

Don R. Wallick Auctions, Inc.

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ENTRUST TITLE AGENCY, LLC
117 East Third Street
Dover, OH 44622
Phone: 330-364-4414 Fax: 330-364-4472

TAX & LEGAL REPORT

REQUESTED BY: Brooke @ Wallick Auctions DATE: 08/06/12

PROPERTY ADDRESS: 230 E. 21st Street, Dover, OH 44622

PRESENT OWNER: Glenn L. Bair

DEED VOLUME: 1378 PAGE: 822 TRANSFER DATE: 02/16/12
590 719 03/13/85

DESCRIPTION: WHOLE 3176 3177

PERMANENT PARCEL NO: 15-04255.000

CURRENTLY LISTED ON THE 2011 TAX DUPLICATE IN THE NAME OF:
Bair, Glenn L.

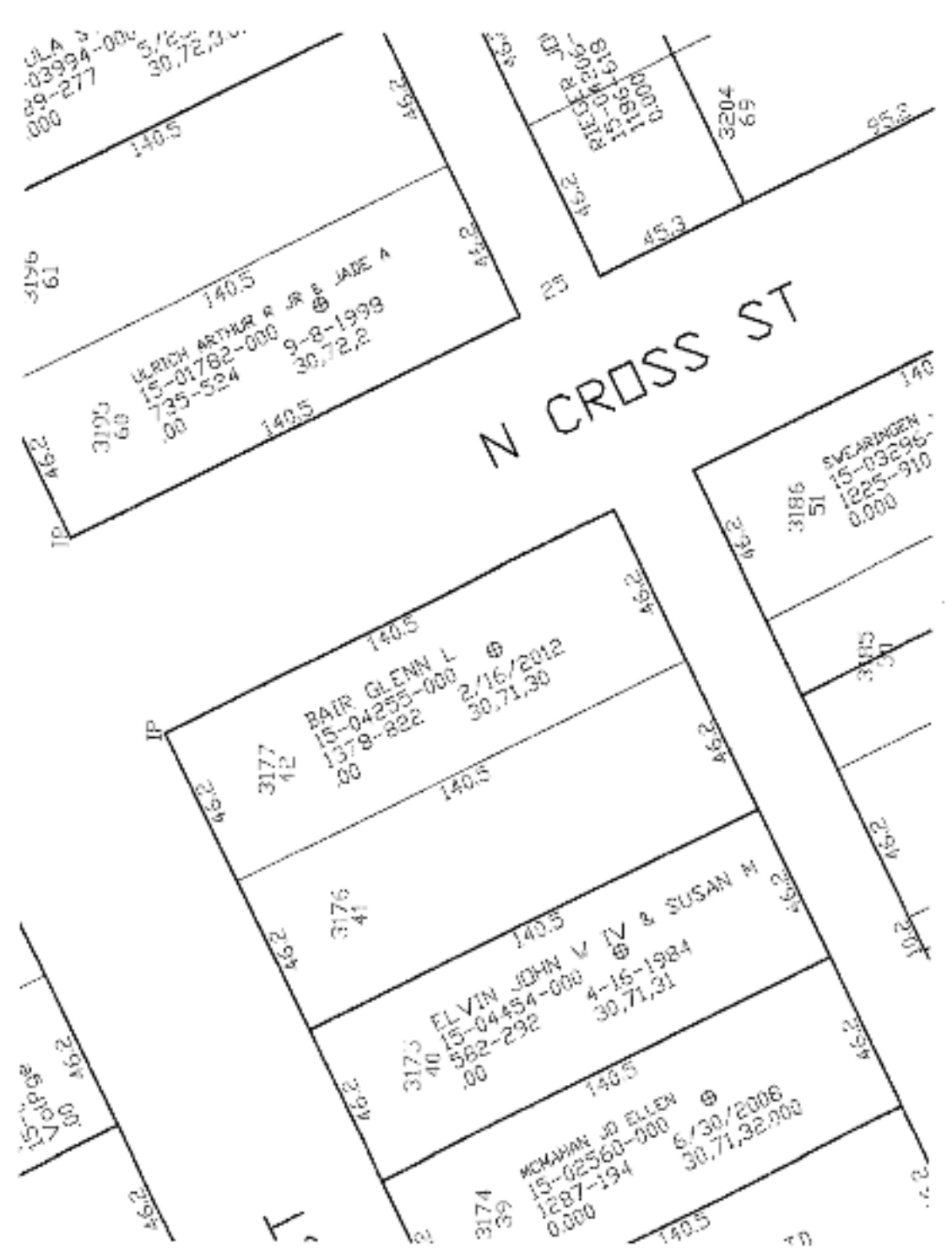
ASSESSED VALUATIONS

LAND	\$11,360	GENERAL TAXES	\$1392.87
BUILDING	\$23,690	TAX REDUCTION	-\$ 453.59
TOTAL	\$35,050	10% ROLLEBACK	-\$ 90.93
HOMESTEAD	\$	2.5% REDUCTION	-\$ 21.28
AUV VALUE	\$	HOMESTEAD CREDIT	-\$ 198.35
		10% PENALTY	\$
		TAXES PER HALF	\$ 598.22
		MWCD ASSESSMENT	\$ 6.00
		SPECIAL ASSESSMENTS	\$
		TOTAL PER HALF	\$ 604.22

REAL ESTATE TAXES FOR THE YEAR 2011 ARE PAID. REAL ESTATE TAXES FOR THE FIRST HALF YEAR 2012 AND THEREAFTER ARE A LIA, NOT YET DUE OR DETERMINED.

LOT SIZE ATTACHED

THIS INFORMATION, INCLUDING ANY LOT DIMENSIONS SHOWN, IS DERIVED SOLELY FROM PUBLIC RECORDS. THIS INFORMATION CANNOT BE GUARANTEED WITHOUT A FULL TITLE EXAMINATION AND A CURRENT SURVEY TO VERIFY ACCURACY.



U.A.
 03994-000 5/16/2012
 000-277 30,72.30

3190 60 140.5
 URICH ARTHUR R JR & JADE A
 15-01782-000 9-8-1998
 735-524 30,72.2

3177 42 140.5
 BAIR GLENN L
 15-04255-000 2/16/2012
 1378-822 30,71.30

3175 40 140.5
 ELVIN JOHN W IV & SUSAN M
 15-04454-000 4-15-1984
 582-292 30,71.31

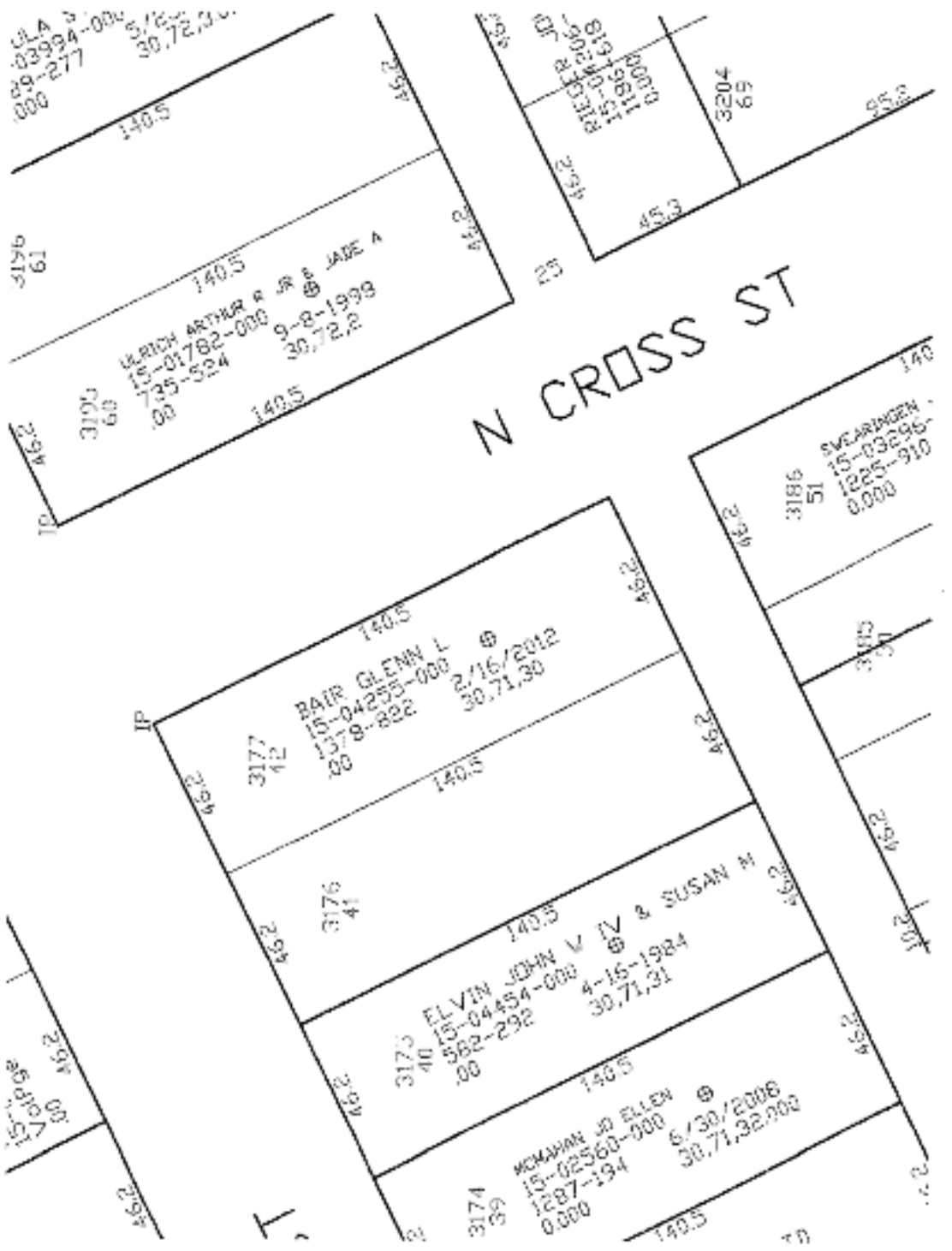
3174 39 140.5
 MCMAHAN JO ELLEN
 15-02560-000 6/30/2008
 1287-194 30,71.32.002

3186 51 140
 SVEARINGEN
 15-03296-
 1225-910
 0.000

N CROSS ST

15th St
 46.2

16th St
 46.2





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: 230 E. 21st St. Dover, Ohio 44622

Buyer(s): _____

Seller(s): Glenn L. Bair Estate

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____

The seller will be represented by _____, and _____

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) Dan R. Wallick Auctions and real estate brokerage Pisocra 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/BUYERS	DATE	<u>Dan R. Wallick</u>	DATE
BUYER/BUYERS	DATE	<u>Dan R. Wallick, Executive</u>	<u>8-3-2012</u>
BUYER/BUYERS	DATE	SELLER/LANDLORD	DATE

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

Property Address 230 E. 21st St. Dover, Ohio 44622

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.

Henry R. Morgan, Executor 8-3-2012
Seller Date Seller Date

Purchaser Date Purchaser Date

Brennan R. Wallcut 8-3-12
Agent 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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