

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



Preliminary Certification
File Ref.: 2012-0119

Dated: March 10, 2012 at 04:00 PM

PRELIMINARY CERTIFICATION SCHEDULE A

The undersigned hereby certifies that he has made a thorough examination of the records of Tuscarawas County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act covering a period from January 10, 1850 to March 10, 2012 relating to the premises:

Situated in the Village of Newcomertown, County of Tuscarawas and State of Ohio:

Known as and being Lot No. 718 in the Village of Newcomertown, Ohio as delineated by the system of renumbered lots currently in place. Formerly known as Lot No. 99 in the Buckeye Addition to said Village as entered and numbered upon the plat of said Addition recorded at Volume 4, Page 13 Plat Records of Tuscarawas County, Ohio.

Parcel Number: 45-00753-000
Property Address: 305 Poplar ST, Newcomertown, OH 43832

The undersigned hereby certifies that in his opinion, based upon said records, the fee simple title to said premises is in the name of Jeffrey A. Hunt, by virtue of instruments recorded October 18, 2007; January 5, 2009 and February 22, 2011 at Volume 1269, Page 540; Volume 1289, Page 193 and Volume 1350, Page 1351 Official Records of Tuscarawas County, Ohio.

This Certification does not purport to cover the following:

1. Matters not of record in said County, including right of persons in possession.
2. Questions which a correct survey or inspection would disclose.
3. Rights to file Mechanic's liens.
4. Special taxes and assessments not shown by the County Treasurers records.
5. Zoning and other governmental regulations.

No Examination has been made of the Chattel Mortgage Records for Chattel Mortgage Liens against any of the landowners herein.

The search has been made from indices only.

The undersigned hereby certifies that in his opinion based upon said records, as appears from said county records, the title is marketable and free from encumbrances except and subject to the matters set forth in SCHEDULE B.

Dated this 10th day of March, 2012 at 04:00 PM.

Connolly, Hillyer, Lindsay & Ong, Inc.

Brad L. Hillyer, Attorney at Law
P.O. Box 272 • 201 N Main St
Weirsville, Ohio 44683
(740)822-4161 • (740)822-2229 Fax
chilawoffice@saboglobal.net

SCHEDULE B

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Special Assessments not yet certified to the County Auditor and/or Treasurer.
3. Any lien or right to a lien for services, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing Improvements located on the Land onto adjoining land, and encroachments onto the Land of existing Improvements located on adjoining land.
5. Title to that portion of the property, if any, within the bounds of any legal highways.
6. Any inaccuracy in the specific quantity of acreage contained on any survey, if any, or contained within the legal description of the premises insured herein.
7. Rights of upper and lower riparian owners and any changes in boundary lines as a result of avulsion, accretion, erosion or reliction.
8. No Examination has been made of the U.S. District Court or Bankruptcy Court Records.
9. Oil and gas leases, pipeline agreements or any other instrument related to the production or sale of oil and gas which may arise subsequent to the date of the Policy.
10. Parcel No. 46-00753-000
Description Whole 718
Assessed Valuation: Land 1,830.00 Improvements 11,910.00 Total 13,740.00
Appraised Valuation: Land 5,500.00 Improvements 34,020.00 Total 39,520.00
Taxes per half are \$107.19 including Special Assessments, if any, after a Homestead Exemption of \$173.38 per half;
Taxes and Special Assessments for the first half of year 2011 are Delinquent in the amount of \$117.91;
Taxes and Special Assessments for the second half of year 2011 are payable but not yet due;
Taxes and Special Assessments for the year of 2012 and thereafter are lien on said premises but are not yet due and available for payment;
No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.

PENALTY MAYBE APPLIED AFTER THIS CERTIFICATION/TITLE COMMITMENT HAS BEEN ISSUED
11. Plat Matters of the Buckeye Addition recorded at Volume 4, Page 13 Plat Records of Tuscarawas County, Ohio.
12. Pending Case #2012 ES 58620 in the Tuscarawas County Probate Court in which the Will of Jeffrey A. Hunt was admitted to Probate February 7, 2012 and in which Randy McCune is appointed as Executor and Attorney Shawn P. Lindsay is named as attorney of record.



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: March 16, 2012

Property Address: 305 Popular St, Newcomerstown, Ohio 43832

Vested in: Jeffery A. Hunt, by virtue of instruments recorded October 19, 2007, January 6, 2009 and February 22, 2011 at Volume 1289, Page 540; Volume 1298, Page 193; Volume 1350, Page 1351 Official Records of Tuscarawas County, Ohio.

Parcel No.(s): 45-00753-000

Legal Description(s): WHOLE 718

Schedule B

Taxes:

Parcel No. 45-00753-000;

Description WHOLE 718;

Assessed Valuations: Land 1,930.00 Improvements 11,910.00 Total 13,840.00;

Appraised Valuations: Land 5,600.00 Improvements 34,020.00 Total 39,520.00;

Taxes per half are \$107.19 including Special Assessments, if any; after a Homestead Exemption of \$173.36 per half;

Taxes and Special Assessments for the year of 2010 are Delinquent in the amount of \$117.91;

Taxes and Special Assessments for the first half of year of 2011 are due and payable;

Taxes and Special Assessments for the second half of year of 2011 are payable but not yet due;

Taxes and Special Assessments for the year of 2012 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statutes for insured premises.

Connolly, Hillyer & Welch Title Services, Inc.

Brad L. Hillyer

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

"Complete Real Estate Title and Escrow Services"

Agents for Commonwealth Land Title Insurance Company

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 802-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44663 • (740) 922-4161 • Fax (740) 922-1473
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5198 • Fax (740) 498-5197

| PERMIT # | DATE | ICD | DESCRIPTION | AMOUNT |
|----------|------|-----|-------------|--------|
| | | | | |

VALUATIONS 2088

| ASSESSMENT | MARKET | LAND | IMPROV. | ABRIR |
|--------------|---------|--------|---------|-------|
| UNPAVED | 37,910 | 6,430 | 5,300 | |
| PROPOSED | 41,650 | 32,200 | 9,450 | |
| STRENGTH | 42,250 | 32,200 | 10,050 | |
| ALLEY | 1,000 | 1,000 | 0 | |
| TOTAL | 124,210 | 72,830 | 51,380 | |
| ADJUSTED | 124,210 | 72,830 | 51,380 | |
| MARKET VALUE | 124,210 | 72,830 | 51,380 | 5,500 |

ADJUSTMENTS

| LAND USE | ACTUAL | ADJUST | REASON | ADJUST FACTOR | MARKET VALUE |
|----------|--------|--------|--------|---------------|--------------|
| FR | 45 | 94 | | 2.09 | 5,500 |

| TO | USE | ST | AREA | GRD | RATE | REPRODUCTION COST | YEAR BUILT | REPAIR | COND | VAL | DEP | BOB | TAKE CASH VALUE |
|----|---------|-------|------|-----|-------|-------------------|------------|--------|------|-----|-----|-----|-----------------|
| 1 | DWELL | 20020 | 400 | C-2 | 20.17 | 80,244 | 1980 | 1 | F | 65 | 5 | | 28,810 |
| 2 | SILD | 30010 | 100 | C | 5.5 | 7,668 | 1977 | 1 | A | 45 | | | 4,250 |
| 3 | CARPORT | 31020 | 240 | C | 5.5 | 2,000 | 1980 | 1 | A | 35 | | | 1,100 |
| | | | | | | 2,592 | 1983 | 1 | A | 35 | | | 1,652 |
| | | | | | | 20,865 | | | | | | | |
| | | | | | | 29,131 | | | | | | | |
| | | | | | | -14,807 | | | | | | | |
| | | | | | | 84,224 | | | | | | | |

SALES AMOUNT

| DATE | PREVIOUS | SALES AMOUNT | APPLICANT | APPLICANT |
|----------|---|--------------|-----------|-----------|
| 07/22/11 | HUNT VISA ONE | | | |
| 01/05/09 | HUNT JESSE R & VERA MAE HUNT & JEFFREY A HUNT | | | |
| 10/15/07 | HUNT JESSE R & VERA MAE | | | |



45 STONE

STONE 45

POPULAR ST

519-280 2/24/1976
0.000

130

VILLAGE OF NEWCOMERSTOWN
45-02302-000 ⊕
Vol-Pge ParMDY
0.000

130

HUNT VERA MAE HUNT & JEFFREY A HUNT
45-00753-000 ⊕
1298-193 1/5/2009
0.000

130

LC TO HESTON MARK & BONNIE, 1210-504, 12/12/05
BOYD BLAKE G JR
45-00165-000 ⊕
676-66 12/8/1993
0.000

130

HESTON RAYMOND L & EDITH A
45-00929-000 ⊕
655-397 2/14/1992
0.000

130

130

ST

16

334.9

HEFTIN DAVANIN



Photo

Photo provided by the City of Phoenix



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: 305 Poplar St. Newcomerstown, Ohio

Buyer(s): _____

Seller(s): Jeffery Hunt 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) Don R. Wallick Auctions and real estate brokerage Pisucora Mathias 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 _____

Don R. Wallick 3-23-12
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 305 Poplar St. Newcomerstown, Ohio

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) BRW 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>[Signature]</u> | <u>3-23-12</u> | Date | Seller | Date |
| Purchaser | | Date | Purchaser | Date |
| <u>Brennan R. Wallitt</u> | <u>3-23-12</u> | Date | Agent | Date |



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

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