

# ***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

---





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: 208 Elm St Gadenhutzen Ohio

Owners Name(s): Etta Estella Hodgkinson Morrison

Date: December 31, 2009

Owner  is  is not occupying the property. If owner is occupying the property, since what date: \_\_\_\_\_

**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):  
 Public Water Service       Holding Tank       Unknown  
 Private Water Service       Cistern       Other \_\_\_\_\_  
 Private Well       Spring  
 Shared Well       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 R M Date 12/31/2009      Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_

Property Address 208 Elm St Gnadenhutten Ohio

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

- Public Sewer       Private Sewer       Septic Tank  
 Leach Field       Acration Tank       Filtration Bed  
 Unknown       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 to 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 <sup>POA</sup> R.M. Date 12/31 2004

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

Property Address 208 Elm St Gnadenhuetten Ohio

**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 P.O.A. R M Date 12/31/2009 Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 208 Elm St Gnadenhutten Ohio

- 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: Robert Morrison P.O. A. DATE: 12-31-2009

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**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: 208 ELM ST GNAOEN HUTTEN, OHIO

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

Seller(s): ETTA MORRISON

### 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 WALLICH AUGER and real estate brokerage PISCATAWAY INDIANAS 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 Robyn Morrison 1-4-10  
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) HW 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 Robert Morrison - P.O.A</u>	_____	_____	_____
Seller	Date	Seller	Date
<u>[Signature]</u>	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	09/10	_____	_____
Agent	Date	Agent	Date

**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: January 8, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 208 Elm St. Gnadenhuetten Ohio

PRESENT OWNER: Etta E. Morrison

VOLUME: 694

PAGE: 160

TRANSFER: June 10, 1995

PARCEL NO: 09-00495.000

=====

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

Etta E. Morrison

PARCEL NO.: 09-00495.000

DESC. Whole 213

VALUATIONS:

LAND: 3940  
BUILDING: 19450  
TOTAL: 23690  
AUV:

TAXES:

GENERAL TAXES: \$ 765.19  
TAX REDUCTION: \$ - 228.35  
10% ROLLBACK: \$ - 53.88  
2 1/2% REDUCTION \$ - 12.87  
HOMESTEAD CREDIT \$ - 174.15  
TOTAL PER 1/2 YEAR \$ 298.14  
UNPAID REAL \$  
CURRENT SA: \$ 6.00  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the year 2008 are paid.  
Taxes for the year 2009 are undetermined but not yet due.

Approved by Tuscarawas County Map Office: X (Whole Lot)

**NOT APPROVED BY TUSCARAWAS COUNTY MAP OFFICE : \_\_\_\_\_ (RED STAMPED) WILL NOT TRANSFER WITHOUT NEW SURVEY PERFORMED.**

BY: Jessica Murphy

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.



**OFFICE:** 09-00495-008  
**STREET:** 99-GILLY RD - GRADENHURST CORP  
**CITY:** WINDY BROOK  
**SECTION NUMBER:** 54-000  
**OPERATION CLASS:** 510-3-3  
**OWNER OCCUPANT:**

**OWNER:** HODKINSON ETIA E  
**PROPERTY ADDRESS:** 248 EMBURY ST  
**CITY:** WINDY BROOK  
**ZIP:** 48082  
**VALUATION:** 2008: \$209,000

**STATE CHARACTERISTICS:**  
**TUSCARAWAS COUNTY:** 09-00495-008  
**PARCEL:** 248  
**AREA:** 1.58  
**VALUATION:** 2008: \$209,000  
**ASSESSED VALUE:** 11,250  
**MARKET VALUE:** 11,250

**PROPERTY ID:** 50  
**ACTUAL FR:** 158  
**ACREAGE/DEPTH:** 225  
**100 FT. X 225 FT. X 100 FT. X 158 FT.**  
**BASE RATE:** 1.08  
**BASE VALUE:** 11,250  
**ADJUST FACTOR:** 800  
**MARKET VALUE:** 11,250

**LAND DATA**

TYPE	ACTUAL FR	ACREAGE/DEPTH	SQ. FEET/DEPTH	BASE RATE	CTR	BASE VALUE	ADJUST REASON	ADJUST FACTOR	MARKET VALUE
FR	158	225	35,700	1.08		38,580		800	30,864
<b>TOTAL</b>									30,864

**CONSTRUCTION DATA**

LEVEL	BASE AREA	FRONT FOOTING	FRONT	BACK	SIDE	VALUATION	
1	1	2	3	4	988	61,954	
<b>TOTAL</b>							61,954

**FINISHES**

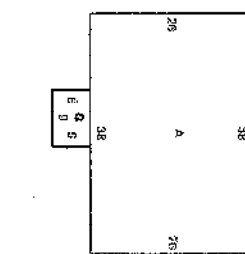
FINISH	AREA	VALUATION
CONCRETE FLOOR	908	76,992
CARPETS	100	2,500
<b>TOTAL</b>	1,008	79,492

**PRICING LABOR**

ITEM	AMOUNT	PERCENT	ADJUSTED
LABOR	1.250		800
<b>TOTAL</b>	1.250		800

**SUMMARY OF IMPROVEMENTS**

DESCRIPTION	DATE	AMOUNT	COST	RESIDUAL	DEB TYPE	YEAR	YEAR	COND	AMT	DYS	BOX	TITLE
1. IMPROVEMENTS	1998	87,998		87,998	1998	5	3.5					56,616
2. IMPROVEMENTS	1998	4,977		4,977	1998	6	1.5					4,238
<b>TOTAL</b>		92,975		92,975								60,854

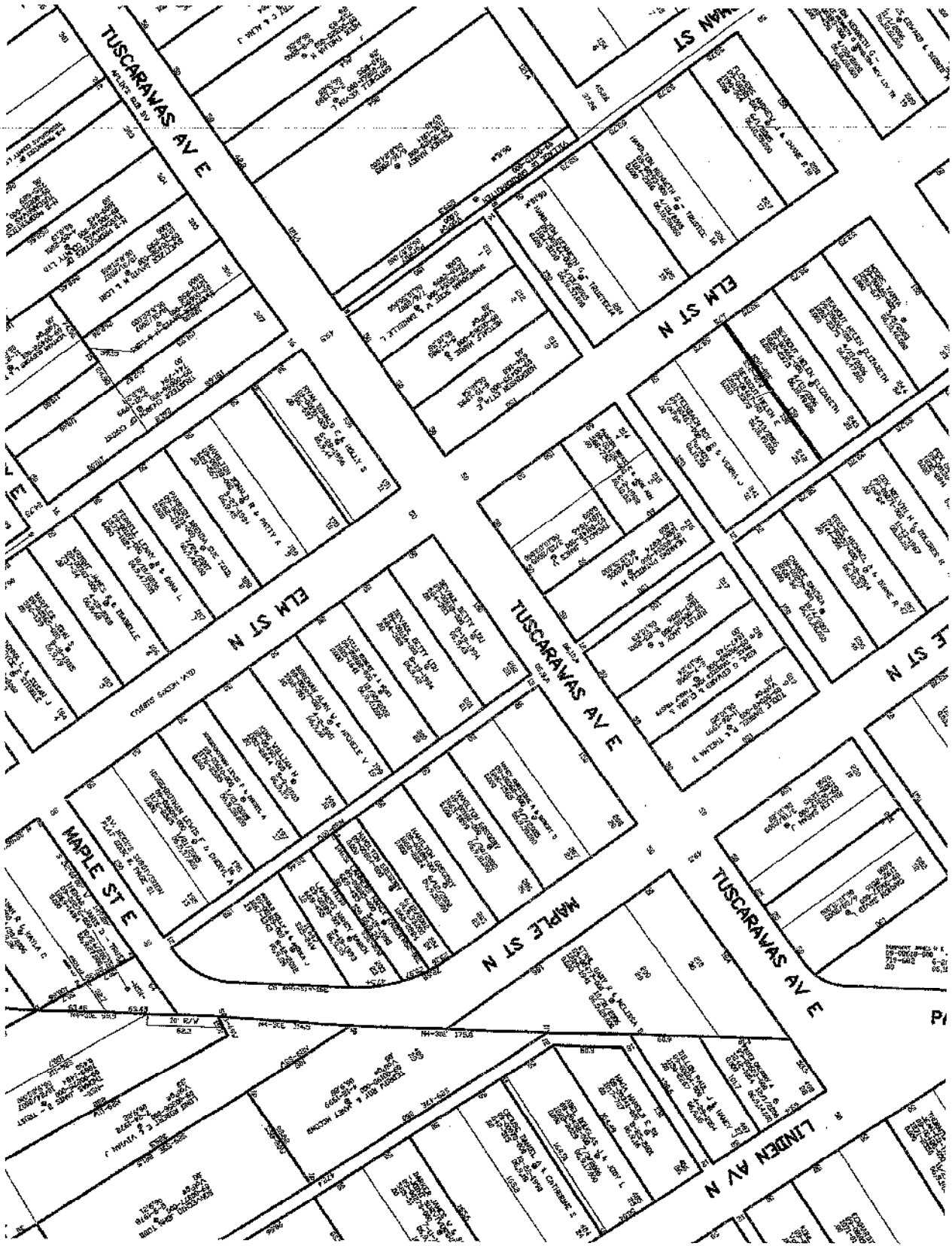


**DESCRIPTIONS**

DESCRIPTION	AMOUNT	PERCENT	ADJUSTED
LABOR	1.250		800
<b>TOTAL</b>	1.250		800

**DEB TYPE**

DEB TYPE	AMOUNT	PERCENT	ADJUSTED
LABOR	1.250		800
<b>TOTAL</b>	1.250		800



**PRELIMINARY CERTIFICATION**

The undersigned hereby certifies that he has made a thorough examination of the records of Tuscarawas County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act covering a period from October 25, 1860 to January 5, 2010 relating to the premises:

Situated in the Village of Gnadenhutten, County of Tuscarawas and State of Ohio:

Being Lot #3 in the Heck's Park Subdivision to the Village of Gnadenhutten, Ohio as recorded at Volume 8, Page 35 Plat Records of Tuscarawas County, Ohio. Being renumbered in the year 1937 and now known as Lot #213 in the Village of Gnadenhutten, Ohio.

PPN: 09-00495-000  
Property Address: 208 Elm ST, Gnadenhutten, OH 44829

The undersigned hereby certifies that in his opinion, based upon said records, the fee simple title to said premises is in the name of: Eita E. Hodgkinson, by virtue of Fiduciary Deed & Affidavit recorded October 14, 1992 & June 19, 1995 at Volume 663, Page 55 & Volume 694, Page 160 Deed Records of Tuscarawas County, Ohio.

This Certification does not purport to cover the following:

1. Matters not of record in said County, including right of persons in possession.
2. Questions which a correct survey or inspection would disclose.
3. Rights to file Mechanic's liens.
4. Special taxes and assessments not shown by the County Treasurers records.
5. Zoning and other governmental regulations.

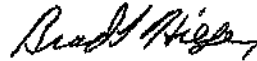
No Examination has been made of the Chattel Mortgage Records for Chattel Mortgage Liens against any of the landowners herein.

The search has been made from indices only.

The undersigned hereby certifies that in his opinion based upon said records, as appears from said county records, the title is marketable and free from encumbrances except and subject to the matters set forth in SCHEDULE B.

Dated this 5th day of January, 2010 at 04:00 PM

Connolly, Hillyer & Jackson, Inc.



Brad L. Hillyer, Attorney at Law  
201 N. Main ST, P.O. Box 272  
Uhrichsville, Ohio 44683  
(740) 922-4161, Fax (740) 922-2229

**SCHEDULE B**

1. Special Assessments not yet certified to the County Auditor and/or Treasurer.
2. Any lien or right to a lien for service, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. Title to that portion of the property, if any, within the bounds of any legal highways.
5. Any inaccuracy in the specific quantity of acreage contained on any survey, if any, or contained within the legal description of the premises insured herein.
6. Rights of upper and lower riparian owners and any changes in boundary lines as a result of avulsion, accretion, erosion or reliction.
7. No Examination has been made of the U.S. District Court of Bankruptcy Court Records.
8. 09-00495-000, Whole 213 <- Taxable: Land 3940, Bldgs 19750, Total 23690; True: Land 11260, Bldgs 56430, Total 67690 <- Taxes per half are \$298.14 after a Homestead Exemption of \$174.15 per half <- Special Assessment of \$8.00 per half (MWCD Assessment) <- Taxes and Special Assessments for the year of 2008 are paid; Taxes and Special Assessments for the year of 2009 and thereafter are lien on said premises but are not yet due and available for payment. <- No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
9. Plat Matters of the Heck's Park Subdivision to the Village of Gnadenhutzen, Ohio recorded at Volume 8, Page 38 Plat Records of Tuscarawas County, Ohio.
10. Restriction that no part of any building shall be erected or placed upon said lot in distance less than 20 feet from the street as recorded at Volume 663, Page 55 and Volume 664, Page 160 Deed Records of Tuscarawas County, Ohio.
11. Power of Attorney executed by Etta Morrison appointing Robert Morrison Attorney in Fact, dated March 11, 2008 and recorded December 30, 2009 at Volume 1322, Page 69 Official Records of Tuscarawas County, Ohio.

---

**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>



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