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: tusclille@tusclitle.net

TAX AND LEGAL REPORT

DATE: December 1, 2009

REQUESTED BY:

Don Wallick Wallick Auctions

PROPERTY ADDRESS:

120 Third St., N.E. New Philadelphia Ohio

PRESENT OWNER: Max R. Edio

VOLUME: 1177

PAGE: 1634

TRANSFER: January 28, 2005

PARCEL NO: 43-01289.000

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

NAME OF

Max R. Edle

PARCEL NO.: 43-01289,000

DESC. PR 185 186

VALUATIONS:

TAXES:

| LAND: | 5510 | GENERAL TAXES: | \$ | 773.61 |
|-----------|--------------|--------------------|------|--------|
| BUILDING: | <u> 1846</u> | TAX REDUCTION: | \$ - | 280.36 |
| TOTAL: | 23270 | 10% ROLLBACK: | \$ | 49.32 |
| AUV: | | 2 1/2% REDUCTION | \$ - | 12.33 |
| | | HOMESTEAD CREDIT | \$ - | 166.05 |
| | | TOTAL PER 1/2 YEAR | Ś | 265.45 |
| | | UNPAID REAL | Ś | |
| | | CURRENT SA: | Š | 6.00 |
| | AULION | | T. | 4 |

Special Assessments: MWCD

PENALTY: PRIOR DEL: TOTAL DUE:

0

Taxes for the year 2008 are paid.

Taxas for the year 2009 are undetermined but not yet due.

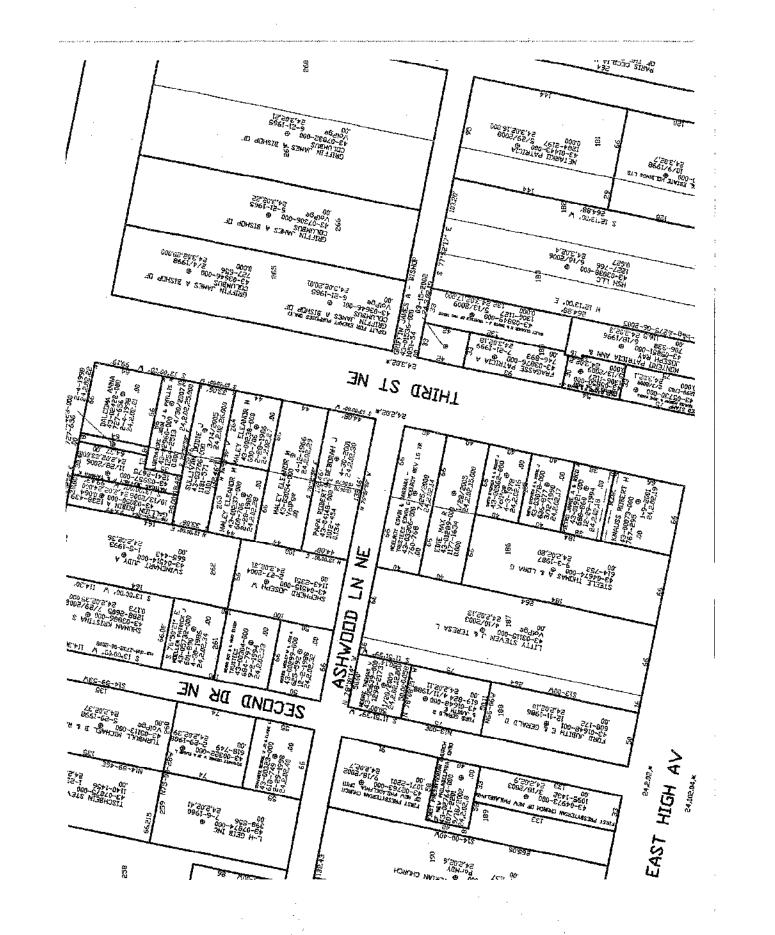
NOT APPROVED: X (RED STAMPED) WILL NOT TRANSFER WITHOUT NEW SURVEY PERFORMED.

BY: Jossica Murphy

PRIOR FILE NO.

This information, including any tot 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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BUYER/TENANT

BUYER/TENANT

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.) THIRD ST NE NEW PHILADELPHIA Property Address: Buyer(s): Seller(s): I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES The buyer will be represented by AGENT(S) The seller will be represented by _ AGENT(S) 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 will be working for both the buyer and seller as "dual agents". Dual agency is explained and 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 WALLICK ALECTION and real estate brokerage PLILOCAR MATHIAS 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

Page 1 of 2

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

SELLER/LANDLORD

(we) acknowledge reading the information regarding dual agency explained on the back of this form.

Effective 01/01/05

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.

| Sel | ler's D | isclosure | | · : | | | | • | |
|-------|------------------|---|--|----------------------------|------------------------------|----------------------------|----------------------------|---------------------------|------------------------|
| (a) | Prese | nce of lead-based | paint and/or | lead-based | paint hazar | ds (check (i |) or (ii) belo | w):. | |
| | (j)· | | | | | | | | ing |
| | | | <u> </u> | | | | | | |
| | (ii) | Seller has no l | mowledge of | lead-based | paint and/o | or lead-base | ed paint haz | - zards in ti | ie housing. |
| (b) | Reco | rds and reports ava | | | | | | | |
| | (i) | Seller has pro based paint a | vided the pur | chaser with | i. Lall availabi | le records a | and reports (list docum | pertainin ents belo | g to lead- w). |
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| (d) | | Purchaser has | received the | pamphlet. | Protect Your | Family from | Lead in You | r Home | |
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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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