

# ***Don R. Wallick Auctions, Inc.***

965 N. Wooster Avenue - Strasburg, Ohio 44680 - [www.WallickAuctions.com](http://www.WallickAuctions.com)

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

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120 S. Main Street  
P.O. Box 251  
Cádiz, Ohio 43807



740-942-8244  
Fax 740-942-4289  
E-mail: premiertitle@verizon.net

Serving Harrison, Belmont & Jefferson Counties

**TAX AND LEGAL REPORT**

REQUESTED BY: Brooke Wallick Auctions April 2, 2009

PROPERTY ADDRESS: 30801 Patterson Road, Dannison, OHIO

PRESENT OWNER: Raymond W. Yager and Nguyen T. Yager

DEED VOLUME: 98 PAGE: 652 DATE TRANSFERRED: 5/31/01

PARCEL NO.: 15-0000076.000 8.11 Acres  
15-0000922.002 3.285Acres

OIL AND GAS SOLD OFF 6/17/08 V76 P1548

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME(S) OF:

Yager, Raymond W. and Nguyen T.

PARCEL NO. 15-0000076.000 8.11 ACRES

VALUATIONS:

LAND: 7,870  
BUILDING: 22,750  
TOTAL: 30,660  
HOMESTEAD:  
CAUV:

GENERAL TAXES: \$2,210.90  
TAX REDUCTION: \$ 760.78  
10% ROLLBACK: \$ 145.02  
2 1/2% REDUCTION: \$  
HOMESTEAD CREDIT: \$ .00  
ADJUSTED GENERALS: \$ .00  
DELINQUENCIES: \$ -.00  
TOTAL PER YEAR: \$1,305.10  
SPECIAL ASSESSMENT \$ 12.00 PER

YEAR

CAUV YES

TAXES FOR THE FIRST HALF OF 2008 ARE PAID.

TAXES FOR THE SECOND HALF OF 2008 ARE DUE AND PAYABLE IN JULY 2009

PARCEL NO. 15-0000922.002 3.285 ACRES

VALUATIONS:

LAND: 1,290  
BUILDINGS: 0  
TOTAL: 1,290  
HOMESTEAD:  
CAUV:

GENERAL TAXES: \$ 93.02  
TAX REDUCTION: \$ 32.00  
10% ROLLBACK: \$ 6.10  
2 1/2% ROLLBACK: \$  
HOMESTEAD CREDIT: \$  
ADJUSTED GENERALS: \$  
DELINQUENCIES: \$  
SPECIAL ASSESSMENTS: \$ 12.00 PER

YEAR

TOTAL PER YEAR: \$54.92



CAUV YES

TAXES FOR THE FIRST HALF OF 2008 ARE PAID  
TAXES FOR THE SECOND HALF OF 2008 ARE DUE AND PAYABLE IN JULY 2009

BY: \_\_\_\_\_  
ANNETTE MCCUE

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: April, 8 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 omissions are encouraged to contact the Harrison County Map Department.

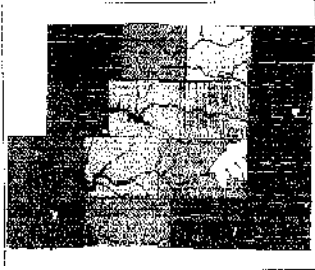
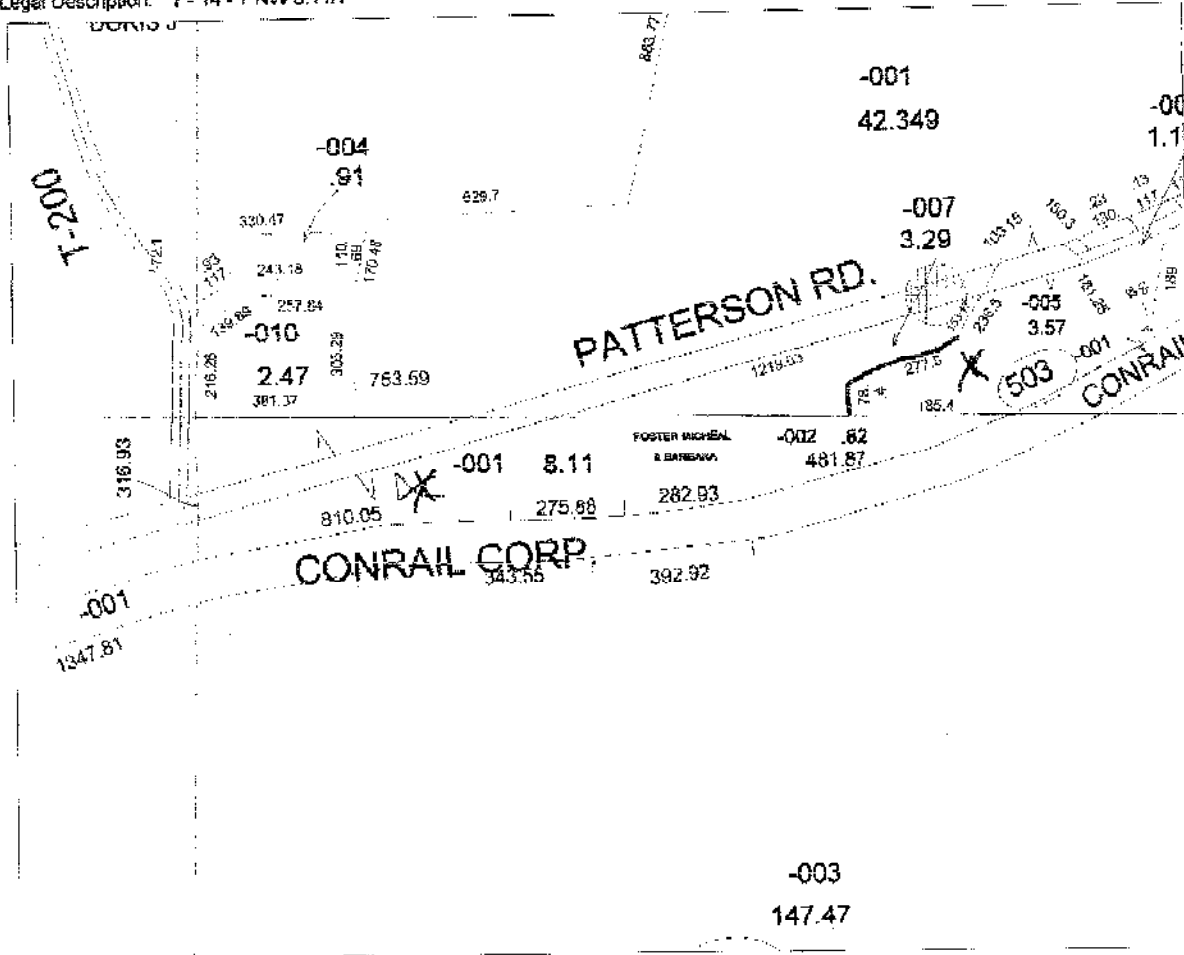
Data current as of 09/30/07

Record 1

PIN: 15-00076000      Owner: YAGER RAYMOND W & NGUYEN T J&S      Property Address: (not listed)

BTA Use code: 11000000      Tax Land Value: 000056200      Tax Improvement Value: 00022780

Legal Description: 7 - 14 - 7 NW 8.11A



PROPERTY CLASS  
 PARCEL NUMBER  
 MAP NUMBER  
 PAGE

30800 PATTERRSON RD  
 DENNISON OH

**CAUV**

30800 PATTERRSON RD  
 DENNISON OH

ADDRESS OF PROPERTY  
 PATTERRSON RD  
 JCT TWP RD 800

44621  
 4850 9110 13760  
 1700 3190 4890

RECORD OF OWNERSHIP

TYPE	FRONTAGE	DEPTH	UNIT VALUE	DEPTL FACTOR	SQUAN VALUE	IMP. FAC %	TRUE VALUE	TRUF VALUE	TRUF VALUE
LAND			16000						
IMPROVEMENTS			65110						
TOTAL			81170						
LAND			5620						
IMPROVEMENTS			22790						
TOTAL			28410						

LAND DATA AND COMPUTATIONS

TYPE	FRONTAGE	DEPTH	UNIT VALUE	DEPTL FACTOR	SQUAN VALUE	IMP. FAC %	TRUE VALUE	TRUF VALUE	TRUF VALUE
1 - FRONT LOT			10000				10000		
2 - REAR LOT			1200				6060		
3 - PRIMARY SITE									
4 - PASTURE									
5 - WOODLAND									
6 - BRUSHLAND									
7 - ORCHARDS									
8 - WASTELAND									
9 - HIGHWAY R.O.W.									
10 - BALANCE									
TOTAL ACRES	8.11						16060		

MEMO  
 DW TO RE 2005 (54910)

COMPUTATIONS

TOPOGRAPHY	TOPOGRAPHY	STREET or ROAD	DISTRICT
LEVEL	NAIENSSEN WALL	PAVED	IMP-ROVING
HIGH	SEWER/SLEPTD	GRAVEL/DIRT/ASPH	STATIC
LOW	GAS	SIDEWALK	DECLINING
ROLLING	ELECTRIC	CURB/CUTTER	BUGHT
SWAMPY	ALL	SEAR	ZONING

REVALUATION OF HARRISON COUNTY, OHIO

PATRICK MOORE, AUDITOR



14 - HUNTING IMP - QUAIL LUN WILLET D  
 YAGER RAYMOND W & NGUYEN T  
 30800 PATTERSON RD  
 DENNISON OHIO 44121  
 PARCEL NUMBER 8  
 MAP NUMBER 8  
 PARCEL 992,002  
 OF 1  
 CARD NUMBER

7 - 14 - 2 NE 22 3.285A

1820 6400 9220  
 640 2240 2880

**CAUV**

RECORD OF OWNERSHIP

TYPE	FRONTAGE	DEPTH	LAND DATA AND COMPUTATIONS	DEPT-1 FACTOR	ACTUAL VALUE	INF FACTR	TRUE VALUE	TRUE VALUE
LAND								
IMPROVEMENTS								
TOTAL								
LAND								
IMPROVEMENTS								
TOTAL								

MOVED GAR TO PAL W/DONE

TYPE	FRONTAGE	DEPTH	LAND DATA AND COMPUTATIONS	DEPT-1 FACTOR	ACTUAL VALUE	INF FACTR	TRUE VALUE	TRUE VALUE
FRONT LOT								
REAR LOT								
EFFECTIVE								
PERMANENT SITE								
TILLABLE								
PASTURE								
WOODLAND								
BRUSHLAND								
CORCHARD								
WASTELAND								
HIGHWAY R.O.W.								
BALANCE								
TOTAL AVERAGE								

TOPOGRAHY	TOPOGRAHY	STREET OR ROAD	DISTRICT
SWEL	WATER/SEWER/WELL	PAVED	BURFOWING
HIGH	SEWER/SEPTIC	GRAVEL/DIRT/CLAY	STATUS
LOW	GAS	SIDEWALK	DECLINING
TOLLING	ELECTRIC	CURB/GUTTER	BLIGHTED
SWAMPY	ALL	NEAR	ZONING

REVALUATION OF HARRISON COUNTY, OHIO

PATRICK MOORE, AUDITOR







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: 30801 PATTERSON RD

DENNISON OH 44621

Owners Name(s): RAYMOND W + NGUYEN T. YAGER

Date: 16 APRIL, 2009

Owner  is  is not occupying the property. If owner is occupying the property, since what date: JUNE 2004

**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):

- |  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public Water Service    | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown     |
| <input type="checkbox"/> Private Water Service   | <input type="checkbox"/> Cistern      | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Private Well | <input type="checkbox"/> Spring       | _____                                |
| <input type="checkbox"/> Shared Well             | <input type="checkbox"/> Pond         | _____                                |

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

Yes  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  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 Ray NY Date 16 April 09 Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_

Property Address 30801 PATTERSON RD DENNISON OH 44621

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Public Sewer           | <input type="checkbox"/> Private Sewer | <input checked="" type="checkbox"/> Septic Tank |
| <input checked="" type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed         |
| <input type="checkbox"/> Unknown                | <input type="checkbox"/> 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: \_\_\_\_\_

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/backup, 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 ROY NY Date 16 APR 09

Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_

Property Address 30801 PATTERSON RD DENNISON OH. 44621

**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 PLW/HY Date 16 APRIL 09

Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_

Property Address 30801 PATTERSON RD DENNISON OH 44621

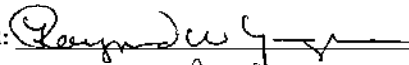
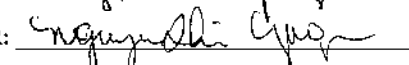
- L) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?
- |                           | Yes                      | No                                  |   | Yes                      | No                                  |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| 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:  DATE: 16 APRIL 2009  
OWNER:  DATE: 16 APRIL 2009

**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: \_\_\_\_\_



# 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: 30801 PATTERSON ROAD DENNISON, OHIO RT. 151

Buyer(s): \_\_\_\_\_

Seller(s): RAYMOND W. YAGER AND NGUYAN T. YAGER

## 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 PISSICRA MATHEWS 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 \_\_\_\_\_

X Raymond W. Yager 16 APRIL 09  
SELLER/LANDLORD DATE

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

X Nguyen Thi Loan \_\_\_\_\_  
SELLER/LANDLORD 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  
<http://www.WallickAuctions.com>



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