

# 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

200 Fair Avenue N.E. - P. O. Box 548  
New Philadelphia OH 44663  
Phone: (330) 864-4660 Fax: (330) 343-2670  
Email: [twallick@tuscawas.com](mailto:twallick@tuscawas.com)

### TAX AND LEGAL REPORT

DATE: March 10, 2012

REQUESTED BY: Ryan Wallick Wallick Auctions

PROPERTY ADDRESS: 281 5th Dr., N.W. New Philadelphia Ohio

PRESENT OWNER: Marjorie R. Hubert

VOLUME: 1133

PAGE: 2815

TRANSFER: December 9, 2006

PARCEL NO.: 43-01120-000

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

Marjorie R. Hubert

PARCEL NO.: 43-01120-000

DESC. PR 1013 1134

TOWNSHIP NAME AND NUMBER: 43-Coshocton Twp

#### VALUATIONS:

LAND: 0020  
BUILDING: 17340  
TOTAL: 21190  
N/A:

#### TAXES:

GENERAL TAXES: \$ 813.47  
TAX REDUCTION: \$ - 234.30  
10% ROLLBACK: \$ - 44.02  
2 1/2% REDUCTION: \$  
HOMESTEAD CREDIT: \$  
TOTAL PER 1/2 YEAR: \$ 404.25  
UNPAID REAL: \$  
CURRENT SA: \$ 0.00  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the first half year 2011 are paid

Taxes for the second half year 2011 are determined but not yet due

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.

2810 43-91120-898  
 OWNER HENRY ANGELO R  
 COMMENTS: PR # 1855 1814  
 43-91120-898  
 43-91120-898  
 13, 0  
 PR 1855 1814  
 PERMITS: 1855 1814  
 COMMENTS: 1855 1814

SYMBOL	DESCRIPTION	QUANTITY	UNIT	VALUE	DATE
44	44	688	SQ FT	15,524	681
63	63	1	FS	18,318	631
801	801	1	FS	18,318	801

**COSTRUCTION DATA**

SYMBOL	DESCRIPTION	QUANTITY	UNIT	VALUE	DATE
9	9	1	EXTERIOR	576	9
1	1	1	CONCRETE	576	1
5	5	1	STONE	87,021	5
8	8	1	PLUMBING	32,822	8
13	13	1	MECHANICAL	2,247	13
14	14	1	PAINT	2,247	14
15	15	1	CONCRETE	2,247	15
16	16	1	CONCRETE	2,247	16
17	17	1	CONCRETE	2,247	17
18	18	1	CONCRETE	2,247	18
19	19	1	CONCRETE	2,247	19
20	20	1	CONCRETE	2,247	20
21	21	1	CONCRETE	2,247	21
22	22	1	CONCRETE	2,247	22
23	23	1	CONCRETE	2,247	23
24	24	1	CONCRETE	2,247	24
25	25	1	CONCRETE	2,247	25
26	26	1	CONCRETE	2,247	26
27	27	1	CONCRETE	2,247	27
28	28	1	CONCRETE	2,247	28
29	29	1	CONCRETE	2,247	29
30	30	1	CONCRETE	2,247	30
31	31	1	CONCRETE	2,247	31
32	32	1	CONCRETE	2,247	32
33	33	1	CONCRETE	2,247	33
34	34	1	CONCRETE	2,247	34
35	35	1	CONCRETE	2,247	35
36	36	1	CONCRETE	2,247	36
37	37	1	CONCRETE	2,247	37
38	38	1	CONCRETE	2,247	38
39	39	1	CONCRETE	2,247	39
40	40	1	CONCRETE	2,247	40
41	41	1	CONCRETE	2,247	41
42	42	1	CONCRETE	2,247	42
43	43	1	CONCRETE	2,247	43
44	44	1	CONCRETE	2,247	44
45	45	1	CONCRETE	2,247	45
46	46	1	CONCRETE	2,247	46
47	47	1	CONCRETE	2,247	47
48	48	1	CONCRETE	2,247	48
49	49	1	CONCRETE	2,247	49
50	50	1	CONCRETE	2,247	50

SYMBOL	DESCRIPTION	QUANTITY	UNIT	VALUE	DATE
1	1	1	CONCRETE	2,247	1
2	2	1	CONCRETE	2,247	2
3	3	1	CONCRETE	2,247	3
4	4	1	CONCRETE	2,247	4
5	5	1	CONCRETE	2,247	5
6	6	1	CONCRETE	2,247	6
7	7	1	CONCRETE	2,247	7
8	8	1	CONCRETE	2,247	8
9	9	1	CONCRETE	2,247	9
10	10	1	CONCRETE	2,247	10
11	11	1	CONCRETE	2,247	11
12	12	1	CONCRETE	2,247	12
13	13	1	CONCRETE	2,247	13
14	14	1	CONCRETE	2,247	14
15	15	1	CONCRETE	2,247	15
16	16	1	CONCRETE	2,247	16
17	17	1	CONCRETE	2,247	17
18	18	1	CONCRETE	2,247	18
19	19	1	CONCRETE	2,247	19
20	20	1	CONCRETE	2,247	20
21	21	1	CONCRETE	2,247	21
22	22	1	CONCRETE	2,247	22
23	23	1	CONCRETE	2,247	23
24	24	1	CONCRETE	2,247	24
25	25	1	CONCRETE	2,247	25
26	26	1	CONCRETE	2,247	26
27	27	1	CONCRETE	2,247	27
28	28	1	CONCRETE	2,247	28
29	29	1	CONCRETE	2,247	29
30	30	1	CONCRETE	2,247	30
31	31	1	CONCRETE	2,247	31
32	32	1	CONCRETE	2,247	32
33	33	1	CONCRETE	2,247	33
34	34	1	CONCRETE	2,247	34
35	35	1	CONCRETE	2,247	35
36	36	1	CONCRETE	2,247	36
37	37	1	CONCRETE	2,247	37
38	38	1	CONCRETE	2,247	38
39	39	1	CONCRETE	2,247	39
40	40	1	CONCRETE	2,247	40
41	41	1	CONCRETE	2,247	41
42	42	1	CONCRETE	2,247	42
43	43	1	CONCRETE	2,247	43
44	44	1	CONCRETE	2,247	44
45	45	1	CONCRETE	2,247	45
46	46	1	CONCRETE	2,247	46
47	47	1	CONCRETE	2,247	47
48	48	1	CONCRETE	2,247	48
49	49	1	CONCRETE	2,247	49
50	50	1	CONCRETE	2,247	50



TOTAL 18,318  
 CONTRACT NO. 1855 1814  
 DATE 1855 1814  
 CONTRACTOR 1855 1814  
 APPROVALS: 1855 1814  
 COMMENTS: 1855 1814

135  
302  
old 436  
302

2924 21 2925 22  
GLENN THOMAS II  
5/15/2005  
24,1501.33.000

9/20/1996  
24,1501.34

W  
STONE

50  
LEWIS INVA  
43-0580  
24,1501  
5/12/2005  
1306-941  
50

old 437  
1833 30 1834 8  
DANIEL D  
43-04354-000  
1226-1994  
6/9/2006  
24,1501.36.000

12/16/2003  
24,1501.35

STONE  
formerly know as Perch Alley

old 438  
1837 11  
BASIL ETI  
43-02609-  
1360-1329  
0.000

ATKINSON  
43-04260-  
1242-743  
0.000

DWENS K  
43-05070  
1182-1660  
0.000

1836 10  
MILLER  
43-0163  
710-457  
.00

2914 3019 3019 2912  
THOMAS RAND & ELAINE  
43-05104-000  
VOLF 3-28-63  
3-15-01.42

14  
2911 8  
HIZER JAMES G  
43-00240-1100

160

AMP 104  
NELDA J  
5-000  
11/4/2010  
24,1501.41  
104

DR NW

22 44 6 4



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: 231 5TH DR NW  
New Philadelphia, OH

Date: \_\_\_\_\_, 20\_\_\_\_

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):
- |  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown     |
| <input type="checkbox"/> Private Water Service           | <input type="checkbox"/> Cistern      | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well                    | <input type="checkbox"/> Spring       |                                      |
| <input type="checkbox"/> Shared Well                     | <input type="checkbox"/> 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:  
PIPE IN WALL LEAKED AND WAS FIXED.

Owner's Initials S.H. Date 3-11-12 Purchaser's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_

Property Address 231 Fifth Dr. NW. New Phila, OH 44663

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

If "Yes", please describe and indicate any repairs completed: Fire Repaired

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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2) Plumbing (pipes)         | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6) Fireplace/chimney        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 11) Built in appliances       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7) Lawn sprinkler           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12) Other mechanical systems  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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). Chimney Linings Installed,

Owner's Initials SAH Date 3/17/12

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

Property Address 231 FIFTH DR. N.W. NEW PHILA, OH 44663

**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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 SAH / \_\_\_\_\_ Date 3-17-12

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

Property Address 231 Fifth Dr. N.W. New Phila, OH 44663

- 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 checked="" type="checkbox"/> | <input 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: PROPERTY LINE IN MIDDLE OF DRIVEWAY.

**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: Steven R. Holgraf DATE: 3-17-12  
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: \_\_\_\_\_

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

Property Address 231 5TH DR NW New Pr, IA

**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. 4852(d) 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>Michael D. Hobart</u>	<u>3/17/12</u>	Seller	Date	Seller	Date
<u>Steven R. Hobart</u>	<u>3/17/12</u>	Purchaser	Date	Purchaser	Date
<u>Steve W. Wel</u>	<u>3-17-12</u>	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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Sresburg, Ohio 44880  
Info@WallickAuctions.com  
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