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 44683 Phone: (330) 354-4450 Fax: (830) 343-2976 t mait tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: November 3, 2011

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS:

618-620 E. 3rd St. Dover Ohio

PRESENT OWNER: Richard D. Lanzer, Trustee of the Henry J. Lanzer Testamentary Trust

per Entry of Tuecarawas County Probate Court.

VOLUME 1237

PAGE: 2811

TRANSFER: October 11, 2008

PARCEL NO: 15-02228-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE

Richard D. Lanzer

PARCEL NO.: 15-02228-000

DESC. PR 456

VALUATIONS:

TAXES:

LAND: 5230 BUILDING 12820 TOTAL: 18160 AUV:

GENERAL TAXES: \$ 713.02 TAX REDUCTION: \$ - 253.41 10% ROLLBACK: \$ - 45.08 2 1/2% REDUCTION \$

HOMESTEAD CREDIT S TOTAL PER 1/2 YEAR S 413.65 UNPAID REAL

Special Assessments: MWCD

Taxes for the first half year 2011 are undetermined but not yet due.

CURRENT SA: 8 PENALTY: PRIOR DEL:

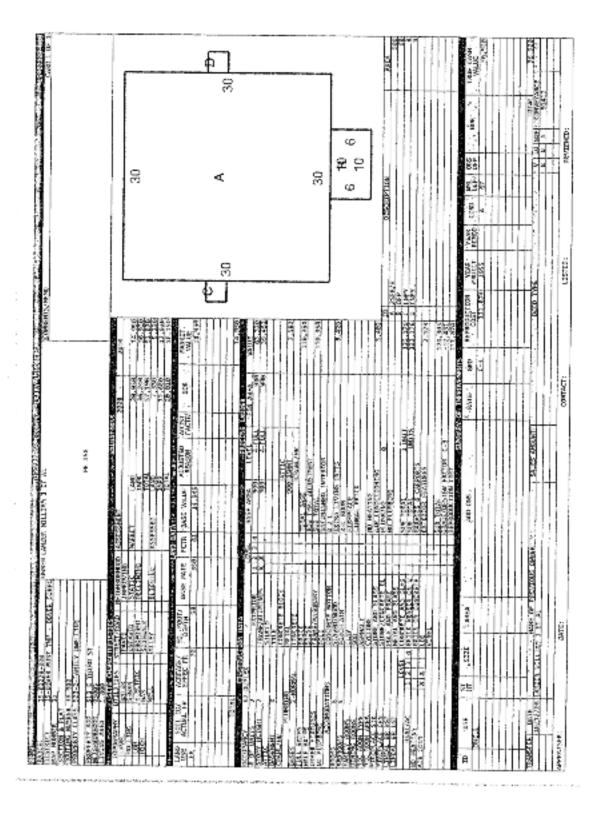
TOTAL DUE

BY: Jessica Murphy

Taxes for the year 2010 are paid.

PRIOR FILE NO.

This information, including any lot olimensions 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.







THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avanua N.E. - P. O. Box 548 New Philadelphia OH 44663 Phone: (330) 384-4450 Fax: (330) 343-2976 Email: busctifle@busctifle.net

TAX AND LEGAL REPORT

DATE: November 3, 2011

REQUESTED BY:

Don Wallick Wallick Auctions

PROPERTY ADDRESS:

303 E. Third St., Dover Ohio

PRESENT OWNER:

Richard D. Lanzer, Successor Trustee of The Henry J. Lanzer Testamentary Trust per Entry of Tuscarawas County Probate Court

VOLUME: 1237

PAGE: 2611

TRANSFER: Oclober 12, 2008

PARCEL NO: 15-02227.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE

NAME OF

PARCEL NO.: 15-02227.000

DESC. Whole 592

VALUATIONS:

TAXES:

LAND:	7770
BUILDING:	22280
TOTAL:	30050
ALTIV-	

GENERAL TAXES: \$ 1180.51 TAX REDUCTION: \$ - 419.55 10% ROLLBACK: \$ - 75.10 2 1/2% REDUCTION \$ - 14.54 HOMESTEAD CREDIT \$ TOTAL PER 1/2 YEAR \$ 670.32

UNPAID REAL CURRENT SA:

6.00

Special Assessments: MWCD

PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$

\$ 0

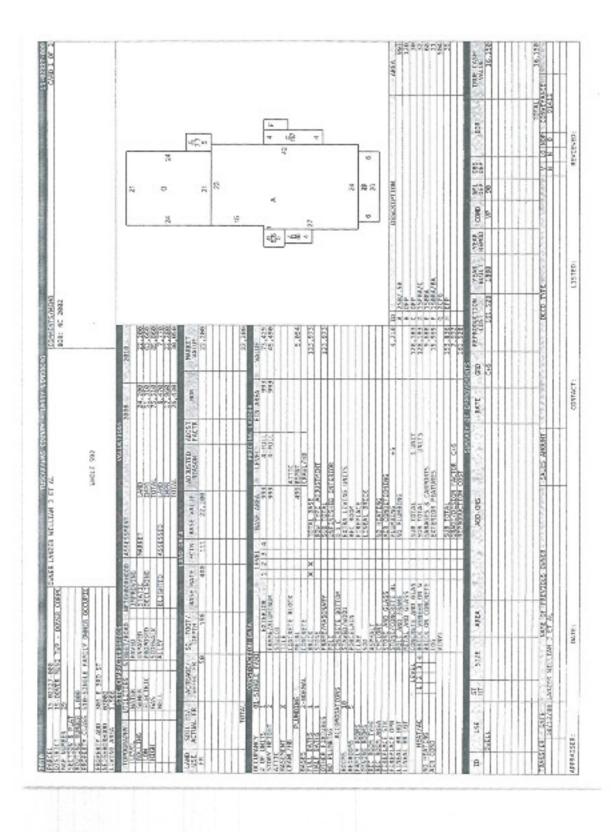
Taxes for the year 2010 are paid.

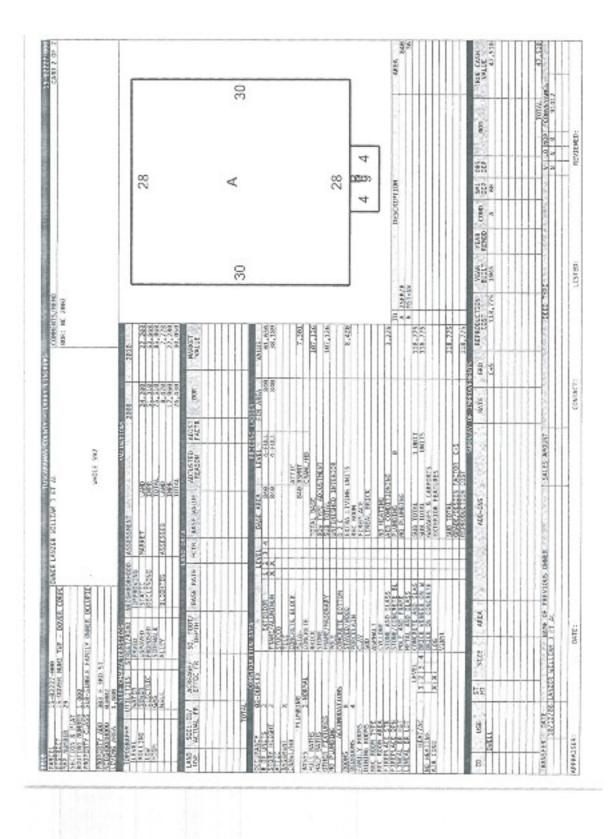
Taxes for the first half year 2011 are undetermined but not yet duc.

BY: Jessica Murphy

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.











BUYER/TENANT

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: 5/8/ Buyer(s): Seller(s): LAWZER Trust I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES The buyer will be represented by 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 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) Wallic and real estate brokerage PSSOCAN MATH, AS Now 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 D 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

SELLERA ANDLORO

DATE

DATE

	1	Disclosure of In	formation on	Lead-B	ased Pain	and/or Lead	d-Based Paint H	lazards
Prone	erty Addr	ress <u>5/8/</u>	1520	E	310	ST		Dover
Lead	Warning	Statement	Ular and London	in al	nach.	hich a mide	ofial dwalling w	as hull prior to 1979 is
notifie of dev includ poiso reguli in the	ed that su veloping iing learr ning also red to pro seller's pe	ch property ma lead poisoning. ning disabilities, poses a partici	y present expos Lead poisonli reduced intelli Ilar risk to preg vith any inform otify the buyer o	ure to le ng in yo igence o inant w ation ol of any ki	saa from ie oung child quotient, b romen. Ti n lead-bas nown lead	aa-basea puir en may prod ehavioral pro le seller of an ed paint hazai based paint h	it triat may place fuce permanent oblems, and imj y interest in resi rds from risk ass	as bullt prior to 1978 is e young children at risk neurological damage, paired memory. Lead dential real property is essments or inspections ssessment or inspection
	r's Disclo							
			paint and/or	lead-ba	sed paint	hazards (che	edk (i) or (II) bel	ow):
(1)	Known lead-t (explain).	pased paint ar	nd/or le	ad-based	paint hazaro	ds are present	in the housing
(n X	Seller has no	knowledge of	lead-ba	ased paln	and/or lead	f-based paint h	azards in the housing.
(b) B	Records a	and reports av	allable to the	seller (check (1) o	r (ii) below):		
(0)	Collor has no	wided the pur	chaser	with all a	vatlable reco	ords and report using (list docu	s pertaining to lead- ments below).
		hazards in th	e housing.	ords p	ertaining	io lead-base	d paint and/or	lead-based paint
		Acknowledgm		.,,,,,		- Marie Maria - P	ala au ce	
		Purchaser ha						
					hlet Prote	ct Your Family	y from Lead in Y	our Home.
(e)	Purchase	er has (check (i) or (ii) below)	:			- 30	10 77 742
	(1)	ment or insp	ection for the	presen	ce of lead	-based paint	and/or lead-o	nduct a risk assess- ased paint hazards; or
	(ii)	walved the diead-based p	opportunity to paint and/or le	condu ad-bas	ct a risk a ed paint	ssessment o nazards.	r inspection fo	r the presence of
Age	ent's Ack	nowledgment	t (initial)					
(f)	the	Agent has in	formed the so ther responsi	eller of bility to	the seller ensure o	's obligations ompliance.	s under 42 U.S	C, 4852(d) and is
The	following	of Accuracy parties have n hey have provi	eviewed the Inf ded is true and	ormatio	n above a e.	nd certify, to t	the best of their	knowledge, that the
5	Trent?	Larrer, Their	ter Horris	Lanze	Pale	Toe .		Date
Sell	er				Date Se	id		2000
Pur	chaser	1 11-		10/2	Date Pu	rchaser		Date
Age	erit/			1	Date Ag	ent		Date
10.5		1360						



BUYER/TENANT

AGENCY DISCLOSURE STATEMENT



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SELLERILANDLORD

DATE

FI	operty Add	ress_	303	E	310	ST	Dover		
Le	ad Warnin	g Stat	tement						
Eve not of inc poi req In t	ery purchas tified that su developing fuding lean isoning also wired to pro the seller's p	er of a ich pro lead p ning a poses vide b	iny interest in operty may pr poisoning. Le fisabilities, rea s a particular the buyer with	esent exp ead poiso fuced into risk to pr any infor the buye	osure to lea ning in you elligence qu regnant wo matlon on i r of any kno	d from lead-b ing children n iotient, behav men. The sei lead-based pa own lead-base	a residential dwelling was built prior to ased paint that may place young children may produce permanent neurological do rioral problems, and impalred memory. Iler of any interest in residential real prop int hazards from risk assessments or inspect of paint hazards. A risk assessment or inspect ase.	n at rist amage Lead perty I: ection.	
Sel	ller's Disclo	osure							
(a)	Presence	of lea	ad-based pair	nt and/o	r lead-base	ed paint haza	ards (check (i) or (ii) below):		
	(1)	Knov (expl		d paint a	and/or lead	d-based pain	t hazards are present in the housing		
(b)	(ii) X		has no kno				or lead-based paint hazards in the ho	busing	
(D)									
	97	base	d paint and/	or lead-b	ased pain	th all availat hazards in t	ble records and reports pertaining to the housing (list documents below).	lead-	
					cords pert	aining to lea	d-based paint and/or lead-based pair	nt	
			wledgment		-16 -11				
(c)			Purchaser has received copies of all Information listed above.						
(d)						t Protect You	r Famliy from Lead In Your Home.		
e)			(check (I) or (
		ment	or Inspectio	n for the	presence	of lead-based	d upon period) to conduct a risk asse: d paint and/or lead-based paint hazar	ds; or	
	(11)		ed the oppor based paint				nent or inspection for the presence o is.	f	
Ag	ent's Ackn	owled	igment (initi	ai)					
(f)	The	Agen	_	ed the se	eller of the bility to en	seller's oblig sure complia	gations under 42 U.S.C. 4852(d) and is ance.	s	
Cer	tification	of Acc	uracy						
The	following permation the	parties ey þav	have reviewe re provided is	ed the info true and	ormation at accurate.	ove and certi	fy, to the best of their knowledge, that the	ne	
4	derol De	lones	or Trustina		10-	24-11			
ieli	7 ~	/_	71		Dat	e Seller		Date	
Gr	chaser	1	ar Hust		Dat	e Purchaser	1100 010 010 010 010	Date	
-	1/1/	-7			11/2011	/			



BUYER/TENANT

AGENCY DISCLOSURE STATEMENT



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SÉCCERLANDLORD

DATE

Pro	operty Ad	Idress 309 /3/1	Danlas	Dovel					
		/	Poplitic	2000					
		ng Statement							
not of i inc poi req in t	tified that sideveloping developing led isoning als wired to pather's	such property may present g lead poisoning. Lead p arning disabilities, reduced so poses a particular risk t rovide the buyer with any possession and notify the l	t exposure to lead from lead-based proisoning in young children may profit intelligence quotient, behavioral profit pregnant women. The seller of a information on lead-based paint has	dential dwelling was built prior to 1978 a alnt that may place young children at ris oduce permanent neurological damage problems, and impaired memory. Lea any interest in residential real property a trands from risk assessments or inspection thazards. A risk assessment or inspection					
Sel	ler's Disc	losure							
(a)	Presenc	e of lead-based paint an	nd/or lead-based paint hazards (d	heck (i) or (ii) below):					
	(1)		Int and/or lead-based paint haza						
	(ii) <u>X</u>	Seller has no knowled	ge of lead-based paint and/or lea	d-based paint hazards in the housing					
(b)	Records		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).								
	(11)	Selier has no reports of hazards in the housing	or records pertaining to lead-base g.	ed paint and/or lead-based paint					
Pui	rchaser's	Acknowledgment (initia	al)						
(c)		Purchaser has receive	d copies of all information listed	above.					
(d)		Purchaser has receive	d the pamphlet Protect Your Family	y from Lead in Your Home.					
(e)	Purchaser has (check (i) or (ii) below):								
	(i)	ment or inspection for	the presence of lead-based paint	n period) to conduct a risk assess- t and/or lead-based paint hazards; or					
	(ii)	waived the opportunit lead-based paint and/	ty to conduct a risk assessment o or lead-based paint hazards.	or inspection for the presence of					
Age	ent's Ack	nowledgment (initial)							
(f)	The	Agent has informed th	ne seller of the seller's obligations onsibility to ensure compliance.	s under 42 U.S.C. 4852(d) and is					
Cer	tification	of Accuracy	35						
The	following rmation ti	parties have reviewed the ney have provided is true	e Information above and certify, to the and accurate.	he best of their knowledge, that the					
K	hary Dk	omer Trustace Hanri	JLOWDER TREST.						
sell	er /	, ,	Date Seller	Date					
Pun	chaser	h h	Date, Purchaser	Date					
_	47		Date Agent	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







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