

KPLD Kyler, Pringle, Lundholm & Durmann

A Legal Professional Association

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TAX AND LEGAL REPORT

Date: June 27, 2011

Our File #: SANDNA-2

For The Exclusive Use Of: Wallick Auctions, Inc.
Property Address: 342 N. Chestnut Street, Gnadenthuten, OH 44829
Present Owner: Nancy Yvonne Sanders
Deed Volume/Page: Vol. 367, Page 388 and Vol. 598, Page 388,
Tuscarawas County Deed Records
Transfer Date: September 28, 1986 and November 15, 1985

Real Estate Taxes Are
Currently Listed On The
2010 Tax Duplicate In The
Name Of:

Nancy Yvonne Sanders

Parcel No.: 09-00421.000

Desc.: Whole Lot 116

Valuations:	Land:	14,560
	Building:	48,010
	Total:	62,570
	Avv:	0.00

Taxes:	General Taxes:	\$701.83
	Tax Reduction:	-\$207.33
	10% Rollback:	-\$49.45
	2% Reduction:	-\$12.26
	Homestead Credit:	-\$173.43
	Total Per 1/2 Year:	\$259.26
	Unpaid Real:	\$259.26
	Current Sa:	\$8.00
	Penalty:	\$0.00
	Prior Del:	\$0.00
	Total Due:	\$265.26

Special Assessments: MWCD 312.00 per year

Taxes For The First Half Year 2010 are paid.
Taxes For The Second Half Year 2010 are now due and payable.
Taxes For The Year 2011 are Undetermined But Not Yet Due.

Map Office Approval:



In Compliance



New Description Required

This information, including any lot dimensions, is derived solely from public records. While the information is usually reliable, certainty cannot be assured without a full title examination, title insurance, and a current survey.



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: 342 N. CHESTNUT ST GNAJEN

Buyer(s): _____

Seller(s): SANDERS ESTATE

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) WALLACE ACTIONS 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/BUYERS DATE

Karen A. Rockwell 4-2-11
SELLER/LANDLORD DATE

BUYER/BUYERS DATE

SELLER/LANDLORD DATE

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

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