

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



03-03-'10 14:05 FROM-

T-390 P0002/0003 F-248

PREMIER LAND TITLE CO.
120 S. Main Street
Cádiz, OH 43907
Phone 740-942-8244 Fax 740-942-4289
Email: premier@ohio.net

TAX AND LEGAL REPORT

REQUESTED BY: Don Wallick Date March 9, 2010

PROPERTY ADDRESS: 220 Main Street, Deersville, Ohio

PRESENT OWNER: Edd Landers

Deed Volume: 178 Page: 2264

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2009 TAX DUPLICATE
IN THE NAME(S) OF:

Edd Landers

PARCEL: 08-0000049.000 (Lot 12-51)

VALUATIONS:

LAND:	1,910	GENERAL TAXES:	\$701.36
BUILDING:	11,130	TAX REDUCTION:	\$260.28
TOTAL:	13,040	10% ROLLEBACK:	\$52.10
HOMESTEAD:		2 1/2% REDUCTION:	\$0.00
CAUV:		HOMESTEAD CREDIT:	\$0.00
		ADJUSTED GENERALS:	\$.00
		SPECIAL ASSESSMENTS:	\$.00
		TOTAL PER YEAR:	\$468.98
		DELINQUENCIES:	

Special Assessment: \$6.00 per 1/2.

PARCEL: 08-0000050.000 (Lot 10-52)

VALUATIONS:

LAND:	1,910	GENERAL TAXES:	\$114.44
BUILDING:	0	TAX REDUCTION:	\$32.12
TOTAL:	1,910	10% ROLLEBACK:	\$7.64
HOMESTEAD:		2 1/2% REDUCTION:	\$0.00
CAUV:		HOMESTEAD CREDIT:	\$0.00
		ADJUSTED GENERALS:	\$.00
		SPECIAL ASSESSMENTS:	\$.00
		TOTAL PER YEAR:	\$68.68
		DELINQUENCIES:	

Taxes for the first half of the year 2009 are paid.

LANDERS ETD
2/02/09 ZMD \$ 60000
LOT 12-51

8-0000429.000
ERBCN
E DHD

08-00149.000
MAP NUMBER
D 19

RES
PROPERTY C

50 28180
90 2553
PROPERTY

220 MAIN ST
BLOCK
PAGE

DATE
SELLING PRICE

08-01-10 12:56 FROM-
08-01-10 12:56 FROM-

TYPE	FRONTAGE	DEPTH	AREA	ACTUAL VALUE	TRAIL VALUE
LAND	3920	3920	15400	31200	3920
IMPROVEMENTS	269100			37100	
LAND	30050	57200			
IMPROVEMENTS	9150	1130			
TOTAL	10620	1250			

RECALUATION OF HARRISON COUNTY, OHIO

PROPERTY DATA

ADDRESS: 10620

FRONTAGE: 67, DEPTH: 200, AREA: 13400

ACTUAL VALUE: 31200, TRAIL VALUE: 3920

COMPUTATIONS: V 2006 - PORCH / DECK
6-14-06 ADDRESS 10016 2006 JTY/E

PATRICK MOORE AUDITOR

RECALUATION OF HARRISON COUNTY, OHIO

PATRICK MOORE AUDITOR

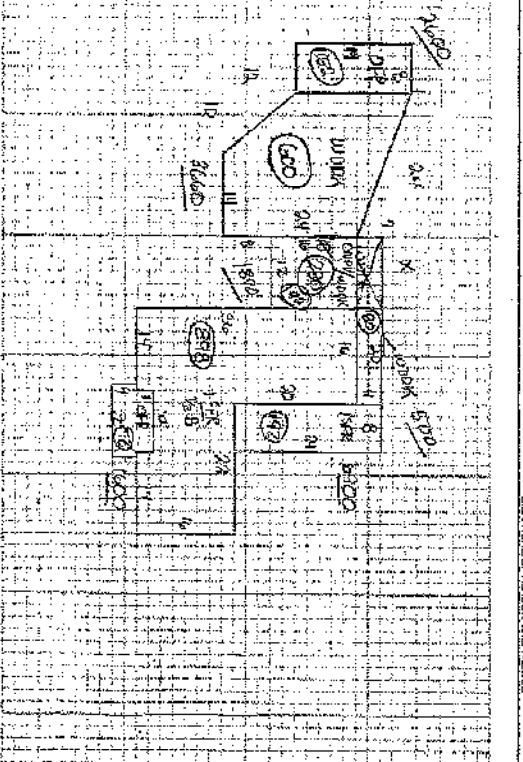
BUILDING RECORD

BLDG. ENTERED

SECTION OF FEDERAL REGISTRATION

CONSTRUCTION SPECIFICATIONS

CONCRETE	Y	GRADE	1-1	5-	78	%
STEEL	Y	COST FACTOR	1-1			%
WOOD	Y	DESIGN FACTOR	1-1			%
GLASS	Y	TOTAL ADJUSTMENT				%
ROOF	Y	UNIT	COMPUTATIONS	ACCOUNT	AMOUNT	
WALLS	Y	898	S.2	54800		
CEILING	Y	17150				
MECHANICAL	Y	ADJNS. & FOS.	++1900			
ELECTRICAL	Y	ROOF AREA	2900			
PLUMBING	Y	HILLBENT.				
PAINT	Y	ATRS				
FLOORS	Y	F.P.				
CONCRETE	Y	HEAVY AC	+ 2100			
STEEL	Y	PLUMBING	3000			
WOOD	Y	TOTAL BASE	67950			
GLASS	Y	TOTAL ADJ	478			
ROOF	Y	ADJ. BASE	47800			
WALLS	Y	SEATING	53000			



SUMMARY OF BUILDINGS

NO.	DESCRIPTION	AREA	RATE	Usage	BASE VALUE	PIES	PIES	TRUE VALUE
1	SEK/KB	1830	RV	44000	46	46	21470	
					53000			31800
					1830			21470

TOTAL TRUE VALUE BUILDINGS 31800

PATRICK MOORE, AUDITOR

DATE 9/1/88

NO. PART WUF FULL

DATE 9/1/88

NO. PART WUF FULL

DATE 9/1/88

NO. PART WUF FULL

DATE 9/1/88

NO. PART WUF FULL

DATE 9/1/88

REB 9
 8-0250-000
 21

LANDERS EDD 8-000050.000
 2/02/09 2WD \$ 60000
 LOTS 10-52
 KESKY JOHN & SANDRA

BOOK PAGE
 ADDRESS OF PROPERTY MAIN ST
 0 3880
 0 1340
 F OWNERSHIP

8-22-06 DATE
 8-22-06 DATE
 SELLING PRICE

LAND	ACRES	TRAILER	TRAILER VALUE	LAND VALUE	TOTAL VALUE
3920	5460				
3920	5460				
1340					
1340					

LAND DATA AND COMPUTATIONS
 1340
 1340

TYPE	FRONTAGE	DEPTH	ACRE VALUE	ACRE FEET	VOLUME	NET FLD. %	TRAILER VALUE	TRAILER VALUE
1	67	300	70	111	78	35	3920	3920

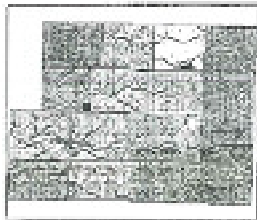
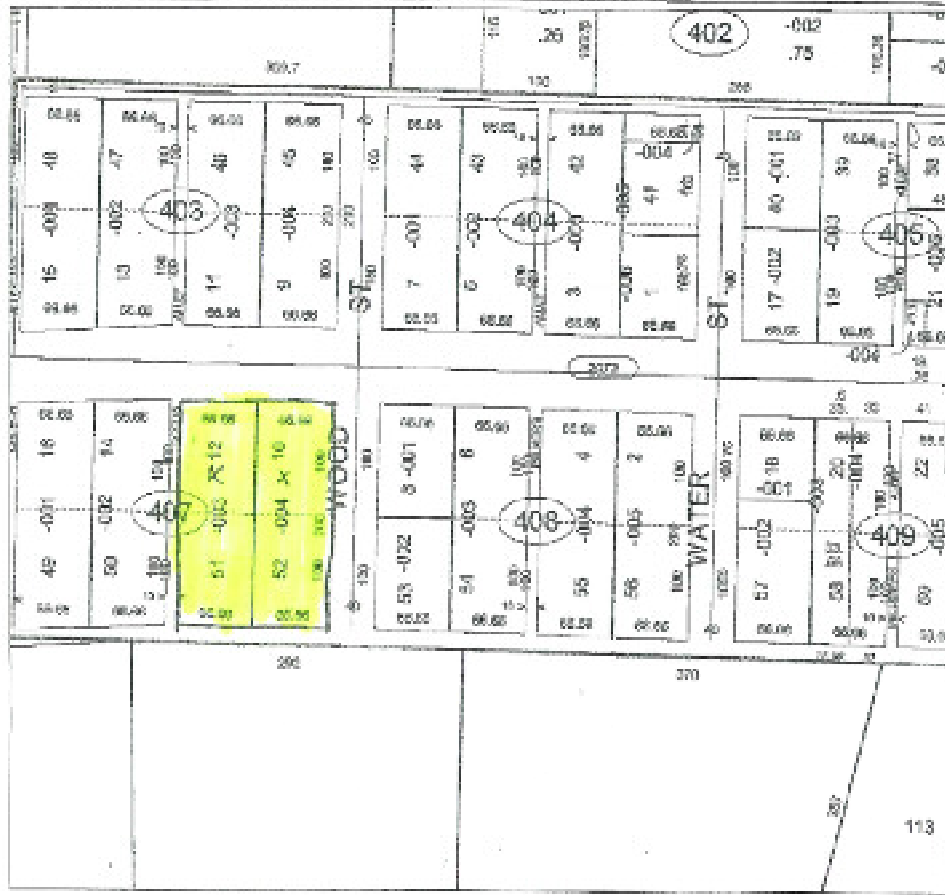
IMPROVEMENT FACTORS

TOPOGRAPHY	TOPOGRAPHY	STREET FAC	CURBS
SEWER	WATER	SEWER	SEWER
ROADWAY	ROADWAY	ROADWAY	ROADWAY
UTILITIES	UTILITIES	UTILITIES	UTILITIES

REVALUATION OF HARRIS COUNTY, OHIO

PATRICK MOORE, AUDITOR

Data current as of 10/21/09



DEED APPROVED FOR TRANSFER
DATE 2-2-09
ROBERT STEPLINS
HARRISON COUNTY ENGINEER

Instrument Book Page
200900000167 GR 178 2264
200700000167
Filed for Record in
HARRISON COUNTY: GRIS
TRACY L. BOYER
02-02-2009 At 02:57 pm.
WARRANTY 0 28.00
OR Book 178 Page 2264 - 2265

HARRISON COUNTY AUDITOR
PATRICK J. MOORE
REAL ESTATE TRANSFER BY D.G.
COMM.FEE 249.00 EX
TRAN.FEE 1.00 DATE 2-2-09

200900000167
EDD E. LANDERS
PO BOX 111
UHRICHSVILLE OH 44683

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT John Koske and Sandra Koske, husband and wife, the Grantors, claiming title by or through instrument recorded in Volume 223, Page 327, Harrison County Recorder's Office, for valuable consideration thereunto given, and for the sum of Sixty Thousand Dollars (\$60,000.00) received to their full satisfaction of Edd Landers, divorced and not remarried, the Grantee, whose tax mailing address will be P. O. Box 111, Uhrichsville, Ohio 44683, do:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, her heirs and assigns, the following described premises:

FIRST TRACT:

Situated in the Village of Deersville, County of Harrison and State of Ohio:

Being Lot #'s Ten (10) and Fifty-Two (52) in the Village of Deersville, Harrison County, Ohio and being the same premises conveyed by James A. Ferguson and wife to William Barcroft by deed of October 23, 1805 and recorded in Deed Records of Harrison County, Volume 62, Page 37. And conveyed by R.K. Duntap Admr. Of Estate of William Barcroft to Margaret F. Crawford by deed recorded in Harrison County, Ohio. Deed Book 89, Page 661.

Permanent Parcel No(s): 08-00000750-000

SECOND TRACT:

Situated in the Village of Deersville, County of Harrison and State of Ohio:

Being in Lots Numbered Twelve (12) and Fifty-One (51) in the Village of Deersville, Harrison County, Ohio, as deeded to Matilda McGill by Ceinda J. Pickering and husband by deed recorded in Deed Book Volume 74, Page 16 in said County and devised by Matilda McGill to Anne Poulson, and deed by Ann Poulson and husband to Clement L. Rose, by deed dated March 20, 18... and recorded in Deed Book Volume 80, Page 110th said County. And conveyed by Clement L. Rose to Margaret E. Crawford by deed recorded in Harrison County, Ohio Deed Book 84, Page 78.

Permanent Parcel No(s): 08-00000751-000

Together with all appurtenances and hereditaments thereunto belonging.



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: 220 MAIN STREET DEERVILLE, OHIO

Buyer(s): _____

Seller(s): EOD LANDERS ESTATE

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____ AGENT(S) _____, and _____ BROKERAGE _____

The seller will be represented by _____ AGENT(S) _____, and _____ 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 MATHEIAS 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 Sandia Buck
SELLER/LANDLORD _____ EXEC.

5/11/2010
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;

(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) DRW 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 Sandra Bull</u>	<u>5/11/2010</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	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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Strasburg, Ohio 44680
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