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: tusctille@tusctille.net

TAX AND LEGAL REPORT

DATE: July 1, 2009

REQUESTED BY:

Don Wallick Wallick Auctions

PROPERTY ADDRESS:

11136 Strasburg-Bolivar Rd. Bolivar Ohio

PRESENT OWNER:

Joann Lautzenheiser, Jr.

VOLUME: 687

PAGE: 480

TRANSFER: November 17, 1994

PARCEL NO: 19-01252.000

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

NAME OF

Joann LautzenheiserAmy Sue Lautzenheiser, Jr.

PARCEL NO.: 19-01252.000 DESC. 3-10-1 PR PR 5 1.789A

| VA. | | |
|-----|--|--|
| | | |
| | | |

TAXES:

| LAND: | 7,330 | GENERAL TAXES: | \$ | ,341.35 |
|----------------------|--------|--------------------|------|---------|
| BUILDING: | 26,620 | TAX REDUCTION: | \$ - | 565.46 |
| TOTAL: | 33,950 | 10% ROLLBACK: | 5- | 77.59 |
| AUV: | 6,960 | 2 1/2% REDUCTION | S- | 17.32 |
| | | HOMESTEAD CREDIT | S | |
| | | TOTAL PER 1/2 YEAR | S | 680.98 |
| | | UNPAID REAL | S | |
| | | CURRENT SA: | S | 6.00 |
| Special Assessments: | MWCD | PENALTY: | S | |
| | | PRIOR DEL: | S | |
| | | TOTAL DUE: | S | 686.98 |

Taxes for the first half year 2008 are paid

Taxes for the second half year 2008 are due and payable. Taxes for the year 2009 are undetermined but not yet due.

Approved: X-Pre-Approved (Spiits are not of record)
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.

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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: July 1, 2009

REQUESTED BY:

Don Wallick Wallick Auctions

PROPERTY ADDRESS:

11136 Strasburg-Bollvar Rd. Bollvar Ohio

PRESENT OWNER:

Joann, Amy Sue, Byron Dean & Laurence Dwane Lautzenheiser, Jr.

VOLUME: 687

PAGE: 480

TRANSFER: November 17, 1994

PARCEL NO: 19-01252.003

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

NAME OF

Joann-Amy Sus-Byron Dean-Laurence Dwane Lautzenheiser, Jr.

PARCEL NO.: 19-01252.003 DESC. 3-10-1 PR 4 PR 5 28.047A

VALUATIONS:

TAXES:

| LAND: BUILDING: TOTAL: AUV: | 15,510 0 15,510 980 | 22 | GENERAL TAXES: TAX REDUCTION: 10% ROLLBACK: 2 1/2% REDUCTION HOMESTEAD CREDIT TOTAL PER 1/2 YEAR | 55555 | 39.15 16.15 2.26 20.38 |
|--------------------------------------|------------------------------|----|---|-------|---------------------------------|
| | | | UNPAID REAL | S | |
| | | | CURRENT SA: | S | |

Special Assessments: None CURRENT SA:
PENALTY:
PRIOR DEL:

TOTAL DUE: \$ 20.38

s

Taxes for the first half year 2008 are paid

Taxes for the second half year 2008 are due and payable. Taxes for the year 2009 are undetermined but not yet due.

Approved: X~Pre Approval (Split not of record)

Not Approved:

BY: Laura J. Andrews

PRIOR FILE NO.

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| 20.0 | | | | | | ACCURATION : | | | |
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| | 07/08 MGGC 8 | 2000 2000 2000 2000 2000 2000 2000 200 | A SEC. | | | | | AREA | 2 93959 |
| 10 1 PR 4 PR 5 20.047A | VALUES 2008 | RETENCHUS 98.00 26.00 20530 | LAVEL F10 | CONT.CO. | o marco | 2000 | 1111 | ANGERT ANGES | 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 |
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| 12 PERSEL 23 12 Agrico DESIGNATION | | ACTIEACE / ECPES PR 5.050 13.650 26.120 26.050 | 1878-000 1878-000 | | | ANGER ANGE ANGE ANGE ANGE ANGE ANGE ANGE ANGE | 1 | 28 28 | T LAUTE |
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STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

| | | THE ELOPOTED I | CHANGE |
|--|---|--|---|
| Pursuant to section 5302.30 of the Revise TO BE COMPLETED BY OWNER (# | d Code and rule 1301:1-4-10 of the see Print) | he Administrative Code, | |
| Property Address: | | | |
| | sburg Bolivar Rd. E | olium on | |
| | roury borrvar Ru. E | SOTIVAT, OH | |
| Owners Name(s): | | | |
| Laurence, Byron, John | , Amy Sue Lautzenh | eiser | |
| | | | |
| Owner is sis not occupying the pro | , 20 69 | | |
| Purpose of Disclosure Form: This is a s | terry. If owner is occupying the | property, since what date | H |
| known by the owner as required by Ohio i owner, other than having lived at or ownin careful inspection of the property by a pot generally inaccessible areas of the propert BY ANY AGENT OR SUBAGENT REP. SUBSTITUTE FOR ANY INSPECTION: PROFESSIONAL INSPECTION. | ig the property, possesses no gree ential purchaser. Unless otherwi y. THIS STATEMENT IS NOT RESENTING THE OWNER OF | ster knowledge than that se advised, owner has no A WARRANTY OF AN | which could be obtained by a of conducted any inspection of NY KIND BY THE OWNER OR |
| Owner's Statement: The representations owner's agent or subagent. This form and purchasers in a transfer made by the owner this disclosure form does not limit the obli- law to be disclosed in the transfer of reside years material problems or defects that disclosed. | the representations contained in r, and are not made to purchasers gation of the owner to disclose a ential real estate. For example, a occurred over five years ago th | it are provided by the ow in any subsequent transf i item of information tha although some question at have not been fully e | oner exclusively to potential fers. The information contained in it is required by any other statute or s are limited to the past five corrected are required to be |
| Instructions to Owner: (1) Answer ALL Attach additional pages with your signatur apply to your property, write NA (not appl THE FOLLOWING STATEMET | icable). If the item to be disclose | Complete this form year is not within your actu | surself. (5) If some items do not |
| Andrew Commission and the Commission of the Comm | | | TO TEST MITO WEEDING |
| A) WATER SUPPLY: The source of wa | ter supply to the property is (che Holding Tank | | |
| Private Water Service | | Unknown | |
| Private Well | Spring | Other | |
| Shared Well | □ Pond | | |
| Do you know of any current leaks, backup: Yes No If "Yes", please describ | or other material problems with | the water supply system | or quality of the water? |
| o floring and the second second | | | |
| s the quantity of water sufficient for your l | iousehold use? (NOTE: water us. | age will vary from house | hold to household) Yes \[No |
| If owner knows of any lenks, backups or of owning the property (but not longer than th | ner material problems with the w e past 5 years), please describe a | ater supply system or qui | ality or quantity of the water since |
| | - Paragraph of Street of | to marcate any repairs or | impletea: |
| | | | |
| bosonete teitide // 1 / = | 12.0 | 64 1 9 (2) (2) (2) (3) (3) (3) | |
| Date Date | St. O.Z. Pun | chaser's Initials/ | Date / |
| BDL 6/30 ASM 7-1- | /09 (Page 1 of 4) | | |
| JAL 3-1- | 04 | | |
| 1.1 | -09 | | |

| Property Address | | | | | | | |
|---|-------------------------|-----------------------------|----------------------------|---|---|-------------|-----------------------|
| B) SEWER SYSTEM: The | nature of | the sanitary | sewer syst | tom servicing the property is (ch | eck appropriate boxes | 0: | |
| Public Sec | Wer | | | rivate Sewer | Septic Tank | | |
| Leach Fig | 103 | | | eration Tank | Filtration Bed | | |
| Unknown | a data of | In at Language | | ther | - | | |
| If not a public or private sewe. Do you know of any current b | | | | roblems with the sewer system | servicing the property | т Пуез | Dino |
| If "Yes", please describe: | remaj arau | supe or con- | | and the second second second | act vising the property | | 92.00 |
| If owner knows of any leaks, t years), please describe and ind | bnekups o lieate any | or other mat repairs cor | erial proble | ms with the sewer system since | owning the property (| but not len | ger than the past 5 |
| | | | | | | | |
| information on the operation a board of health of the health d | | | | ewage system serving the proper | rty as available from the | ne departm | ont of health or the |
| C) ROOF: Do you know of | any curre | m: leaks or | other mater | ial problems with the roof or mir | n guttens? NYes 🗆 | No | |
| If "Yes", please describe: | Ross | Necds. | REP | laced | *************************************** | | |
| | | | | he mot or rain gutters since own | ing the property (but | not longer | than the past 5 years |
| please describe and indicate as | ny repairs | completed | | | | | |
| D) WATER INTRUSION: | Do you k | now of any | previous or | r current water leakage, water ac | cumulation, excess m | oisture or | other defects to the |
| property, including but not live | oited to se | ov sneg held | w grade he | sement or crawl areas? NVcs | □No : | _ | |
| If "Yes", please describe and i | indicate a | ny repairs o | ompleted: | Basement walls le | akin backo | + hou. | se + water |
| in fruit Cellar | | n | | W 111 | CO. F. L. | | |
| Do you know of any water or : | mousture thackure | retated dam or leaking o | age to Hous ines, alumb | ns, walls or ceilings as a result of sing fixtures, or appliances? | Hooding; moisture so | epage; mo | isture condensation |
| If "Yes", please describe and i | indicate a | ny renaira c | ompleted: | Bedroom Celling | DAVAGE | | |
| | | | | , , | 1. | | |
| | | | | ople are more sensitive to mold | | | |
| | | | | ector. Have you ever had the pe | | | |
| Yes No If Yes", 1 | please des | scribe and ii | idicate who | ther you have an inspection repo | ort and any remediation | n undertak | ell. |
| | | | | | | | |
| E) STRUCTURAL COMPO | NENTS | (FOUNDA | TION, BA | SEMENT/CRAWL SPACE, F | LOORS, INTERIO | RAND EX | TERIOR WALLS |
| Do you know of any movemer | nt, shiftin | g, deteriora | tion, materi | al cracks/settling (other than vis- | ible minor eracks or b | lemishes) | |
| problems with the foundation, | basemen | t/crawl space | z. floors, o | lar walls are b | | VII | |
| In Yes (ZINO II "Yes", I | stease des | scribe: F/ | VIT CE | Har walls are k | 2000/102/104 | DIM | |
| If owner knows of any repairs. | alteratio | as or modif | icutions to | control the course or effect of any | problem identified a | hove sinor | owning the propert |
| (but not longer than the past 5 | years), p | lease descri | be: | | | | to proper |
| | | | | | | | |
| Do you know of any previous | or curren | a fire or sm | oke damage | to the property? Yes 🖎 | 11 | | |
| If "Yes", pleuse describe and i | ndicate a | ny repairs e | omported: | | | | |
| F) MECHANICAL SYSTE | MS: Do | you know o | Eany curren | nt problems or defects with the f | ollowing mechanical | systems? 1 | L'your property does |
| not have the mechanical system | | | | | | | Tom broken Care |
| | YES | NO. | N/A | | YES | NO | N/A |
| l) Electrical | | 100 | | 8) Water softener | | | 75 |
| 2) Plumbing (pipes) | 123. | | | a. Is water softener le | eased? | | D - |
| Central heating | | 129- | | 9) Security System | | | 0 |
| 1) Central Air conditioning | | | DY- | a. Is security system | leased? | | |
| 5) Sump pump | | | | 10) Central vacuum | | | 力 |
| 6) Fireplace/chimney | | 129 | | 11) Built in appliances | | | 0 |
| 7) Lawn sprinkler | | | DK. | 12) Other mechanical sy | estems. | | Ø |
| | we questi | ons is "Ves | " elease de | scribe and indicate any repairs to | | m since or | uning the woments of |
| not longer than the past 5 year | | | | | o inc mechanical syst | in since of | wining the property (|
| | | | 2,1 | | | | |
| 50 X034030000000 000 | | | | | | | |
| Owner's Initials 4 / | L D | tite 6/3 | 1 69 | Purchaser's I | nitials / | Date | / |
| BD F | 1 | -30-0 | 9 | 1022-1102-1120-1 | | | |
| ASM | 5 | 1-09 | | (Page 2 of 4) | | | |
| 101 | - | 1-1-09 | | | | | |
| 2-1. b-/ | | | | | | | |

| Property Address | | | | | |
|---|--------------------|-----------------------|-------------------------|----------------|---------------------|
| G) WOOD BORING INSECTS/TERMITE | S: Do you know | of the presence of | any wood boring ins | ects/termites | in or on the |
| property or any existing damage to the property | y enused by wood | d boring insects/ten | mites? Yes Z | | in or on the |
| If "Yes", please describe: | | | | | |
| | | | | | |
| If owner knows of any inspection or treatment | for wood boring | insects/termites, sit | nce owning the prope | arty (but not | longer than the |
| past 5 years), please describe: | | | | | |
| II) PRESENCE OF HAZARDOUS MATER | RIALS: Do you | know of the previo | ous or current presence | e of any of t | he below |
| identified hazardous materials on the property? | | | | | |
| | Yes | No | Unknown | | |
| 1) Lead-Based Paint | | | 2 | | |
| 2) Ashestos | H | H | <u>F</u> | | |
| Urea-Formaldehyde Foam Insulation Radon Gas | | H | PM. | | |
| a. If "Yes", indicate level of gas if known | ш | | 12 | | |
| 5) Other toxic or hazardous substances | | | 54 | | |
| If the answer to any of the above questions is " | | cribe and indicate a | | on or milisat | ion to the |
| property: | | | my repaired residents | on or manger | |
| I) FLOOD PLAIN/LAKE ERIE COASTAL | EROSION AR | EA: | Yes | No | Unknown |
| Is the property located in a designated flood pla | | discour | | П | /EI- |
| Is the property or any portion of the property in | | Brie Coastal Frosi | | ä | 44 |
| J) DRAINAGE/EROSION: Do you know of | any current floo | ding, drainage, set | tling or grading or en | | ms affectine the |
| property? Yes You | | , | 0.000 | one process | and districting and |
| If "Yes", please describe: | | | | | |
| | | | | | |
| TC | 10 00 01 | | | 2 1 | |
| If owner knows of any repairs, modifications or grading or erosion problems since owning the p | | | | | drainage, settling |
| grading or erosion productts since owning the p | reperty (our not | longer than the pas | st 5 years), piease des | enoe: | |
| | | | | | |
| | | | | | |
| K) ZONING/CODE VIOLATIONS/ASSES | SMENTS/HOM | IE OWNERS ASS | OCLATION: Do yo | u know of a | ny violations of |
| building or housing codes, zoning ordinances at | frecting the prop | erty or any noncon | forming uses of the p | roperty? | Yes No |
| II "Yes", please describe: | | | | | |
| | | | | | |
| Is the structure on the property designated by a | ny governmental | authority as a histo | oric building or as be | ing located is | an historic |
| district? (NOTE: such designation may limit cl | nanges or improv | rements that may be | c made to the propert | y). 🗆 Yes | ₩.Vo |
| If "Yes", please describe: | | | | | |
| | | | | | |
| Do you know of any recent or proposed assessing | nents, which cou | ld affect the proper | rty? □Yes ☑No | | |
| If "Yes", please describe: | | 1777 | 20 202 201 | | |
| | | | | | |
| Is the property subject to any rules or regulation | as of, or the payr | nent of any fees or | charges to a Homeo | unere Assec | istion |
| Condominium Association or any other Commi | | | | WINCES / CORNE | man, |
| If "Yes", please describe: | , | | | | |
| 2 10 N 5 9 N N 6 9 9 N N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | | | | |
| y 20 10000 | | | | | |
| Owner's Initials & 1 C Date 86/30 B 0 L 6-30-09 A 5 M 7-1-09 | 09 | Purchaser's | s Initials/_ | Date | 7 |
| BOL 1-20-09 | | | | | |
| Asm windo | | | | | |
| 7-1-07 | (Pa | ige 3 of 4) | | | |
| 101 | | | | | |

| Property Address | | | | 1 | | |
|---|---|--|-------------------------------------|---|---|--|
| L) BOUNDARY LINES/ENCRO | ACHMENT | S/SHARED | DR | IVEWAY/PARTY WALLS: Do you know of | any of | the following |
| conditions affecting the property? | Yes | No | | | Yes | No |
| 1) Boundary Agreement | | PT . | 4) | Shared Driveway | | 25 |
| 2) Boundary Dispute | n . | D4- | | Party Walls | | DF- |
| 3) Recent Boundary Change | ī | DF- | | Encreachments From or on Adjacent Property | n | 65 |
| If the answer to any of the above qu | estions is "Y | es", please de | | | | |
| | gged), or aba | indoned water | | know of any underground storage tanks (existin | g or ren | noved), oil or |
| N) OTHER KNOWN MATERIA | L DEFECT | S: The follow | wing | g are other known material defects in or on the p | roperty: | |
| For purposes of this section, materia be dangerous to anyone occupying t property. | al defects wo the property of | uld include an or any non-ob | iy n | on-observable physical condition existing on the table physical condition that could inhibit a pers | propen | ty that could of the |
| the date signed by the Owner. Or obligation of the owner to disclose | vner is advis an item of | sed that the in information t | nfor that | re made in good faith based on his/her actual mation contained in this disclosure form does is required by any other statute or law or the condisclosure in a transaction involving the tr | s not lin at may e | nit the exist to |
| OWNER: Lawrence D. F. | aufenher | sin In | | DATE: June 30, 2029 | | |
| OWNER: By you D 2- and 5 M Brand | T AND ACE | KNOWLEDG | EN | DATE: Twe 30, 2009 JULY 1, 2007 IENT OF POTENTIAL PURCHASERS 1044 1, 2004 | | |
| Potential purchasers are advised tha 5302.30(G). Pursuant to Ohio Revi purchase contract for the property, y Owner or Owner's agent, provided t | t the owner h sed Code Service may rese the document accepted you | nas no obligati ction 5302,300 ind the purcha t of rescission | ion i (K), ase o | to update this form but may do so according to It if this form is not provided to you prior to the ticontract by delivering a signed and dated docum delivered prior to all three of the following dates thin 3 business days following your receipt or you | ime you ent of re : 1) the | enter into a escission to date of |
| I/WE ACKNOWLEDGE RECEIPT STATEMENTS ARE MADE BASE OWNER. | OF A COP ED ON THE | Y OF THIS DO OWNERS A | ISC CTU | LOSURE FORM AND UNDERSTAND THAT JAL KNOWLEDGE AS OF THE DATE SIGN | THE ED BY | THE |
| purchaser deems necessary with r Purchaser should exercise whatev Registration and Notification Law written notice to neighbors if a ser public record and is open to inspe | respect to off er duc diligo (commonly coffender re ction under | fsite issues the ence purchase referred to a esides or inter Ohio's Public | at n er d ns " nds ie R | anditions. Purchaser should exercise whatever nay affect purchaser's decision to purchase the leans necessary with respect to Ohio's Sex Of Megan's Law"). This law requires the local S to reside in the area. The notice provided by ecords Law. If concerned about this issue, pu- egarding the notices they have provided pursu | te propo ffender Sheriff t the She trehaser | erty. co provide criff is a r assumes |
| My/Our Signature below does not or | onstitute app | roval of any d | lisel | osed condition as represented herein by the own | er. | |
| 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 kindlord and the term "buyer" includes a tenant.)

| Pro | perty Address: 11136 Stra: | sburg Boliva: | r Rd. Bolivar, | OH | |
|------|---|--|---|--|--|
| | yer(s): Laurence, Byron | | | | |
| Sel | Der(s): | | | | |
| _ | I. TRANSACTION I | NVOLVING TWO | AGENTS IN TWO DIF | FERENT BROKER | RAGES |
| The | e buyer will be represented by | | | , and | |
| | | AGEW7(S) | | | 989849C |
| The | e seller will be represented by | A0EN7(6) | | , and | 90A496 |
| If i | II. TRANSACTI we agents in the real estate brokerage | ON INVOLVING T | WO AGENTS IN THE | SAME BROKERA | GE |
| rep | resent both the buyer and the seller, a | heck the following rel | ationship that will apply: | | |
| | Agent(s) | | | work(s) for the buy | yer and ler. Unless personally |
| | Agent(s)_ involved in the transaction, the brok As dual agents they will maintain a | er and managers will be neutral position in the | oe "dual agents", which is transaction and they will | s further explained or | a the back of this form. |
| | and on the back of this form. As dual ag confidential information. Unless inc has a personal, family or business re | ents they will maintal licated below, neither | n a neutral position in the the agent(s) nor the brob | transaction and they crage acting as a dual | agent in this transaction |
| Ag | III. TRANS. | | NG ONLY ONE REAL real estate brokerage P | | hias Realty will |
| | ho "dual agents" representing both p this form. As dual agents they will a information. Unless indicated below personal, family or business relation | orties in this transaction maintain a neutral pos- v, neither the agent(s) | on in a neutral capacity. I ition in the transaction an nor the brokerage acting. | Dual agency is furthe of they will protect al as a dual agent in thi | er explained on the back of I parties' confidential is transaction has a |
| έx | represent only the (check one) kkeel represent his/her own best interest. | ler or D buyer in this Any information prov | s transaction as a client. ' | The other party is not sclosed to the agent's | represented and agrees to client. |
| | | | CONSENT | | |
| | I (we) consent to the above relations (we) acknowledge reading the inform | hips as we enter into thation regarding dual | this real estate transaction agency explained on the | i. If there is a dual ag back of this form. | gency in this transaction, I |
| | BUYENVIENMIT | DATE | Salatana De | Antulu go | (-3-69 |
| | в/жилскімп | DATE | any 57 | nestran | 7-1-09 7-1-09 |

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.

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|------------------|---|-------------------|---|----------------------|-------------------|
| Presence | of lead-based paint | and/or lead-base | d paint hazards (che | ck (f) or (ii) below |): |
| (1) | Known lead-based y | paint and/or lead | l-based paint hazard | s are present in t | he housing |
| | (explain). | | | | 11. |
| - | | | | | |
| (11) 10 | Seller has no knowle | edge of lead-base | ed paint and/or lead- | based paint haza | rds in the housin |
| Records | and reports available | to the seller (ch | eck (i) or (ii) below): | | |
| (i) | | | th all available recor t hazards in the hous | | |
| 00 70 | Seller has no report | s or records peri | aining to lead-based | paint and/or lea | d-based paint |
| | hazards in the hous | | • . | | |
| mhacar'e | Admowledgment (in | the Fell | | | |
| i Critiser s | | | information listed al | bonto | |
| | | | | | · · |
| Dunelana | | | et Protect Your Family ; | rom Lead in Your | Home. |
| | er has (check (i) or (ii) | | | | |
| (1) | | | utually agreed upon of lead-based paint | | |
| (ii) | walved the opportule lead-based paint ar | | a risk assessment or paint hazards. | inspection for th | e presence of |
| gent's Ack | gnowledgment (initial) |). | | | |
| BAL | | | e seller's obligations | under 42 HS C4 | 852d and Is |
| - | aware of his/her re | sponsibility to e | nsure compliance. | ander ye disject | osea ana is |
| and it in a time | | | | | |
| | n of Accuracy g parties have reviewed | the Information : | house and english to the | book of their force | dedea this the |
| formation | they hape-provided is to | ue and accurate. | any 5 MSA | Place of their know | 7-2-09 |
| Lyun 9 | and and | | Ciny No | | 7-2-69 |
| eller C | Xangenheron | Date | Seller | - | Date |
| - | | | | | |
| urchaser | n A Walling. | Date | Purchaser | 1.14 | Date |
| MANNE | 1 1c Walle | 7-1-69 | | | |

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



- 11146 Strasburg Bolivar Rd. (neighboring property) must find own water supply no later than 60 days after date of auction.
- Byron, JoAnn, & Amy Sue Lautzenheiser will receive free gas to their properties as long as they pay their ¼ share of the expenses with maintaining the gas well along with the new owner of the above listed property who will also be responsible to pay their ¼ share of maintaining the gas well.
- Conveyance subject to easement in favor of Byron Dean Lautzenheiser for ingress & egress for farm equipment as to the 1.789 acre parcel only.
- All rights owned by the seller for a right of way easement for ingress & egress as previously conveyed by John A. Lautzenheiser & Carolyn R. Lautzenheiser to Laurence D. Lautzenheiser & Ruby Lautzenhesier, and to the extent conveyed by Laurence D. Lautzenheiser and Ruby J. Lautzenheiser at Warranty Deed recorded at Vol. 687, Pg. 480 of the Tuscarawas County Deed Records, beyond what driveway used is necessary to access the 1.394 acre tract of real estate currently owned by Amy Sue Lautzenheiser & JoAnn Lautzenheiser shall be terminated upon the sale of the 1.789 acre tract and the 28.0470 acre tract.
- Crops currently planted in the two fields shall be harvested by the current farmer(s) on or before December 31, 2009.

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, Chio 44680 info@WallickAuctions.com http://www.WallickAuctions.com







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