

# 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) 864-4460 Fax: (330) 343-2878  
Email: tuscotite@tuscotite.net

### TAX AND LEGAL REPORT

DATE: August 6, 2012

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Eberhart Rd. Ohio

PRESENT OWNER: Thomas Knighton

VOLUME: 1144

PAGE: 2679

TRANSFER: 8100004

PARCEL NO.: 34-00129-002

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

Thomas Knighton

PARCEL NO.: 34-00129-002

DESC: 2 10 4 1/4 ZONR SO 5.98A

TOWNSHIP NAME AND NUMBER: Lawrence

#### VALUATIONS

LAND: 11660  
BUILDING: 50220  
TOTAL: 62280  
AVV:

#### TAXES:

GENERAL TAXES: \$ 1092.67  
TAX REDUCTION: \$ -325.71  
10% ROLLBACK: \$ -196.89  
2.10% REDUCTION: \$ -41.87  
HOMESTEAD CREDIT: \$ -190.22  
TOTAL PER 1/2 YEAR: \$ 1268.20  
UNPAID REAL: \$  
CURRENT SA: \$  
PENALTY: \$ 13.73  
PROR DEL: \$  
TOTAL DUE: \$ 1282.01

Special Assessments: None

Taxes for the first half year 2011 are paid

Taxes for the second half year 2011 are late and unpaid.

BY: M. Zimmerman

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.



**THE TUSCARAWAS COUNTY TITLE COMPANY**

203 Fair Avenue N.E. - P. O. Box 548  
New Philadelphia OH 44663  
Phone: (330) 364-4450 Fax: (330) 343-2976  
E-mail: [tuscfile@tuscfile.net](mailto:tuscfile@tuscfile.net)

**TAX AND LEGAL REPORT**

DATE: August 6, 2012

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Eberhart Rd. Ohio

PRESENT OWNER: Thomas Knighton

VOLUME: 1083

PAGE: 1237

TRANSFER: 12/13/2002

PARCEL NO: 34-00129-001

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

Thomas Knighton

PARCEL NO.: 34-00129-001

DESC. 2 10 4 84 ZOAR SD 1.870A

TOWNSHIP NAME AND NUMBER: Lawrence

VALUATIONS:

LAND: 1340  
BUILDING: \_\_\_\_\_  
TOTAL: 1340  
AUV:

TAXES:

GENERAL TAXES: \$ 39.80  
TAX REDUCTION: \$ -8.51  
10% ROLLBACK: \$ -3.33  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 29.96  
UNPAID REAL \$  
CURRENT SA: \$ 6.00  
PENALTY: \$ 3.00  
PRIOR DEL: \$  
TOTAL DUE: \$ 38.96

Special Assessments: None

Taxes for the first half year 2011 are paid

Taxes for the second half year 2011 are late and unpaid.

BY: M. Zimmerman

PRIOR FILE NO.

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New Philadelphia OH 44663  
Phone: (330) 364-4450 Fax: (330) 343-2976  
Email: tusctitle@tusctitle.net

**TAX AND LEGAL REPORT**

DATE: August 6, 2012

REQUESTED BY: Don Walick Walick Auctions

PROPERTY ADDRESS: NW Eberhart Rd. Ohio

PRESENT OWNER: Thomas Knighton

VOLUME: 1366

PAGE: 1806

TRANSFER: 10/12/2011

PARCEL NO.: 34-00130.000

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

Thomas Knighton

PARCEL NO.: 34-00130.000

DESC. 2 10 4 83 ZGAR SE 5.520A (.722A DEDICATED DRIVE)

TOWNSHIP NAME AND NUMBER: Lawrence

VALUATIONS:

LAND: 3660  
BUILDING: \_\_\_\_\_  
TOTAL: 3660  
AUV:

TAXES:

GENERAL TAXES: \$ 8.02  
TAX REDUCTION: \$ -1.31  
10% ROLLBACK: \$  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER 1/2 YEAR \$ 6.71  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$ 4.53  
PRIOR DEL: \$  
TOTAL DUE: \$11.24

Special Assessments: None

Taxes for the first half year 2011 are paid

Taxes for the second half year 2011 are late and unpaid.

BY: M. Zimmerman

PRIOR FILE NO.

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## **Diversified Engineering Inc.**

CONSULTING ENGINEERS & SURVEYORS

### **DESCRIPTION OF A 12.555 ACRE PARCEL**

Situated in the Township of Lawrence, County of Tuscarawas and State of Ohio.

Being part of Lots 83 and 84 of the Subdivision of the Zoar Tract as recorded in Volume 129, Pages 1 thru 15 of the Tuscarawas County Deed Records and being all of the residue of a 21.949 acre parcel of land as conveyed to Tom Knighton by a deed recorded in Volume 751, Page 580 of the Tuscarawas County Deed Records, all of the residue of a 27.297 acre parcel of land as conveyed to Thomas Knighton by a deed recorded in Volume 1114, Page 2679, and all of the residue of a 10.000 acre parcel of land as conveyed to Thomas Knighton by a deed recorded in Volume 1083, Page 1237 of the Tuscarawas County Official Records, Auditor's Parcel Nos. 34-00130.000, 34-00129.002 & 34-00129.001 and being more fully described as follows:

**Beginning** at an iron pin with cap stamped "DIVERSIFIED ENGINEERING" found at the southwest corner of a 6.000 acre parcel of land as conveyed to Dan J. and Kimberly L. Zrioka by a deed recorded in Volume 1372, Page 1287 of the Tuscarawas County Official Records and on the west line of the aforesaid 27.297 acre parcel of land so conveyed to Thomas Knighton, said pin being located N 86° 11' 49" W, 900.00 feet and S 03° 52' 00" W, 1732.68 feet from an iron pin with cap stamped "D.A. BOWER" found at the northeast corner of Lot 84;

Course No. 1 Thence with the southeasterly line of said 6.000 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka, N 68° 44' 37" E, 662.69 feet to an iron pin with cap stamped "D.A. BOWER" found at the southeast corner of said 6.000 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka;

Course No. 2 Thence with the east line of said 6.000 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka, N 03° 52' 00" E, 260.11 feet to an iron pin with cap stamped "DIVERSIFIED ENGINEERING" found at the northeast corner of said 6.000 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka and on the south line of a 7.000 acre parcel of land as conveyed to Dan J. and Kimberly L. Zrioka by a deed recorded in Volume 1353, Page 2690 of the Tuscarawas County Official Records;

- Course No. 3 Thence with the south line of said 7.000 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka, S 79° 30' 49" E, 537.69 feet to an iron pin with cap stamped "DIVERSIFIED ENGINEERING" found on the south line of said 7.000 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka and at the northwest corner of a 0.153 acre parcel of land as conveyed to Dan J. and Kimberly L. Zrioka by a deed recorded in Volume 1366, Page 1811 of the Tuscarawas County Official Records;
- Course No. 4 Thence with the west line of said 0.153 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka, S 01° 03' 08" E, 48.47 feet to an iron pin with cap stamped "DIVERSIFIED ENGINEERING" found at an angle point on the west line of said 0.153 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka;
- Course No. 5 Thence continuing with the west line of said 0.153 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka, S 36° 48' 51" E, 51.43 feet to an iron pin with cap stamped "DIVERSIFIED ENGINEERING" found at the southwest corner of said 0.153 acre parcel of land so conveyed to Dan J. and Kimberly L. Zrioka and at a corner of a 2.997 acre parcel of land as conveyed to Raymond & Mirosława Klisz by a deed recorded in Volume 1367, Page 9 of the Tuscarawas County Official Records;
- Course No. 6 Thence with a northwesterly line of said 2.997 acre parcel of land so conveyed to Raymond & Mirosława Klisz, S 55° 42' 45" W, 20.05 feet to a point at the northwest corner of said 2.997 acre parcel of land so conveyed to Raymond & Mirosława Klisz and in the center of a 50 foot Dedicated Private Drive as recorded in Plat Book 39, Page 9 of the Tuscarawas County Plat Records;
- Course No. 7 Thence with the west line of said 2.997 acre parcel of land so conveyed to Raymond & Mirosława Klisz and the center of said 50 foot Dedicated Private Drive the following three (3) courses and distances: S 04° 06' 38" E, 100.46 feet to a point;
- Course No. 8 Thence with the arc of a tangent curve deflecting to the left having a radius of 100.00 feet, an arc distance of 41.22 feet, a central angle of 23° 37' 05", and a chord bearing and distance of S 15° 55' 08" E, 40.93 feet at a point;
- Course No. 9 Thence S 27° 43' 38" E, 978.74 feet to a point at the southwest corner of said 2.997 acre parcel of land so conveyed to Raymond & Mirosława Klisz, in the center of said 50 foot Dedicated Private Drive, in Eberhart Road (TR-387)



(60' R/W) and on the south line of the aforesaid 21.949 acre parcel of land so conveyed to Thomas Knighton

Course No. 10 Thence with said Eberhart Road (TR-387) and the south line of the aforesaid 21.949 acre parcel of land so conveyed to Thomas Knighton, S 68° 11' 13" W, 25.13 feet to a point in said Eberhart Road (TR-387), on the south line of said 21.949 acre parcel of land so conveyed to Thomas Knighton and at the southeast corner of a 6.920 acre parcel of land as conveyed to Christopher Meese by a deed recorded in Volume 1306, Page 2462 of the Tuscarawas County Official Records;

Course No. 11 Thence leaving said Eberhart Road (TR-387) and with the east line of said 6.920 acre parcel of land so conveyed to Christopher Meese, N 27° 43' 38" W, passing on line an iron pin with cap stamped "D.A. BOWER" found at 30.16 feet, a total distance of 603.21 feet to an iron pin with cap stamped "D.A. BOWER" found at the northeast corner of said 6.920 acre parcel of land so conveyed to Christopher Meese;

Course No. 12 Thence with the northwesterly line of said 6.920 acre parcel of land so conveyed to Christopher Meese, S 76° 09' 57" W, 480.66 feet to an iron pin with cap stamped "D.A. BOWER" found at the northwest corner of said 6.920 acre parcel of land so conveyed to Christopher Meese and on the east line of a 5.248 acre parcel of land as conveyed to William S. and Maggie Lebold by a deed recorded in Volume 1159, Page 1592 of the Tuscarawas County Official Records;

Course No. 13 Thence with the east line of said 5.248 acre parcel of land so conveyed to William S. and Maggie Lebold, N 03° 52' 00" E, 234.45 feet to an iron pin with cap stamped "D.A. BOWER" found at the northeast corner of said 5.248 acre parcel of land so conveyed to William S. and Maggie Lebold;

Course No. 14 Thence with the north line of said 5.248 acre parcel of land so conveyed to William S. and Maggie Lebold, N 86° 08' 00" W, 254.93 feet to an iron pin with cap stamped "D.A. BOWER" found at the northwest corner of said 5.248 acre parcel of land so conveyed to William S. and Maggie Lebold;

Course No. 15 Thence with the west line of said 5.248 acre parcel of land so conveyed to William S. and Maggie Lebold, S 03° 58' 46" W, 100.00 feet to an iron pin with cap stamped "D.A. BOWER" found on the west line of said 5.248 acre parcel of land so conveyed to William S. and Maggie Lebold, at the northeast

corner of a 6.601 acre parcel of land as conveyed to William S. and Maggie Lebold by a deed recorded in Volume 1357, Page 2184 of the Tuscarawas County Official Records and at the northeast corner of Lot 100;

Course No. 16 Thence with the north line of said 6.601 acre parcel of land so conveyed to William S. and Maggie Lebold and the north line of said Lot 100, N 86° 03' 15" W, 644.88 feet to an iron pin with cap stamped "D.A. BOWER" found at the southwest corner of said 27.297 acre parcel of land so conveyed to Thomas Knighton;

Course No. 17 Thence with the west line of said 27.297 acre parcel of land so conveyed to Thomas Knighton, N 03° 52' 00" E, 99.76 feet to the **Point of Beginning**, containing **12.555 acres** (546,891 square feet), more or less, of which 1.670 acres is all of the residue of a 10.000 acre parcel of land (Parcel No. 34-00129.001), 5.364 acres is all of the residue of a 27.297 acre parcel of land (Parcel No. 34-00129.002) and 5.520 acres is all of the residue of a 21.949 acre parcel of land (Parcel No. 34-00130.000) and also 0.722 of an acre is within the 50 foot Dedicated Private Drive, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to an assumed meridian. All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

Description prepared from a field survey under the direction of Leslie J. Froelich, Professional Surveyor No. 8502 in June 2012.

7-3-12  
Date

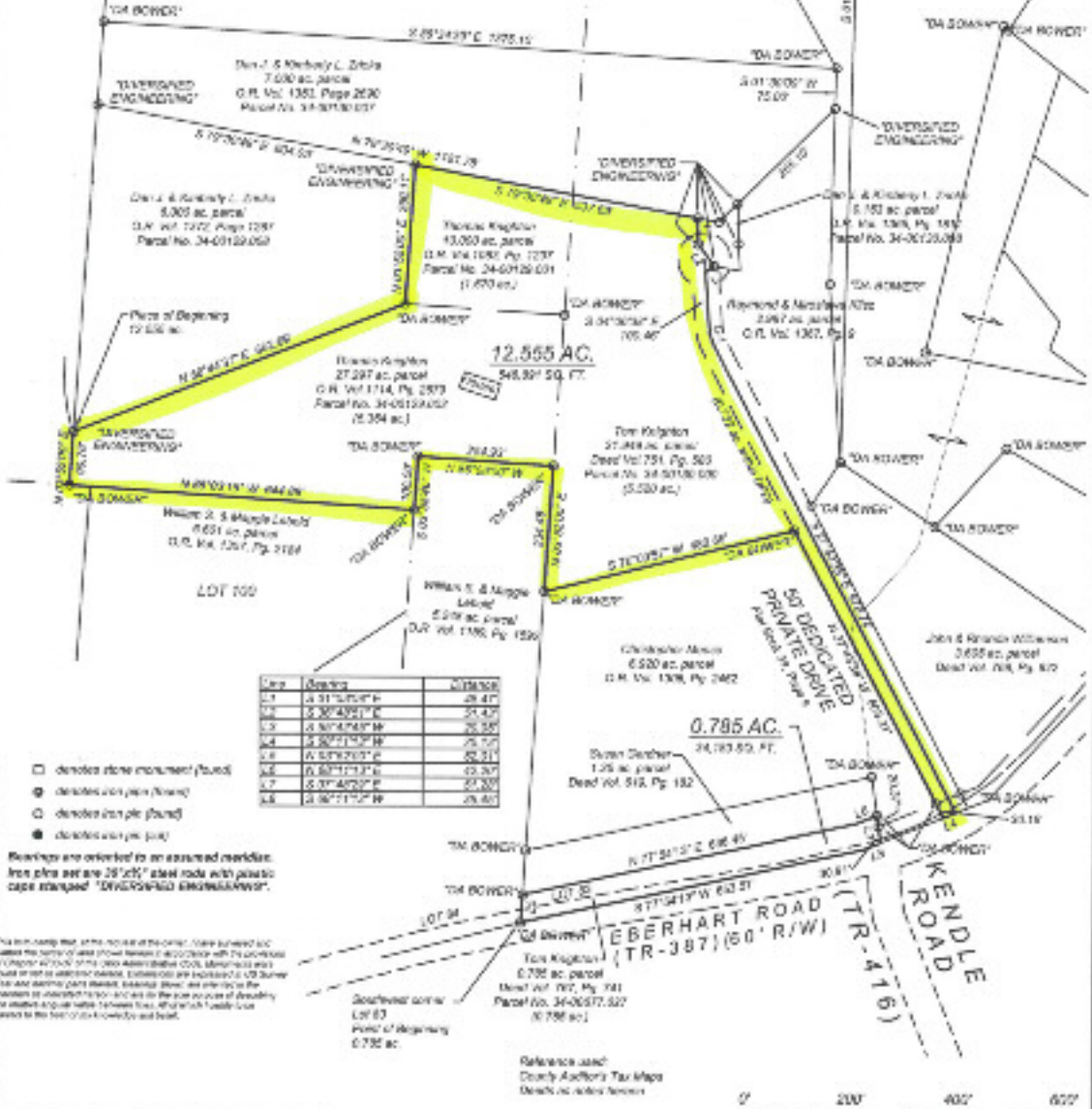
  
Leslie J. Froelich, Professional Surveyor No. 8502





COUNTY	TRACT	ACRES	SECTION	OWNER	DEED REF.
DE WISCONSIN	147	147.70	20	DA BOWEN	20120307

**SUBDIVISION OF THE ZEAR TRACT  
VOLUME 100, PAGES 7 - 15**



LINE	BEARING	DISTANCE
1-1	S 31°15'00\"/>	

- denotes stone monument (found)
- denotes iron pipe (found)
- denotes iron pipe (found)
- denotes iron pipe (lost)

Boundaries are oriented to an assumed meridian. Iron pipe set are 20"x20" steel rods with passive caps stamped "DIVERSIFIED ENGINEERING".

This plat, map, map, or record of this survey, shall be subject to the terms of any deed or other instrument which may be recorded in the public records of the county of De Witt, Wisconsin, and shall be subject to the provisions of any law or ordinance which may be enacted by the county of De Witt, Wisconsin, and shall be subject to the provisions of any law or ordinance which may be enacted by the county of De Witt, Wisconsin, and shall be subject to the provisions of any law or ordinance which may be enacted by the county of De Witt, Wisconsin.

LEONARD J. PRODUCH, REGISTERED SURVEYOR No. 4057

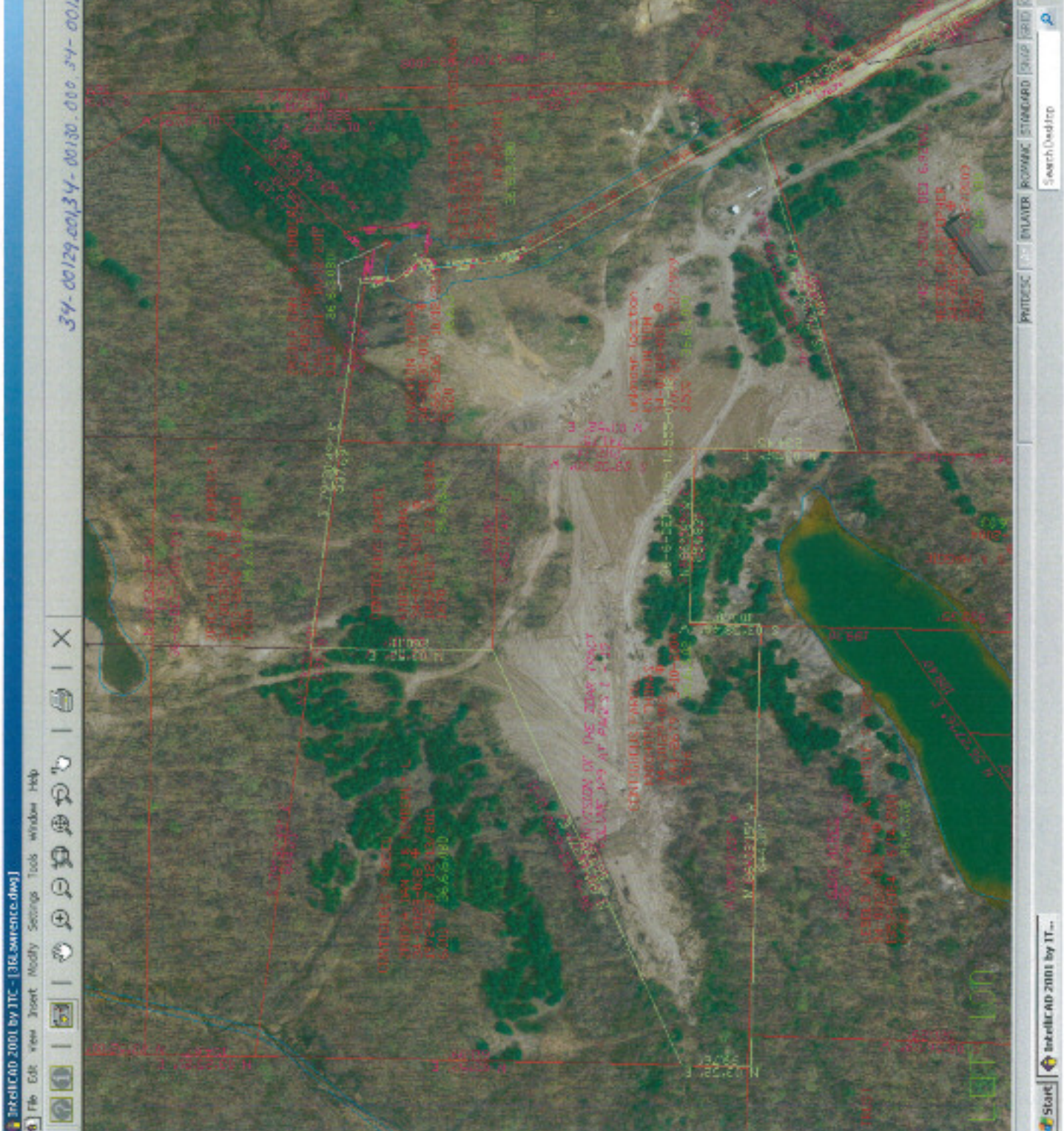
ISSUE DATE	09/01/12	SCALE	1" = 200'
SURVEYED BY	LEONARD J. PRODUCH	DATE	07/18/12
CHECKED BY	LEONARD J. PRODUCH	DATE	08/02/12
PLAT NO.	20120307		



**PLAT OF SURVEY**  
 PART OF LOTS 33 & 34  
 SUBDIVISION OF THE ZEAR TRACT  
 LAYED OUT IN DE WITT COUNTY, WISCONSIN

1/1







# 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: 8186 Eberhart

Buyer(s): \_\_\_\_\_

Seller(s): Knighon 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) Wallick Ardians and real estate brokerage Pissocua Mathias 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 \_\_\_\_\_

[Signature] (Executor) 8-4-12  
DATE

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

Property Address 8186 Eberhart Rd

**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.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date



8186 Eberhart  
is correct address

Sewage Treatment System Installation Permit

New Installation \$250.00  
 Alteration \$125.00

Name Thomas Knighton Phone 330-874-9236  
Address 8178 Eberhart  
City Dover, OH 44622 State \_\_\_\_\_

Property Location Information Tax Parcel ID \_\_\_\_\_  
8270 Eberhart Dover Faucesh  
Address Road City Township

Directions

Thomas Knighton  
Signature (Contractor, Agent)

Thomas Knighton 330-874-9236  
Installer Name Phone

Address

Address

Site Review  Suitable  Not Suitable

<p>Primary Treatment</p> <p>Type <u>Aeration</u> (Specify Aeration)</p> <p>Size _____ (Diameter)</p>	<p>Secondary Treatment</p> <p>Type <u>ETAMOUND</u> (Pressure Distribution, Leach Field)</p> <p>Size <u>3' x 100'</u> (Length X Width)</p>
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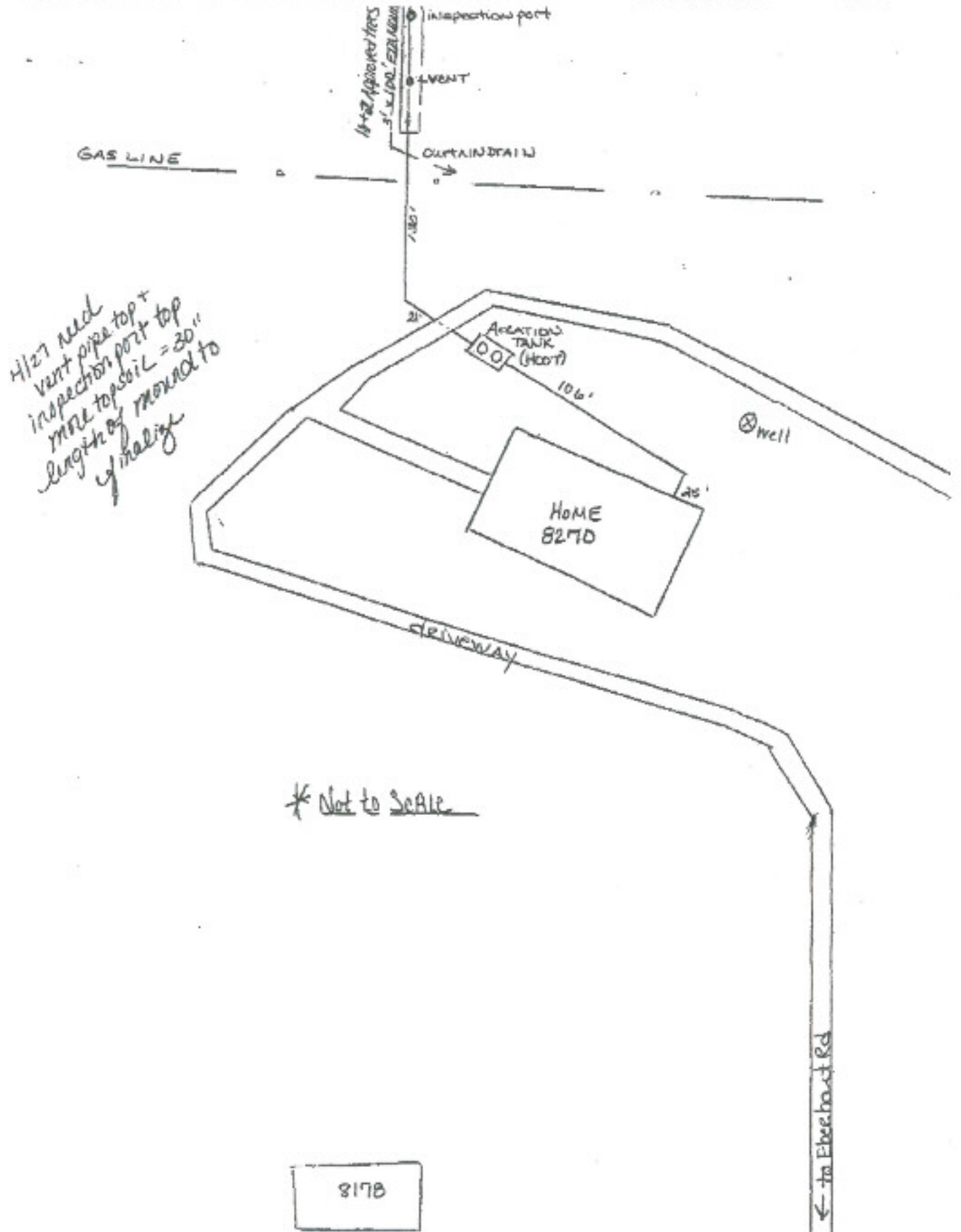
Permit Approved RF  
Date 8/2/09  
Paid 17131108 # 1748  
Permit Issued 116109  
Permit # 23004  
Cost OC  
Inspection Date 4-2-09 18:00

Primary Type aeration  
Primary Size \_\_\_\_\_  
Secondary Type eta mound  
Secondary Size 3' x 100'

Inspected by Eugene P. Krabel, RS

MSC  
4/27/2009 2nd insp: EGK  
true - final 8/2012

(18)



4/27 need  
vent pipe top +  
inspection port top  
more top soil = 30"  
length of mound to  
finalize

\* Not to Scale

8178

← to Fibreboard Rd



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

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