

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: Ma 13, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 9887 Hess Mill Rd., N.E. Bolivar Ohio

PRESENT OWNER: Edward J. Cox II

VOLUME: 1213

PAGE: 2477

TRANSFER: January 27, 2006

PARCEL NO: 34-00990.000

=====

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

Edward J. Cox II

PARCEL NO.: 34-00990.000

DESC. Whole 523

VALUATIONS:

LAND: 8,850
BUILDING: 32,880
TOTAL: 41,730
AUV:

TAXES:

GENERAL TAXES: \$ 1,244.39
TAX REDUCTION: \$ - 231.46
10% ROLLBACK: \$ - 101.29
2 1/2% REDUCTION \$ - 25.32
HOMESTEAD CREDIT \$ - 185.85
TOTAL PER 1/2 YEAR \$ 700.47
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 and the internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

2408 34-00586-000
 SECTION 14 LAWRENCE TWP-TOSK VALLEY
 SECTION & PLAT 4-84
 COUNTY MEMBER 12,000
 PROPERTY CLASS 510 SINGLE FAMILY OWNER USE
 PROPERTY ADP 3097 MFG WITH RD RB
 HIGHWAY 35 DR LAWRENCE TOWNSHIP
 LIVING AREA 1144
 SITE CHARACTERISTICS
 UTILITIES STREET/ROAD NEIGHBORHOOD
 LEVEL MAILED PAVED
 HAZARD SEWER DRAINAGE
 FILLING SAND PROPOSED IMPROVEMENT
 SWAMPY RECLAIMED ASPHALT
 ALL ALLEY TRAILWAY

OWNERSHIP COX ERWARD P II
 TOSK VALLEY
 COMMENTS/MEMO
 7.58 LAND 7.58 IMP 1760 LAND 5550 IMP
 34-00586-000
 CARP... OF J

VALUATIONS	ASSESSMENT DATE	REASON FOR CHANGE	AVN	FORMAL	ANN	SQUID
LAND	02/01/04		23520		25220	
IMPROV			10960		75930	
LAND			8230		119210	
IMPROV			30560		32860	
ASSESSED TOTAL			38810		41738	

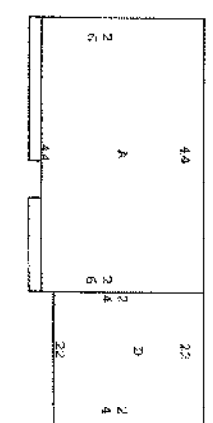
CONSTRUCTION DATA	LEVEL	CONSTR	BASE AREA	ADJUST	FIN AREA	VALUE
CONCRETE	1	1	1	1	1	67730
BRICK	1	1	1	1	1	11700
WOOD	1	1	1	1	1	3990
ASBESTOS	1	1	1	1	1	1224
ROOFING	1	1	1	1	1	2340
MECHANICAL	1	1	1	1	1	2590
ELECTRICAL	1	1	1	1	1	2590
PLUMBING	1	1	1	1	1	2590
PAINTING	1	1	1	1	1	2590
OTHER	1	1	1	1	1	2590
TOTAL						116510

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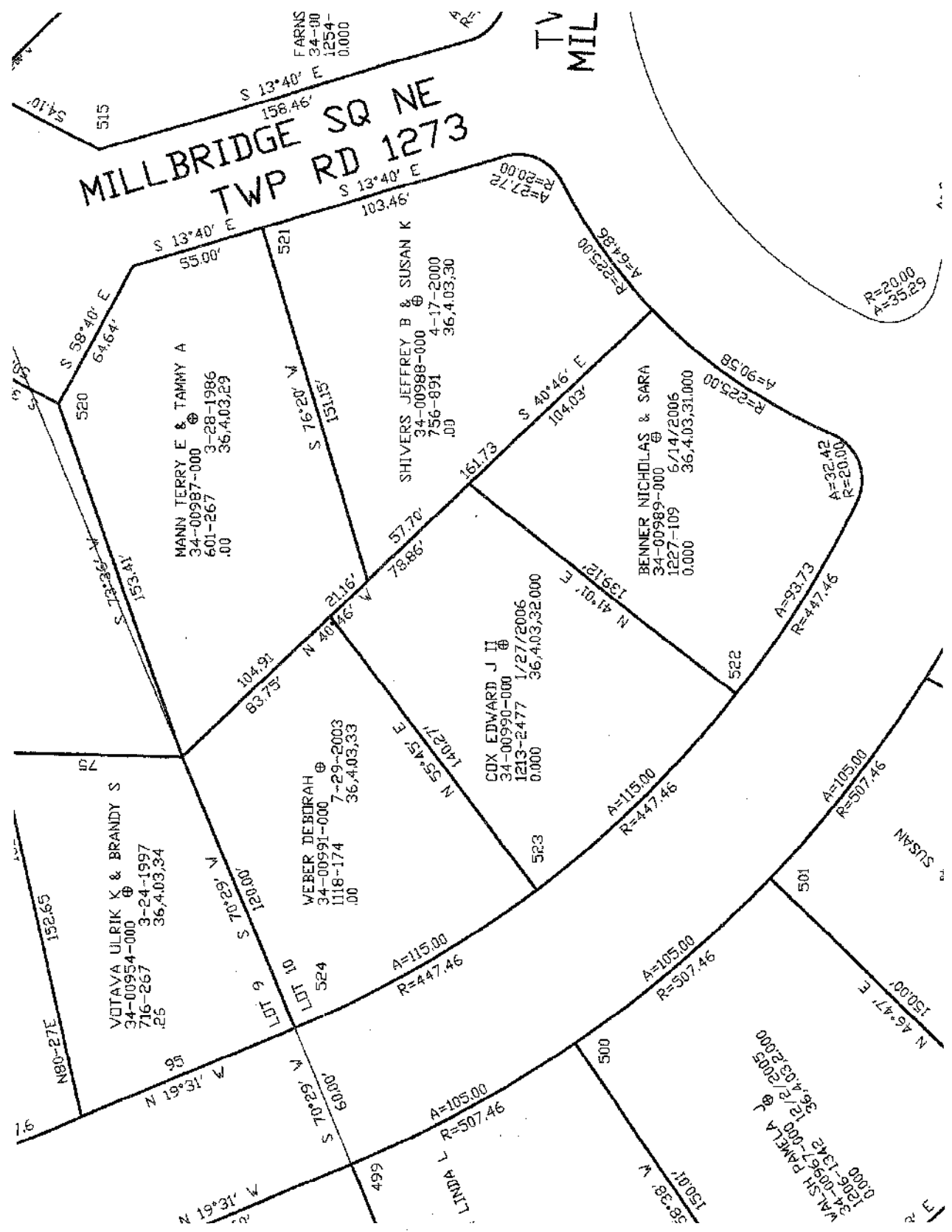
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REASON FOR VALUATION: ANN BOARD
 CONTRACT: LISTED
 REVISION:

MILLBRIDGE SQ NE TWP RD 1273

TV
MIL



FARNS
34-00
1254-
0.000

MANN TERRY E & TAMMY A
34-00987-000
601-267
3-28-1986
36,4.03,29

SHIVERS JEFFREY B & SUSAN K
34-00988-000
756-891
4-17-2000
36,4.03,30

BENNER NICHOLAS & SARA
34-00989-000
1227-109
6/14/2006
36,4.03,31.000

COX EDWARD J II
34-00990-000
1213-2477
1/27/2006
36,4.03,32.000

WEBER DEBORAH
34-00991-000
1118-174
7-29-2003
36,4.03,33

VOTAVA ULRIK K & BRANDY S
34-00954-000
716-267
3-24-1997
36,4.03,34

WALSH PAMELA J
34-10967-000
1212/2005
36,4.03,2.000

R=20.00
A=35.29

SUSAN

54.10'

515

S 13°40' E
158.46'

S 13°40' E
55.00'

S 58°40' E
64.64'

S 76°20' W
151.15'

S 13°40' E
103.46'

A=27.72
R=20.00

A=64.86
R=225.00

A=90.58
R=225.00

A=32.42
R=20.00

A=93.73
R=447.46

A=115.00
R=447.46

A=105.00
R=507.46

A=105.00
R=507.46

A=115.00
R=447.46

A=105.00
R=507.46

N 46°47' E
150.00'

N 19°31' W
499

S 70°29' W
600.00

S 38°38' W
150.00'

N 46°47' E
150.00'

127

152.65

102

1200

1200

104.91

83.75'

21.16'

N 40°46' W

57.70'

78.86'

161.73

S 40°46' E

104.03'

N 41°01' E

139.12'

522

501

500

500

500

500

500

500

500

500

500

500



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: 9887 HCSS MILL RD NE

Buyer(s): _____

Seller(s): Edward J Cox 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 and real estate brokerage PSSOCIA MATHEAS 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 _____

Edward J Cox 4-26-09
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) 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>Edward Cox</u> Seller	<u>4-26-09</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>4/26/09</u> Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>4/26/09</u> 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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