

**KPLD****Kyler, Pringle, Lundholm & Durmann**

A Legal Professional Association

Glenn O. Durmann

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Telephone: (330) 343-5565

Date: June 27, 2011**TAX AND LEGAL REPORT**Our File #: SANDNA-2

For The Exclusive Use Of:

Wallick Auctions, Inc.

Property Address:

342 N. Chestnut Street, Gnadenhutten, OH 44623

Present Owner:

Nancy Yvonne Sanders

Deed Volume/Page:

Vol. 367, Page 388 and Vol. 598, Page 396,  
Tuscarawas County Deed Records

Transfer Date:

September 28, 1956 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 118

Valuations:

Land:	14,360
Building:	48,010
Total:	62,370
Auv:	0.00

Taxes:

General Taxes:	\$701.83
Tax Reduction:	-\$207.33
10% Rollback:	-\$49.45
23% Reduction:	-\$2.26
Homestead Credit:	-\$173.43
Total Per % Year:	\$259.26
Unpaid Real:	\$259.26
Current Bal:	\$0.00
Penalty:	\$0.00
Prior Del:	\$0.00
Total Due:	\$265.26

Special Assessments: MWCD

\$12.00 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 Gnaden

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) Wall, Jr. Realtors and real estate brokerage Wall 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. Radell  
SELLER/LANDLORD

DATE

RENTER/LESSOR

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)**

- (d) \_\_\_\_\_ 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.4832d 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.

Karen A. Reitell 6-2-11  
Seller Date

Seller Date

Purchaser Brennan R. Wallin Date Purchaser 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**

**Don R. Wallick Auctions, Inc.**

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