

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: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: September 08, 2010

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 703 Race St. Dover Ohio

PRESENT OWNER: Jeff Pealy

VOLUME: 510 PAGE: 296 TRANSFER: November 22, 1974

PARCEL NO: 15.03120.000

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

Jeff Pealy

PARCEL NO.: 15.03120.000

DESC. 1213

VALUATIONS:

LAND: 7950
BUILDING: 9600
TOTAL: 17550
AUV:

TAXES:

GENERAL TAXES: \$ 880.24
TAX REDUCTION: \$ -253.80
10% ROLLBACK: \$ -42.64
2 1/2% REDUCTION \$ - 10.66
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 373.14
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the first half year 2009 are ___ Paid ___
Taxes for the second half year 2009 are Paid.

BY: Tiffany Martini

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.

1870 Land 2270 Imp
 9% Land 9% Imp

COMMENTS/REMARKS
 TR107: UNNER FEALY JEFFREY LYNN

1213

13-03123-01
 MAP NUMBER 36
 SECTION & PLAT 27-600
 BOOK & PAGE 1870-2270
 PROPERTY CLASS 510-SINGLE-FAMILY-OWNER-OCCUPIE
 PROPERTY ADD 703 RACE ST
 NEIGHBORHOOD 07402
 CITY 076

UTILITIES AS TREET/ROAD NEIGHBORHOOD ASSESSMENT
 WATER TRAPPED IMPROVING MARKET 0 2088
 SEWER STATIC LAND 0 2786
 GAS STATIC LAND 0 1416
 ELECTRIC STATIC LAND 0 1416
 HIGHWAY IMPROVING MARKET 0 1416
 WINDMILL IMPROVING MARKET 0 1416
 WELLS IMPROVING MARKET 0 1416
 TOTAL 0 17556

LAND USE	SOIL ID	ACREAGE/EFEC FR	SQ. FOOT/DEPTH	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	MARKET VALUE
FR		62	104	488	84	28,833			22,780
TOTAL									

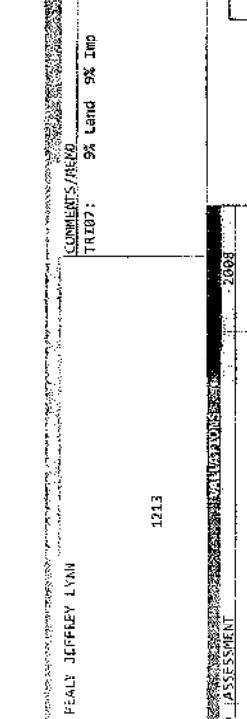
CONSTRUCTION DATA		LEVEL	BASE AREA	AREA	VALUE
1	EXTERIOR	1 2 3 4	588	4-FULL	47,970
2	FRAME/ALUMINUM	X K	588	4-FULL	28,770
3	STUCCO				
4	WALL				
5	CONCRETE BLOCK				
6	CONCRETE				
7	CONCRETE				
8	BRICK				
9	STONE				
10	EBANE/MASONRY				
11	OTHER FIXTURES				
12	NO PLUMBING				
13	CONCRETE BOTTOM				
14	STAVED/NOOT				
15	POSS/CELAN				
16	CLAY				
17	ASPHALT				
18	NO HEATING				
19	STONE/CONCRETE/BL				
20	POLE AND FRAME				
21	METAL AND GLASS				
22	CONCRETE AND GLAS				
23	BRICK/VENEER ON W				
24	BRICK OF CONCRETE				
25	WALL				
26	WALL				

SUMMARY OF IMPROVEMENTS		ADD-ONS	RATE	GRD	REPRODUCTION COST
1	NO PLUMBING				
2	NO HEATING				
3	NO HEATING				
4	NO HEATING				
5	NO HEATING				
6	NO HEATING				
7	NO HEATING				
8	NO HEATING				
9	NO HEATING				
10	NO HEATING				
11	NO HEATING				
12	NO HEATING				
13	NO HEATING				
14	NO HEATING				
15	NO HEATING				
16	NO HEATING				
17	NO HEATING				
18	NO HEATING				
19	NO HEATING				
20	NO HEATING				
21	NO HEATING				
22	NO HEATING				
23	NO HEATING				
24	NO HEATING				
25	NO HEATING				
26	NO HEATING				
27	NO HEATING				
28	NO HEATING				
29	NO HEATING				
30	NO HEATING				
31	NO HEATING				
32	NO HEATING				
33	NO HEATING				
34	NO HEATING				
35	NO HEATING				
36	NO HEATING				
37	NO HEATING				
38	NO HEATING				
39	NO HEATING				
40	NO HEATING				
41	NO HEATING				
42	NO HEATING				
43	NO HEATING				
44	NO HEATING				
45	NO HEATING				
46	NO HEATING				
47	NO HEATING				
48	NO HEATING				
49	NO HEATING				
50	NO HEATING				
51	NO HEATING				
52	NO HEATING				
53	NO HEATING				
54	NO HEATING				
55	NO HEATING				
56	NO HEATING				
57	NO HEATING				
58	NO HEATING				
59	NO HEATING				
60	NO HEATING				
61	NO HEATING				
62	NO HEATING				
63	NO HEATING				
64	NO HEATING				
65	NO HEATING				
66	NO HEATING				
67	NO HEATING				
68	NO HEATING				
69	NO HEATING				
70	NO HEATING				
71	NO HEATING				
72	NO HEATING				
73	NO HEATING				
74	NO HEATING				
75	NO HEATING				
76	NO HEATING				
77	NO HEATING				
78	NO HEATING				
79	NO HEATING				
80	NO HEATING				
81	NO HEATING				
82	NO HEATING				
83	NO HEATING				
84	NO HEATING				
85	NO HEATING				
86	NO HEATING				
87	NO HEATING				
88	NO HEATING				
89	NO HEATING				
90	NO HEATING				
91	NO HEATING				
92	NO HEATING				
93	NO HEATING				
94	NO HEATING				
95	NO HEATING				
96	NO HEATING				
97	NO HEATING				
98	NO HEATING				
99	NO HEATING				
100	NO HEATING				

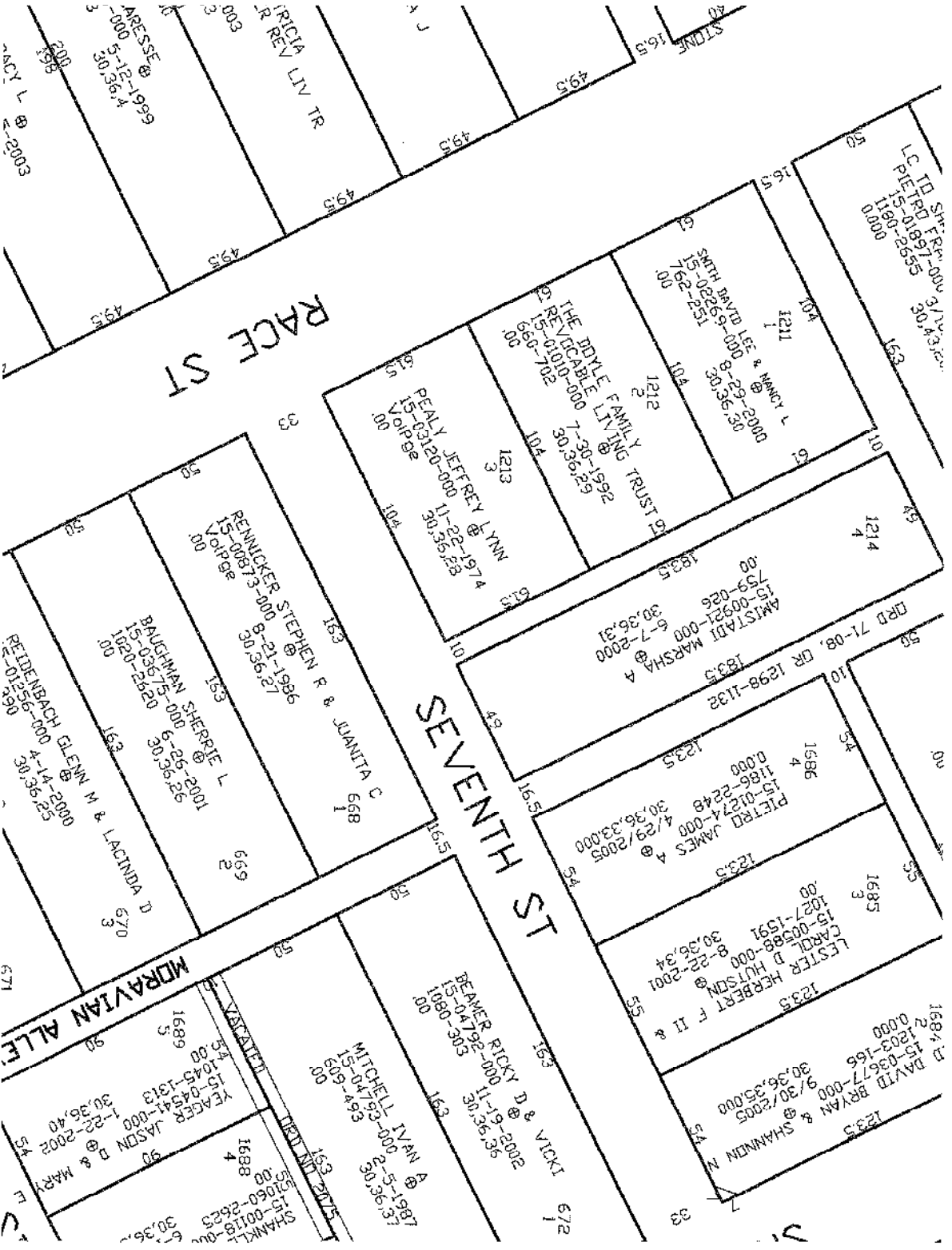
IO	USE	ST	HT	SIZE	AREA	ADD-ONS	RATE	GRD	REPRODUCTION COST	YEAR BUILT	YEAR REPAIR	COND	HML DEP	885 DEP	BOR	TRUE CASH VALUE
	UMWELL									1996		P	75			27,446
TOTAL																

TRANSFER DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT

APPRaiser: _____ DATE: _____
 CONTACT: _____ LISTED: _____
 REVIEWED: _____



AREA	DESCRIPTION	AREA
14	20	20
6	14	14
14	3	3
14	14	14
14	6	6
14	9	9
28	A	14
14	S	10
14	B	10
14	13	13



STONE 165
495
IRICIA LIV TR 003
495
ARESESE @ 200
15-12-1999
30,36,74
NANCY L @ 2003
495

LC ID Sh. Fr. 000 3/1/2000
15-01897-000
180-2655
0000
30,43,25

1211
1
SMITH DAVID LEE & MARY L
15-02269-000 8-23-2000
151-62-252
30,36,26

1212
2
THE DOYLE FAMILY LIVING TRUST P
REVOCABLE LIVING
15-01007-000 7-30-1992
66-702
30,36,26

1213
3
PEALY JEFFREY @ LYNN
15-03120-000 11-22-1974
Voice
30,36,26

1833
AMISTADI MARSHA A
15-00921-000 6-7-2000
759-026
30,36,31

1214
4
DRD 71-08, CR 1298-1132
1833

1686
4
PETERO JAMES A
15-01274-000 4/29/2005
1186-2248
30,36,33,000

1685
3
LESTER HERBERT F II &
CAROL D HUTSON
15-00588-000 8-22-2001
1027-1591
30,36,34

1235
DAVID BRYAN & SHANNIN N
15-03677-000 9/30/2005
2 1203-166
30,36,35,000

1687
5
BEAMER RICKY D @ VICKI
15-04792-000 11-19-2002
593-9202
1080-303

1688
4
MITCHELL IVAN A
15-04759-000 5-1987
64-492
30,36,30

1689
5
YEAGER JASDN D & MARY
15-04541-000 1-22-2002
5 1045-1313
30,36,40

1689
5
SHANKL
15-00119-000
11-00119-000
30,36,1

RACE ST

SEVENTH ST

MORAVIAN ALLE



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: 703 LACE ST

Owners Name(s): DOVER
JEFFREY PEALY

Date: 9-02, 20 10

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
- Private Water Service
- Private Well
- Shared Well
- Holding Tank
- Cistern
- Spring
- Pond
- Unknown
- Other _____

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 J/EP Date _____ / _____ / _____

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 703 Race St Denver

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration 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: _____

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 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). _____

Owner's Initials JLP Date _____/_____/_____

Purchaser's Initials _____/_____/_____ Date _____/_____/_____

Property Address 703 LAKE ST

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 a 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 JLP Date ____ / ____ / ____ Purchaser's Initials ____ / ____ / ____ Date ____ / ____ / ____

Property Address 703 Race St

- 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: _____ DATE: _____
 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: *[Signature]* DATE: Sept 2, 2010
 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: 703 Race St

Buyer(s): _____

Seller(s): PEALY

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. Wallick and real estate brokerage PM 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

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

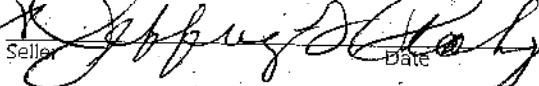
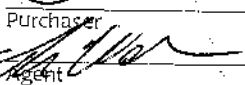
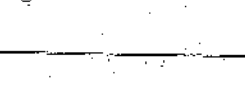
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) 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.

	_____	Seller	_____	Seller	_____
	Date		Date		Date
	_____	Purchaser	_____	Purchaser	_____
	Date		Date		Date
	_____	Agent	_____	Agent	_____
	Date		Date		Date

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

