

# 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

# Auction



PHONE: 330.364.6424 ★ FAX: 330.364.1763 ★ [www.amtitle.com](http://www.amtitle.com)

## TAX & LEGAL REPORT

REQUESTED BY: BROKER: WALLICK AUCTIONS DATE: 08/06/2010

PROPERTY ADDRESS: 5818 ST. RT. 93 AND 5796 ST RT 93

LISTED ON CURRENT DEED AS: HOWARD HILL

DEED VOLUME: 1047 PAGE: 1736 DATE TRANSFERED: 01/11/02

PURCHASE PRICE:

PARCEL NO: 68-00807000 AND 68-00803000 MAP NUMBER:

LEGAL DESCRIPTION: SEE ATTACHED 2 PARCELS

.....  
CURRENTLY LISTED ON THE  
2009 TAX DUPLICATE IN THE NAME OF:

PERMANENT PARCEL NO 68-00803000

### ASSESSED VALUATIONS

LAND	\$ 23,510	GROSS TAXES	\$1363.98
BUILDING	\$75,940	TAX REDUCTION	\$
TOTAL	\$99,450	10% ROLLBACK	\$
		HOMESTEAD CREDIT	\$
	2.5% REDUCTION	\$ 34.09	
		CAUV VALUE	\$
		10% PENALTY	\$
		TAXES PER HALF	\$ 681.99
		MWCD ASSESSMENT	\$ 6.00
		SPECIAL ASSESSMENTS	
		TOTAL PER HALF	\$ 687.99

REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2009 ARE NOT PAID. REAL ESTATE TAXES FOR SECOND HALF OF YEAR 2009 AND THEREAFTER ARE A LIEN, NOT YET DUE OR PAYABLE.

.....  
LOT SIZE ATTACHED  
.....

THIS INFORMATION, INCLUDING ANY LOT DIMENSIONS SHOWN, IS DERIVED SOLELY FROM PUBLIC RECORDS. THIS INFORMATION CANNOT BE GUARANTEED WITHOUT A FULL TITLE EXAMINATION AND A CURRENT SURVEY TO VERIFY ACCURACY.

*Serving 13 Counties*  
231 North Walnut Street • Dover, Ohio 44622 1200



Parcel ID	Address	Index Order	Card
6800803000	5796 ST RT 93 NW	Parcel ID	1 of 1
<b>Property Location</b>	5796 ST RT 93 NW		
<b>Tax Dist</b>	68 WAYNE TWP-GARAWAY SD	<b>Sqft</b>	1320
<b>Sch Dist</b>		<b>Yr Blt</b>	1877
<b>Land Use</b>	511 1-family unplatted 0-09.99 acs.	<b>Rooms</b>	6
		<b>Bdrms</b>	3
		<b>Full Baths</b>	1
		<b>Half Baths</b>	0
<b>Owner Information</b>	HILL, HOWARD R JR & CLEO J	<b>Mailing Information</b>	PO BOX 85 DUNDEE OHIO 44624
		<b>Property Information</b>	4 9 1 PR 13 1.01A
<b>Board of Revision</b>	No	<b>Valid Sale</b>	No
<b>Homeslead</b>	No	<b># of Parcels</b>	2
<b>2.5% Reduction</b>	Yes	<b>Deed Type</b>	JS
<b>Divided Property</b>	No	<b>Sale Amount</b>	\$0
<b>New Construction</b>	No	<b>Date</b>	2/12/2002
<b>Foreclosure</b>	No	<b>Conveyance #</b>	60212
<b>Other Assessments</b>	No	<b>Dead Number</b>	
<b>Front Ft.</b>	0.00	<b>Acres</b>	1.010
		<b>Mkt Land Value</b>	\$23,510
		<b>Cauv Value</b>	\$0
		<b>Mkt Impr Value</b>	\$76,940
		<b>Total Value</b>	\$98,450
		<b>Annual Taxes</b>	\$1,363.98

Parcel 1 of 1
Property Card

**Local Disclaimer:**  
 THE ANNUAL TAX AMOUNTS REFLECTED DO NOT INCLUDE ANY SPECIAL ASSESSMENT CHARGES.  
 PLEASE CONTACT THE COUNTY TREASURER'S OFFICE AT 330-365-3254 PRIOR TO SUBMITTING ANY  
 PAYMENTS TO VERIFY THE TOTAL AMOUNT DUE.  
 This page of data is dated as of 2/2/2009

Base	Levy	Residential	Improvements	Comments	Image	Transfer	
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<b>Parcel ID</b> 5800603000	<b>Address</b> 5786 ST RT 83 NW	<b>Index Order</b> Parcel ID	<b>Card</b> 1 of 1
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	<b>January 1</b>
Land	\$21,000
Use	\$0
Improvements	\$67,810
<b>Total</b>	<b>\$88,810</b>

Assessment History					Apr.	Assessment Reason
Year	Date	Land	Improvements	Total		
2004	1/1/2004	\$21,000	\$67,810	\$88,810		ANN. EQUAL
2004	1/1/2004	\$21,000	\$79,150	\$100,150		ANN. EQUAL
1996	1/1/1996	\$20,000	\$67,290	\$87,290		ANN. EQUAL
1995	1/1/1995	\$12,000	\$53,990	\$65,990		ANN. EQUAL
1992	1/1/1992	\$0,000	\$49,080	\$49,080		ANN. EQUAL



Parcel  
1 of 1

Property  
bars

Page  
1 of 2

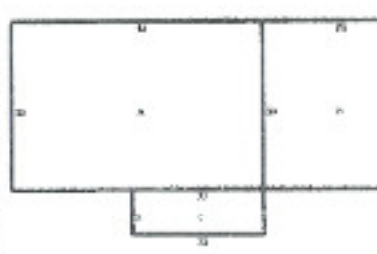
Legal Disclaimer



Page No 1 PARCEL ID 890803000 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD CARD 1 of 1 ADDRESS 5765 ST RT 93 NW ACCOUNT # 890803000 Created on 3/22/10 at 3:29:29 PM

<b>GENERAL INFORMATION</b> Use Code: 311 1 Family single State Code: 0 LSDO Code: 041 04 Zoning Code: 0 Access: 0 Tax District: 08 001718 1000 000000 School Dist: 08 Routing: 10 000	<b>OWNERSHIP &amp; MAILING ADDRESS</b> 101 HOWARD ST, B & O, D1 PO BOX 61 DUNSTON OHIO 44824	<b>SALES HISTORY</b> Current Owner: WILL HOWARD R JR & CLEO J Sale Date: 1/28/2003 Conveyance #: 933-0 Sale Price: \$1
<b>PROPERTY DESCRIPTION</b> 4.91 AC 0.1234		<b>ASSESSMENT HISTORY</b> Land: 22830 Improvement: \$79,940 Total: 101,170

LAND INFORMATION						
Type	Area	Area	Code	#Units	Depth Factor	Adjustment Type
TO	100	0	C	1	0	
TA	0.1	0	C	1	0	

<b>PUBLIC NOTES:</b> 1900. 12N Lot 24 40 25N Lot 24 1/2	<b>PROPERTY SKETCH</b> A. 120' 10 1/2" B. 190' 10 1/2" C. 120' 0 1/2" 
<b>ADDITIONAL NOTES</b>	

Page No 2 PARCEL ID 890803000 TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD CARD 1 of 1 ADDRESS 5705 ST RT 03 NW ACCOUNT # 890803000 Created on 3/22/10 at 3:31:26 PM

DWELLING CHARACTERISTICS											
Stories: 1.25	Style: 1 Single Family	Basement: 1	Basement Type: Full	Basement Fin: 0	Basement Unfin: 0	Basement Total: 0	Attic: 0	Attic Type: 0	Attic Fin: 0	Attic Unfin: 0	Attic Total: 0
Bed Rooms: 3	Bath: 2	Living Room: 1	Dining Room: 1	Kitchen: 1	Breakfast Room: 1	Garage: 0	Deck: 0	Porch: 0	Staircase: 0	Fireplace: 0	Other: 0
Year Built: 1977	Year Remod: 0	Year Added: 0	Year Moved: 0	Year Occupied: 0	Year Insured: 0	Year Insured: 0	Year Insured: 0	Year Insured: 0	Year Insured: 0	Year Insured: 0	Year Insured: 0

Features				Access								
Type	Code	Area	Unit	Type	Area	Unit	Type	Area	Unit	Type	Area	Unit
Garage	0004	0	0	Garage	0	0	Garage	0	0	Garage	0	0

Improvements											
Type	Area	Code	Unit	Year	Value	Unit	Year	Value	Unit	Year	Value
Garage	0	0004	0	0	0	0	0	0	0	0	0

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TAX & LEGAL REPORT

REQUESTED BY: BROKER: WALLICK AUCTIONS DATE: 08/06/2010

PROPERTY ADDRESS: S818 ST. RT. 93 AND 5796 ST RT 93

LISTED ON CURRENT DEED AS: HOWARD HILL

DEED VOLUME: 1047 PAGE: 1736 DATE TRANSFERED: 01/11/02

PURCHASE PRICE:

PARCEL NO: 68-00807000 AND 68-00803000 MAP NUMBER:

LEGAL DESCRIPTION: SEE ATTACHED 2 PARCELS

.....  
CURRENTLY LISTED ON THE  
2009 TAX DUPLICATE IN THE NAME OF:

PERMANENT PARCEL NO 68-00807000

ASSESSED VALUATIONS

LAND	\$ 23,770	GROSS TAXES	\$338.14
BUILDING	\$290	TAX REDUCTION	\$
TOTAL	\$23,970	10% ROLLBACK	\$
		HOMESTEAD CREDIT	\$
		2.5% REDUCTION	\$
		CAUV VALUE	\$
		10% PENALTY	\$
		TAXES PER HALF	\$ 169.07
		MWCD ASSESSMENT	\$ 6.00
		SPECIAL ASSESSMENTS	
		TOTAL PER HALF	\$ 175.07

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TUSCARAWAS COUNTY RESIDENTIAL PROPERTY RECORD CARD

MOBILE HM	0	0	0.00	12	60	126	1968	D		C	8.00	Ns
SHED	0	0	1.00	15	25	108	1982	D		C	9.00	Ns
SHED	2	2	1.00	4	6	24	1983	D		C	9.00	Ns
TDP	1	0	7.00	8	18	64	1997	D	VP Very Poor	C	8.00	Ns

RECORD #	C	S	0.00	12	00	100	1985	0	0	0.00	NA
1000	C	3	1.00	12	00	100	1985	0	0	0.00	NA
1001	C	3	1.00	4	0	11	1980	0	0	0.00	NA
1002	C	3	1.00	3	0	00	1980	0	0	0.00	NA



Parcel ID	Address	Index Order	Card
6800907000	5818 ST RT 93	Parcel ID	1 of 1
<b>Property Location</b>	5818 ST RT 93		
<b>Tax Dist</b>	58 WAYNE TWP-GARAWAY SD	<b>Soft Yr Bit</b>	0
<b>Sch Dist</b>		<b>Rooms Bdrms</b>	
<b>Land Use</b>	580 PP Mobile on 0-9 99 acres	<b>Full Baths</b>	Half Baths
<b>Owner Information</b>	HILL HOWARD R JR & CLEO J	<b>Mailing Information</b>	<b>Property Information</b>
		PO BOX 85	4 9 1 PR 13 1.01A
		DUNDEE OHIO 44624	
<b>Board of Revision</b>	No	<b>Valid Sale</b>	No
<b>Homestead</b>	No	<b># of Parcels</b>	2
<b>2.5% Reduction</b>	No	<b>Deed Type</b>	JS
<b>Divided Property</b>	No	<b>Sale Amount</b>	50
<b>New Construction</b>	No	<b>Date</b>	2/12/2002
<b>Foreclosure</b>	No	<b>Conveyance #</b>	90212
<b>Other Assessments</b>	No	<b>Deed Number</b>	
<b>Front Ft.</b>	0.00	<b>Acres</b>	1.010
		<b>Mkt Land Value</b>	\$23,770
		<b>Casv Value</b>	\$0
		<b>Mkt Impr Value</b>	\$200
		<b>Total Value</b>	\$23,970
		<b>Annual Taxes</b>	\$338.14

Parcel 1 of 1    Property Card

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 This page of data is dated as of 2/2/2009







STATE OF OHIO  
DEPARTMENT OF COMMERCE

11/6/08

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

5796 AND 5818 ST. RTE 93 NW DUNOEE, OHIO 44624

HOWARD RICHARD HILL JR.

Owner's Name(s):

Date: AUGUST 9, 2010

Owner 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):

5818 →  Public Water Service       Holding Tank       Unknown  
 Private Water Service       Cistern       Other \_\_\_\_\_  
5796 →  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: \_\_\_\_\_

WATER CONDITIONER FOR DRINKING WATER,

Owner's Initials H/H Date 8-9-2010

Purchaser's Initials / Date /

Property Address 5796 AWO 5818 ST RT 93 OLINDO, OHIO

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

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Public Sewer | <input checked="" type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank    |
| <input type="checkbox"/> Leach Field  | <input type="checkbox"/> Absorption Tank          | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown      | <input type="checkbox"/> 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 in 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: NEW ROOF WITH IN LAST 5 YRS.

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: PLASTIC LINER IN SINK NEEDS NEW LINER.

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/backups, or leaking pipes, plumbing fixtures, or appliances?  Yes  No

If "Yes", please describe and indicate any repairs completed: CEILING IN BEDROOM SHOWS PREVIOUS DAMAGE.

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 correct 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
5) Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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). RUE SINK. SUMP PUMP NOT WORKING, DOES HAVE FILTER ON COPPER SYSTEM.

Owner's Initials H J H Date 8-8-2010

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



Property Address 5796 AND 5818 ST. Rte 93 Dundee, ON

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known	_____	_____	_____
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 A/H Date 8-8-2010 Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_

Property Address 5796 AWO 5818 ST. RTE 93 DUNOON, OHIO

L) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property? 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: Howard R. Hill, Jr. DATE: 8-8-2010

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: 5796 AND 5818 ST. RTE 93 NW DONOR, OHIO

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

Seller(s): HOWARD RICHARD HILL JR.

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_

### 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) DR. R. WELCH and real estate brokerage ASSOCIATES-MATHIAS 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(S) \_\_\_\_\_ DATE \_\_\_\_\_ X Howard R Hill, Jr. 8-9-10  
 SELLER(S) \_\_\_\_\_ 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) DLW 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>Howard R. Hill</u>	Date	Seller	Date
Purchaser	Date	Purchaser	Date
<u>Don R. Unsworth</u>	8/9/10	Agent	Date
Agent	Date	Agent	Date



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**Auction Conducted By:**  
**Don R. Wallick Auctions, Inc.**  
**Auctioneers: Don R. Wallick**  
**Brennan R. Wallick**  
**Ryan W. Wallick**

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