

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



THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: December 29, 2008

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 4436 Maple Grove Rd., S.E. Uhrichsville Ohio

PRESENT OWNER: Mary E. Heavilin

VOLUME: 645

PAGE: 342

TRANSFER: February 15, 1991

PARCEL NO: 63-00417.000

=====

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

Mary E. Heavilin

PARCEL NO.: 63-00417.000

DESC. 1-7-3 .8407A

VALUATIONS:

LAND: 4,900
BUILDING: 14,010
TOTAL: 18,910
HOMESTEAD: 8,750
AUV:

TAXES:

GENERAL TAXES: \$ 588.67
TAX REDUCTION: \$ - 160.54
10% ROLLBACK: \$ - 42.81
2 1/2% REDUCTION \$ - 10.70
HOMESTEAD CREDIT \$ - 173.35
TOTAL PER 1/2 YEAR \$ 201.27
UNPAID REAL \$
CURRENT SA: \$
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ -0-

Special Assessments: None

Taxes for the year 2007 are paid
Taxes for the year 2008 are undetermined but not yet due.

Approved: _____
Not Approved: X~Will be Red Stamped

BY: Laura J. Andrews

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.

PARCEL 61-00417-0-00
 DISTRICT 61 MAPWICK TWP-LANGLAN VALLE
 MAP NUMBER 10
 SECTION & PLAT 3-000
 LOTTING NUMBER 511-1-1-1
 PROPERTY CLASS 511-1-1-1 Family used, aged 0-09
 USER KEY
 PROPERTY ADD 4436 MAPLE STREET PH
 BIRCHWOOD 15.05 MAPWICK TOWNSHIP
 LIVING AREA 1348
 COMMENTS/REMARKS
 HERVILIN MAP E
 1 7 3 8407

CONSTRUCTION DATA		FINISHING LAND		VALUATIONS	
CONTRACTOR	DATE	CONTRACTOR	DATE	ASSESSMENT DATE	REASON FOR CHANGE
1	1/2/00	2	2/00	01/01/01	ANN EQUAL
2	2/00	3	3/00	01/01/08	ANN EQUAL
3	3/00	4	4/00	12/28/00	40330
4	4/00	5	5/00	11/60/00	40330
5	5/00	6	6/00	4/23/00	43200
6	6/00	7	7/00	5/88/00	43200
7	7/00	8	8/00	11/05/00	14315
8	8/00	9	9/00	10/30/00	18210
9	9/00	10	10/00	10/30/00	18210
10	10/00	11	11/00	10/30/00	18210
11	11/00	12	12/00	10/30/00	18210

LAND DATA	BASE RATE	ADJUSTED RATE	EXTENDED VALUE	MARKETS VALUE
LAND	15002.00	18908.00	13950	13950
TOTAL	0.840	18908.00	13950	13950

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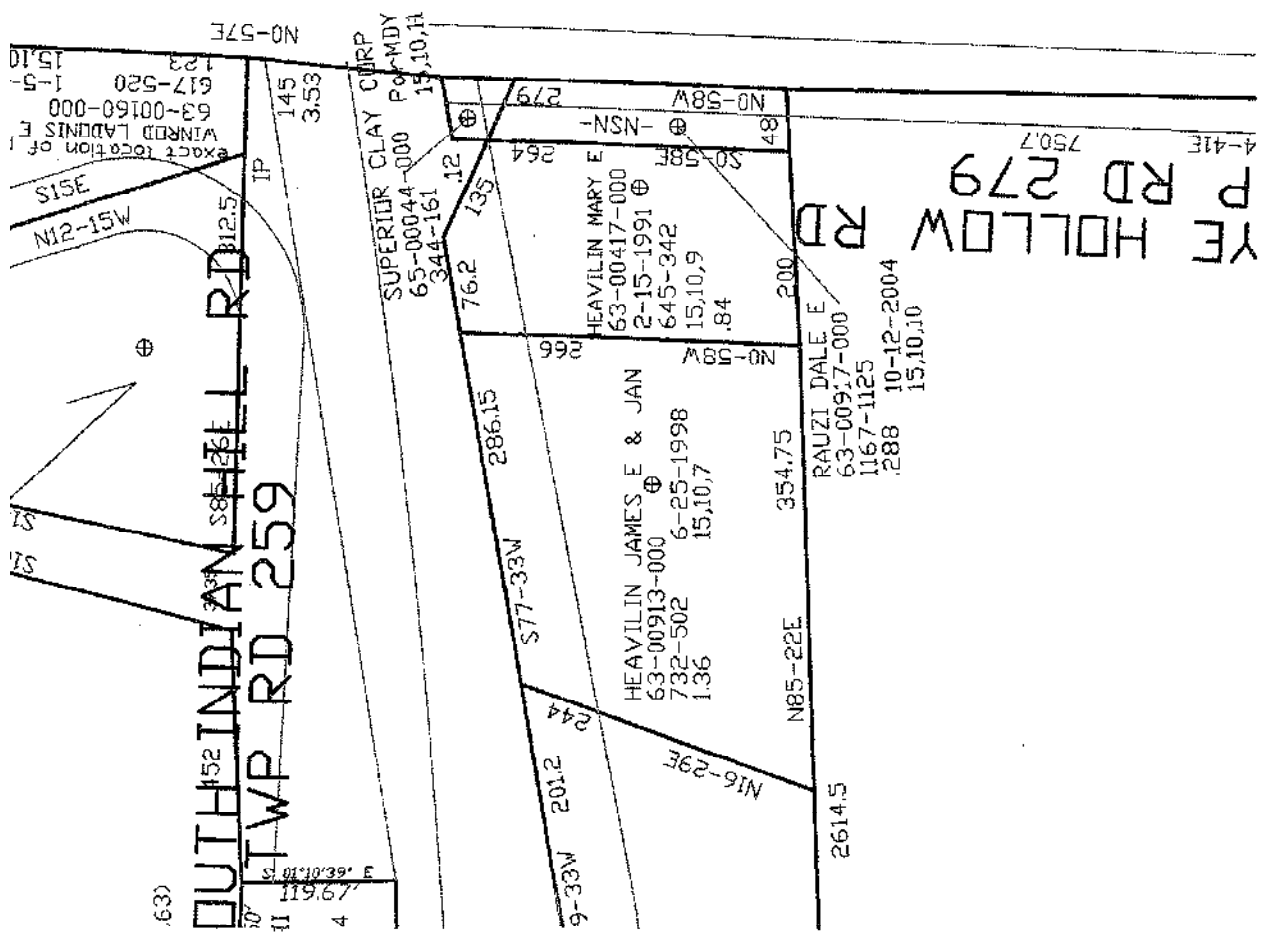
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APPROVALS: DATE: 01/01/04 REASON FOR VALUATION: ANN EQUAL CONTACT: DMN LISTED: 10/28/03 REVIEWED: JCM 05/22/04
 COMMENTS/REMARKS
 CARD 02 1



.63)

152 INDIAN HILL RD

TWP RD 259

YE HOLLOW RD
P RD 279

SUPERIOR CLAY CORP
65-00044-000 P&MDY
344-161 15,10,H

HEAVILIN JAMES E & JAN
63-00913-000
732-502 6-25-1998
1.36 15,10,7

HEAVILIN MARY E
63-00417-000
2-15-1991
645-342 15,10,9
.84

RAUZI DALE E
63-00917-000
1167-1125
.288 10-12-2004
15,10,10

exact location of
WINDMILL LADNINS E
63-00160-000 1-5-
617-520 15,10
123

NO-57E

4-41E 750.7

S 01°10'39" E
119.67'

4

9-33W 201.2

S77-33N

286.15

76.2 135

12

145 3.53

N85-22E

354.75

200

2614.5

NO-108W

266

NO-58W

48

279

NO-58W

279



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: 4436 Maple Grove Wadsworth, Ohio

Buyer(s): _____

Seller(s): MARY HEAVILIN JONES 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) Dan R. Wallace and real estate brokerage Pissocra-Mathia 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 _____

[Signature] _____ DATE 12-22-08

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) 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.

Signature and date lines for Seller, Purchaser, and Agent.

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

Don R. Wallick Auctions, Inc.

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