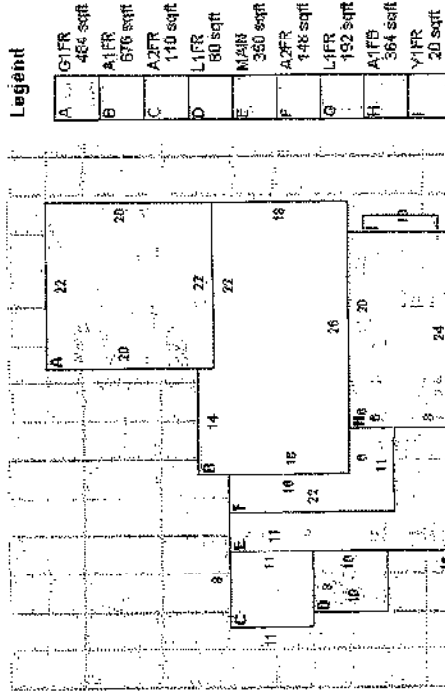
IMPRV GNM	NO.	REPL	ADJ/	DEPR					
TYPE	WALL	STY	CONST	YEAR	GRAD	COND	VAL	DEPR	VAL
0140	ONE	POLE	20x36	1983	100	AVER	\$4,148		
0188	ONE	POLE	12x12	1997	100	EXCE	50	\$920	
0920			10x12						
			x						
			x						
			x						

PRIMARY STRUCTURE

TYPE	# STY	BSMT	CONSTR	YR BLT	GRADE	COND
SINGL-FAM	TWO	01	FRAME	1905	0100	AVERAGE

IDENT	DESCRIPTION	IDENT	DESCRIPTION	COND
2,252	SQFT LIVING	MAIN	SINGL FAM	350
1	FULL BATHS	A1FB		364
1	PART BATH	A1FR		676
	GAS	G1FR		484
	FIREPLACE	A2FR		146
N/A	BSMT FINISH	L1FR		80
1	BEDROOMS	A2FR		110
YES	FAMILY ROOM	L1FR		192
YES	CENTRAL AIR	Y1FR		20

Legend



Grid in 5 ft interval. Legend with white background indicates no drivable area



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TAX AND LEGAL REPORT

DATE: July 16, 2008

REQUESTED BY: Don Wallick - Wallick Auctions

PROPERTY ADDRESS: 3rd Ave. S.E., Beach City, Ohio

PRESENT OWNER: Ruth Hollinger

INSTRUMENT: 200807100031304

TRANSFER: July 10, 2008

PARCEL NO: 6900076

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2007 TAX DUPLICATE IN THE NAME OF

Ruth Hollinger

PARCEL NO.: 6900076
DESC. 43-25' NE

VALUATIONS:

LAND: 840
BUILDING: _____
TOTAL: 840
HOMESTEAD:
AUV:

TAXES:

GENERAL TAXES: \$31.84
TAX REDUCTION: \$- 9.33
10% ROLLBACK: \$- 2.25
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$20.26
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$

Special Assessments: None
Map No.:

Taxes for the year 2007 are PAID.

BY: Bobbie Johnston

PRIOR FILE NO.

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EXCLUSIVE AGENT FOR
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



OWNER'S NAME & PROPERTY ADDRESS
 HOLLINGER RUTH
 3RD AVE SE

Legal Description: 43 - 25' NE
 Tax District: 69 - SUGAR CREEK TWP - BEACH CITY - FAIRLESS LSD

PRIMARY STRUCTURE

TYPE	# STY	BSMT	CONSTR	YR BLT	GRADE	COND

IDENT DESCRIPTION SQFT

SOFT LIVING
 FULL BATHS
 PART BATH
 HEATING
 FIREPLACE
 BSMT FINISH
 BEDROOMS
 FAMILY ROOM
 CENTRAL AIR

	LAND	BUILDING	TOTAL
PRESENT TAXABLE VALUE	\$840		
PRIOR TAXABLE VALUE	\$670	\$0	\$670
HOMESITE TAXABLE VALUE			
CAUV TAXABLE VALUE			

FORMER OWNERS:
 BRANDON FLOYD E & BERTHA J 7/10/2008 ()

MARKET VALUE SUMMARY:

YEAR	LAND	BUILDING	TOTAL
2006	\$2,400		\$2,400
2003	\$1,900		\$1,900
2000	\$1,700		\$1,700

LAND PRICING:

CLASS	DIMENSIONS	RATE	BASE VALUE	% ADJ	REASON	VALUE
001	25x150	180		60		\$2,438
TOTAL LAND VALUE:						\$2,438

OTHER STRUCTURES:

IMPRV CMN	NO.	REPL	ADJ/	DEPR							
TYPE	WALL	STY	CONST	SIZE	YEAR	GRAD	COND	VAL	DEPR	REA	VAL

Sketch Not Available

REDWOOD ST SE

PT O. I. 19

.08 AC
01 0800

.10 AC
01 0700

.33 AC
01 0600

50
05 0700

49
05 0800

48
05 0900

47
05 1000

46
05 1100

45
05 1200

39
05 0600

40
05 0500

41
05 0400

42
05 0300

43
05 0200

44
05 0100

82
04 0700

81
04 0800

76
04 0600

75
04 0500

74
04 0400

1ST ADD.
50

53
07 0400

54
07 0300

55
07 0200

56
07 0100

57

BIRCH ST SE

SHELLEY

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

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