

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: April 9, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 458 Church Ave., S.W. New Philadelphia Ohio

PRESENT OWNER: Robert O. Beaber

VOLUME: 741

PAGE: 310

TRANSFER: February 18, 1999

PARCEL NO: 43-00281.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Robert O. Beaber

PARCEL NO.: 43-00281.000

DESC. Whole 4818

VALUATIONS:

LAND: 6,880
BUILDING: 32,750
TOTAL: 39,630
AUV:

TAXES:

GENERAL TAXES: \$ 1,278.86
TAX REDUCTION: \$ - 463.52
10% ROLLBACK: \$ - 81.53
2 1/2% REDUCTION \$ - 20.38
HOMESTEAD CREDIT \$ - 157.52
TOTAL PER 1/2 YEAR \$ 555.96
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ -0-

Special Assessments: MWCD

Taxes for the first half year 2008 are paid
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: **X-Whole Lot**
Not Approved: _____

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: 43-00281-000 OWNERSHIP: BEASER ROBERT O

43 NEW PHILADELPHIA CORP

SECTION 8 PLAT 361

PROPERTY NUMBER 39,089

PROPERTY CLASS 5.0 SINGLE FAMILY OWNER OCC

PROPERTY ADDR 458 CHURCH AVE SW

PHILADELPHIA 19024

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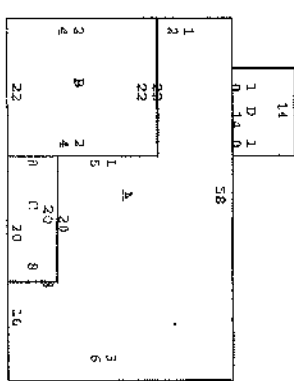
PHILADELPHIA 19024

PHILADELPHIA 19024

COMMENTS/REMARKS

1520 LAND 7730 IMP

CARD 1 OF 1



APPLICABLE: DATE: 01/01/07 REASON FOR VALIDATION: ANN ECOM CONTRACT: LISTED: REVIEWED:

CHANGE DATE NAME OF PREVIOUS OWNER SALE AMOUNT CT V IO: NO: CONVEYANCE CT U N I 90200

REPRODUCTION PHR PRINC ECON FEELR CASH

122640 30 85934

1400 400 422 160 450

109500 109200 107200 107200 107200

3640 6300 92560 92560 92560

116000 116000 116000 116000 116000

REPRODUCTION COST

122640

30

85934

1400

400

422

160

450

109500

109200

107200

107200

107200

3640

6300

92560

92560

92560

116000

116000

116000

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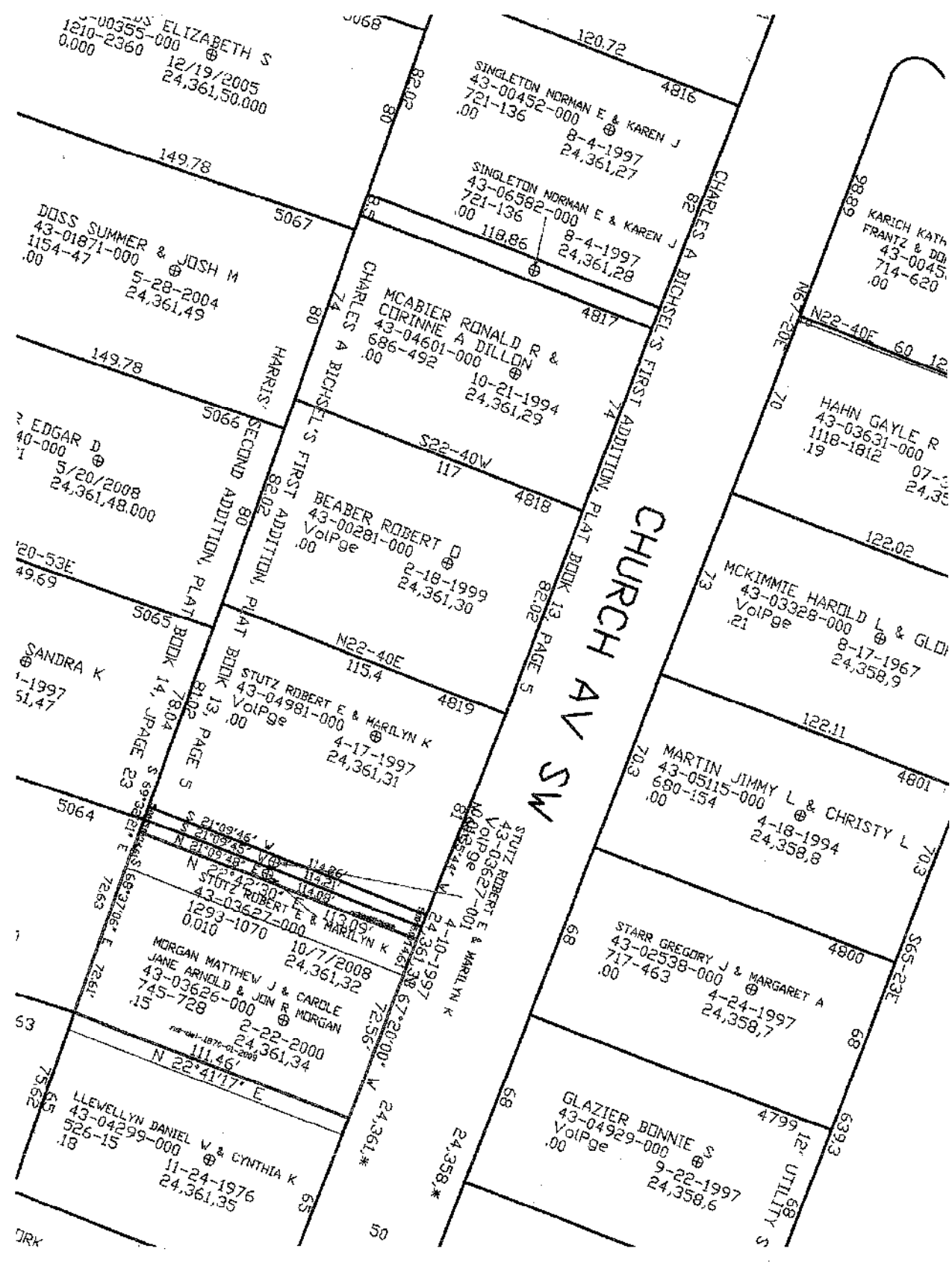
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ELIZABETH S
12/19/2005
24,361,50.000

SINGLETON NORMAN E & KAREN J
8-4-1997
24,361,27

SINGLETON NORMAN E & KAREN J
8-4-1997
24,361,28

KARICH KATH
FRANTZ & DD
43-0045
714-620
.00

DISS SUMMER & JOSH M
5-28-2004
24,361,49

MCABIER RONALD R &
CORINNE A DILLON
10-21-1994
24,361,29

HAHN GAYLE R
43-03631-000
1118-1812
07-2
24,36

EDGAR D
5/20/2008
24,361,48.000

BEABER ROBERT D
43-00281-000
2-18-1999
24,361,30

MCKIMMIE HAROLD L & GLD
43-03328-000
8-17-1967
24,358,9

SANDRA K
1-1997
51,47

STUTZ ROBERT E & MARILYN K
4-17-1997
24,361,31

MARTIN JIMMY L & CHRISTY L
4-18-1994
24,358,8

STUTZ ROBERT E & MARILYN K
4-10-1997
24,361,32

STARR GREGORY J & MARGARET A
4-24-1997
24,358,7

MORGAN MATTHEW J & CAROLE
JANE ARNOLD & JON R MORGAN
2-22-2000
24,361,34

GLAZIER BONNIE S
43-04929-000
9-22-1997
24,358,6

LLEWELLYN DANIEL V & CYNTHIA K
11-24-1976
24,361,35

CHURCH AV SW

DRX



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: 458 CHURCH AVE. S.W. NEW PHILADELPHIA, OHIO

Buyer(s): _____

Seller(s): ROBERT O. BEABER 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) 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 _____

Cheryl Lawson
REALTOR EXEC.
Pamela R. Hayes
REALTOR EXC.

4-17-09
DATE

BUYER/TENANT _____ DATE _____

4-17-09
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;

(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) Dew 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>X</u> <u>Robert Sauer</u> Seller | <u>4-17-09</u> Date | <u>X</u> <u>Pamela R Hykes</u> Seller | <u>4-17-09</u> Date |
| <u>Don R Wallace</u> Purchaser | <u>4/17/09</u> 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

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