

Don R. Wallick Auctions, Inc.

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Auction



ALBAN TITLE

234 2nd St. NE + New Philadelphia, Ohio 44863
Phone: (330) 343-5800 + Fax: (330) 343-5877 + www.albantitle.com

TAX AND LEGAL REPORT

DATE: 9/12/12

REQUESTED BY: Brooke @Wallick

PROPERTY ADDRESS: 6973 SE State Route 800

PRESENT OWNER: Terry & Karen Sue Crites

VOL: 612 PAGE: 676 TRANSFER: 06/22/1987

PARCEL NO: 39*00413*000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX
DUPLICATE IN THE NAME OF TERRY & KAREN SUE CRITES

PARCEL NO: 39*00413*000

DESC: 7 13 30 PR SW L.13A

VALUATIONS:

LAND:	3,730
BUILDINGS:	40
TOTAL:	3,770
HOMESTEAD:	
CAUV:	

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:	94.31
REDUCTION:	-19.02
10% ROLLBACK:	-7.53
2 1/2 % REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	67.76
UNPAID REAL:	
CURRENT SA:	
ADJUSTMENTS:	6.00
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	73.76

Taxes for the first half year 2011 are PAID

Taxes for the second half year 2011 are PAID

Prepared By: Rebecca Ferguson

This information, including any log 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.



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Phone: (330) 343-5800 + Fax: (330) 343-5877 + www.albantitle.com
TAX AND LEGAL REPORT

DATE: 9/12/12

REQUESTED BY: Brooke @Wallick

PROPERTY ADDRESS: 6973 SE State Route 800

PRESENT OWNER: Terry & Karen Sue Crites

VOL: 612 **PAGE:** 676 **TRANSFER:** 06/22/1987

PARCEL NO: 39*00221*000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX
DUPLICATE IN THE NAME OF TERRY & KAREN SUE CRITES

PARCEL NO: 39*00221*000

DESC: 7 13 30 PR SW 1.13A

VALUATIONS:

LAND:	3,730
BUILDINGS:	
TOTAL:	3,730
HOMESTEAD:	
CAUV:	

TAXES:

GENERAL TAXES:	93.31
REDUCTION:	-18.82
10% ROLLBACK:	-7.45
2 1/2 % REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	67.04
UNPAID REAL:	
CURRENT SA:	
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	67.04

Special Assessments:

Map No.:

Taxes for the first half year 2011 are PAID
Taxes for the second half year 2011 are PAID

Prepared By: Rebecca Ferguson

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.

FIDUCIARY DEED

Dean White and Jackelyn White, Co-Executors of the Last Will and Testament of Geneva L. Hren, by the power conferred by Item Third of said Last Will and Testament of Geneva L. Hren, and every other power, for valuable consideration paid, with fiduciary covenants, to Terry L. Crites and Karen Sue Crites, husband and wife, whose tax mailing address is Route 1, Box 4 B, Uhrichsville, Ohio, 44683, the following real property: Situated in the County of Tuscarawas in the State of Ohio and in the Township of Mill:

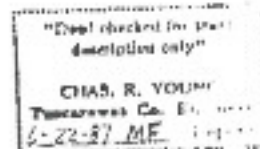
PARCEL #1

Situated in the Township of Mill, County of Tuscarawas, and State of Ohio.
Parcel No. 39-00413.

Being a part of the southwest quarter of Section 30, Township 12, Range 7 of the Steubenville Land District, also a part of a 2.27 acre tract conveyed to Dorothy E. Downs, by Warranty deed recorded in Volume 434, page 965 of the Tuscarawas County Deed Records.

Beginning for a description at the southeast corner of the Southwest Quarter of Section 30; thence with the occupied half section line North 0 deg. 45 min. East 241.5 feet to an iron pin at the southeast corner of a 2.27 acre tract conveyed to Dorothy E. Downs by Warranty Deed Recorded in Volume 434, Page 965 of the Tuscarawas County Deed Records; thence with the occupied property line South 52 deg. 33 min. West 102.76 feet to a point in the center of State Route 8; thence with the center line of State Route 8, North 20 deg. 32 min. West 299.58 feet to a point; thence leaving State Route 8, North 52 deg. 33 min. East 241.13 feet to an iron pin on the east line of said 2.27 acre tract, said point also being on the occupied half section line; thence with the occupied half section line South 0 deg. 45 min. West 364.72 feet to the place of beginning, containing 1.13 acres more or less, but subject to all legal highways.

Survey and Description by Robert T. Collins, Reg. Surveyor No. 5350, November 7, 1968.



PARCEL 12

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

Parcel No. 39-00221

Being a part of the Southwest Quarter of Section 30 in Township 12, Range 7 of the Seven ranges. Beginning at a stone in the middle of the road at the Southeast corner of said quarter section; thence N. 3/4 deg. E. 7.89 chains to a post; thence South 67 1/2 deg. W. 4.72 chains to a point in the road; thence S. 24 deg. E. 8.04 chains to a stone in said road; thence N. 52 deg. E. 1.61 chains to the place of beginning, containing 2.27 acres more or less.

SAVING AND EXCEPTING THEREFROM: Being a part of the Southwest Quarter of Section 30, in Township 12, Range 7 of the Steubenville Land District, also a part of a 2.27 acres tract conveyed to Dorothy E. Downs by Warranty Deed recorded in Volume 434, Page 965 of the Tuscarawas County Deed Records. Beginning for a description at the Southeast corner of the Southwest Quarter of Section 30; thence with the occupied half of section line North 0 deg. 45 min. East 234.5 feet to an iron pin at the Southeast corner of a 2.27 acre tract conveyed to Dorothy E. Downs by Warranty Deed recorded in Volume 434, Page 965 of the Tuscarawas County Deed Records; thence with the occupied property line South 52 deg. 33 min. West 102.76 feet to a point in the center of State Route 8; thence with the center line of State Route 8 North 20 deg. 32 min. West 299.58 feet to a point; thence leaving State Route 8 North 52 deg. 33 min. East 241.13 feet to an iron pin on the East line of said 2.27 acre tract, said point also being on the occupied half section line; thence with the occupied half section line South 0 deg. 45 min. West 364.72 feet to the place of beginning, containing 1.13 acres more or less, but subject to all legal highways. Survey and description by Robert T. Collins Reg. Surveyor No. 5350. Conveying herein 1.14 acres more or less.

The aforesaid conveyance is subject to:

- Oil and gas lease dated 3/24/71 to The East Ohio Gas Company recorded in Vol. 80, Page 169, Tuscarawas County Lease Records.
- Oil and gas lease dated April 7, 1971, to the East Ohio Company recorded in Vol 80, Page 391, Tuscarawas County Lease Records.
- Agreement between Co-Executors of the estate of Geneva L. Wren and Terry L. Crites, et al, dated May 11, 1987, in Vol. 6, Page 629, Tuscarawas County Miscellaneous Records.
- Pipe Line Right of Way dated Sept. 15, 1925, to The Buckeye Pipe Line Company recorded in Vol. 18, Page 208, Tuscarawas County Lease Records.
- Pole and wire easement dated Oct. 22, 1947 to The Ohio Power Company recorded in Vol. 291, Page 37, Tuscarawas County Deed Records.
- Coal options granted to William Grief and J. J. Breitingger recorded in Vol. 196, Page 335, Tuscarawas County Deed Records.

Prior instrument Reference: Vol. 591, Page 684, of the Deed Records of Tuscarawas County, Ohio.

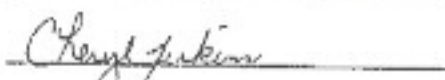
Witness our hands this 4th day of June, 1987.

Signed and acknowledged in the presence of:

ESTATE OF GENEVA L. HREN



By: Dean White
Dean White, Co-Executor



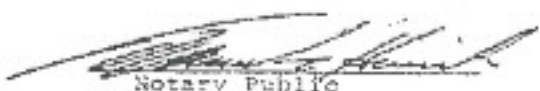
By: Jackelyn White Co-Executor
Jackelyn White, Co-Executor

State of Ohio County of Tuscarawas 99:

Be it remembered, That on this 4th day of June, 1987, before me, the subscriber, a Notary Public, in and for said County, personally came Dean White and Jackelyn White, Co-Executors, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

ATTY. THOMAS H. HISRICH
Notary Public, State of Ohio
No Expiration Date
O.R.C. 147.03



Notary Public

This instrument prepared by:
Thomas H. Hisrich
Attorney at Law
Dover, Ohio

TRANSFERRED

TRANSFER FEE 1.00
CONVEYANCE EXAMINED,
SEC. 319-202 R. C. COMPLIED WITH
AMT. XXX.XX

JUN 22 1987

JOHN A. BEITZEL
Tuscarawas County Auditor

RECEIVED FOR RECORD
DORIS M. GODFREY, County Recorder

JUN 22 1987 154pm

Recorded June 22 1987
Vol. 591 at the
Tuscarawas County, Ohio Record of

92997

1200



ALBAN TITLE

204 2nd St NE + New Philadelphia, Ohio 44663
Phone: (330) 343-5800 + Fax: (330) 343-5877 + www.albantitle.com
TAX AND LEGAL REPORT

DATE: 9/12/12

REQUESTED BY: Brooke @Wallick

PROPERTY ADDRESS: SE State Route 800

PRESENT OWNER: Tiny's Inn

VOL: 606 **PAGE:** 826 **TRANSFER:** 10/23/1986

PARCEL NO: 39*01993*000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX
DUPLICATE IN THE NAME OF TINY'S INN

PARCEL NO: 39*01993*000

DESC: 7 13 29 PR NW .779A

VALUATIONS:

LAND:	1,370
BUILDINGS:	
TOTAL:	1,370
HOMESTEAD:	
CAUV:	

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:	34.27
REDUCTION:	-4.93
10% ROLLBACK:	
2 1/2 % REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	29.34
UNPAID REAL:	
CURRENT SA:	
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	29.34

Taxes for the first half year 2011 are PAID
Taxes for the second half year 2011 are PAID

Prepared By: Rebecca Ferguson

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TAX AND LEGAL REPORT

DATE: 9/12/12

REQUESTED BY: Brooke @Wallick

PROPERTY ADDRESS: 6998 SE State Route 800

PRESENT OWNER: Tiny's Inn

VOL: 606 **PAGE:** 826 **TRANSFER:** 10/23/1986

PARCEL NO: 39*00412*000

**REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX
DUPLICATE IN THE NAME OF TINY'S INN**

PARCEL NO: 39*00412*000

DESC: 7 13 30 PR SW .63A

VALUATIONS:		TAXES:	
LAND:	2,210	GENERAL TAXES:	396.74
BUILDINGS:	<u>13,650</u>	REDUCTION:	-57.12
TOTAL:	15,860	10% ROLLBACK:	
HOMESTEAD:		2 1/2 % REDUCTION:	
CAUV:		HOMESTEAD CREDIT:	
		TOTAL PER 1/2 YEAR:	339.62
		UNPAID REAL:	
Special Assessments:		CURRENT SA:	42.00
Map No.:		ADJUSTMENTS:	
		PENALTY:	
		PRIOR DEL R.E:	
		TOTAL DUE:	381.62

Taxes for the first half year 2011 are PAID
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Prepared By: Rebecca Ferguson

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PARCEL: 39-00412-000
 DISTRICT: 36-PULL INP-CLEARWELL 5D
 MAP NUMBER: 21
 SECTION: 4 PLAT
 PLATTING NUMBER: 47-086
 PROPERTY CLASS: 490-RESTAURANT, CATERING, B/O/R T
 PROPERTY ADDRESS: 0048 SE STATE ROUTE 889
 HUNTERWOOD 94851
 LUTHE AREA

2010 MARKET VALUE

ITEM	2008	2009	2010
LAND	6,300	6,300	6,300
IMPR	42,750	49,958	45,318
TOTAL	49,050	56,258	51,618

2010 MARKET VALUE

ITEM	2008	2009	2010
LAND	6,300	6,300	6,300
IMPR	42,750	49,958	45,318
TOTAL	49,050	56,258	51,618

LAND USE	ACREAGE	ISO	FOOT/DEPTH	PTR	BASE VALUE	ADJUSTED BASE VALUE	MARKET VALUE
PS	0.65A			38.000	6,300		6,300
TOTAL	0.65A				6,300		6,300

CONSTRUCTION	LEVEL	PRICE/CCF	AREA	DATE	REPRODUCTION COST	ADJUSTED COST	MARKET VALUE
NO HEATING	1			92.14	61		61
ACR CONDITIONING	1			92.14	61		61
PLUMBERS	1						
NO PLUMBING	1						
NO HEATING	1						
ACR CONDITIONING	1						
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TAX AND LEGAL REPORT

DATE: 9/12/12

REQUESTED BY: Brooke @Wallick

PROPERTY ADDRESS: State Route 800

PRESENT OWNER: Tiny's Inn

VOL: 606 PAGE: 826 TRANSFER: 10/23/1986

PARCEL NO: 39*00414*000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2011 TAX
DUPLICATE IN THE NAME OF TINY'S INN

PARCEL NO: 39*00414*000

DESC: 7 13 29 PR NW NE .471A .069A

VALUATIONS:

LAND:	950
BUILDINGS:	
TOTAL:	950
HOMESTEAD:	
CAUV:	

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:	23.76
REDUCTION:	-3.42
10% ROLLBACK:	
2 1/2 % REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	20.34
UNPAID REAL:	
CURRENT SA:	6.00
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	26.34

Taxes for the first half year 2011 are PAID
Taxes for the second half year 2011 are PAID

Prepared By: Rebecca Ferguson

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GENERAL WARRANTY DEED *

Terry L. Crites and Karen S. Crites, husband and wife

928 131009 70A

() of Tuscarawas

Vol. 606 p. 326
County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to

Tiny's Inn, Inc.

whose tax-mailing address is

Route #1, Uhrichsville, Ohio 44683

the following REAL PROPERTY: Situated in the County of Tuscarawas in the State of Ohio and in the Township of Hill

Being parts of the southwest and southeast quarters of Section 30, Township 13, and Range 7, bounded as follows:

Beginning at a point where the west line of State Road 88 intersects the south line of said Southeast Quarter; thence north 85 degrees W. 226 feet to an iron pin; thence north 42 degrees 40' W. 60 feet to an iron pin; thence north 59 degrees 20' E. 222 feet to an iron pin on West line of State Road 88; thence along the west line of State Road 88 South 24 degrees 40' east 212 feet to the place of beginning, containing .63 of an acre more or less.

ALSO: Situated in the Township of Hill, County of Tuscarawas and State of Ohio, being located in the northeast and northwest quarter of Section #29, Township 13, Range 7, and being a part of a 3.12 acre tract heretofore conveyed to Raymond C. Henry by deed recorded in Volume 461 Page 135 of the Tuscarawas County Deed Records, the part hereby conveyed being more fully described as follows:

Beginning at a point in State Route #809 on the north line of Section #29 at the north-east corner of the aforementioned 3.12 acre tract, said point being located south 85 deg. 00 min. East, along the section line 29.7 feet from the (continued)

Prior Instrument Reference: Vol. 576 Page 500 of the Deed Records of Tuscarawas County, Ohio.

Grantors acknowledge and warrant as follows: Witness their hand(s) this 24th day of September, 1986.

Signed and acknowledged in the presence of:

[Signature]
Witness

[Signature]
Terry L. Crites, husband

9-11-86
See Deed
Vol. 654 p. 361

Patricia B. Albright
Witness

[Signature]
Karen S. Crites, wife

State of Ohio

County of

Tuscarawas

ss.

BE IT REMEMBERED, That on this 24th day of September, 1986, before me, the subscriber, a notary public in and for said county, personally came Terry L. Crites and Karen S. Crites, husband and wife the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

[Signature]
MICHAEL A. COCHRAN, Attorney at Law
Notary Public - State of Ohio
My commission expires 12/31/1988
This instrument was prepared by Michael A. Cochran, Attorney at Law, Canton, Ohio

1. Name of grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Date(s) which law does not apply.
4. Execution is in accordance with Chapter 3301 of the Revised Code of Ohio.

Description (continued)

northeast corner of the northwest quarter of said Section 29; thence from said beginning in said road south 18 deg. 49 mins. east, 64.98 feet; thence leaving said road south 78 deg. 22 mins. west 17.0 feet to an iron pin; thence continuing south 78 deg. 22 min. west, 212.48 feet to an iron pin; thence north 22 degs. 11 mins. west 140.68 feet to an iron pin on the north line of said Quarter Section, said point also being the southwest corner of a 0.63 acre tract (Vol: 458, Page 355); thence with said section line and the south line of said 0.63 acre tract south 85 deg. 00 mins. East, 257.90 feet to the place of beginning containing 0.540 acres more or less of which 0.471 acres is in the northwest quarter of Section 29 and 0.069 acres is in the northeast quarter of Section 29 but subject to all legal rights of way.

Reserving and excepting unto grantors the oil and gas rights now leased The East Ohio Gas Company on the above described premises.
Survey and description by D. Y. Miskimen Reg. Survey #6043.

A250: Situated in the Township of Mill, County of Tuscarawas and State of Ohio. Being located in the northwest quarter of Section 29, in Township 13, Range 7 and being a part of a 5.073 acre tract heretofore conveyed to Charles P. Brown by deed recorded in Vol. 529 Page 773 of the Tuscarawas County Deed Records, the part hereby conveyed being more fully described as follows:

Beginning at an iron pin at a corner of the 5.073 acre tract at the most southerly corner of a 0.540 acre tract (Vol. 670 Page 150), said pin being located the following three (3) courses from the northeast corner of the northwest quarter of section 29, South 85 deg. 00 min. East, 29.70 feet; South 18 deg. 49 min. East, 64.98 feet and south 78 deg. 22 min. West, 229.48 feet to the true place of beginning; thence from said beginning, North 85 deg. 00 min. West, 256.60 feet to an iron pin on the southwesterly line of the 5.073 acre tract; thence with the southwesterly line thereof, North 31 deg. 44 min. West, 156.15 feet to an iron pin at the most westerly corner of said tract on the north line of the northwest quarter of section 29; thence with the north line thereof, South 85 deg. 00 min. East, 285.75 feet to an iron pin at a corner of the 5.073 acre tract being also the most westerly corner of the aforementioned 0.540 acre tract; thence with the line common to said tracts, South 22 deg. 11 min. East, 140.68 feet to the place of beginning, containing 0.779 acre, more or less.

Survey and description by D. Y. Miskimen, P.S. #6043.
Reserving to grantors the oil and gas and other minerals.

This deed is subject to rights and easements granted in the real estate sales agreement executed by the Grantors and Grantees herein on September 26, 1978.

TRANSFERRED

TRANSFERRED BY L.Y.O.
CONVEYANCE EXAMINED.
SEC 219 102 R. C. COMPLIED WITH
AND 69.84

"Deed checked for tract descriptions only"
CHAS. R. YOUNG
Tuscarawas Co. Engineer
10-23-86 Chas. Young

OCT 23 1986

RECEIVED FOR RECORD
DORIS M. GODFREY, County Recorder
1113/Am
OCT 23 1986

JOHN A. BEITZER,
Tuscarawas County Auditor

Recorded Oct 23 1986
Vol. 606 Page 827 of 404
Tuscarawas County, Ohio

WARRANTY DEED

1087

Grantors
and Karen S. Critzes,
and wife

TO

88560
Inns, Inc.

Description (continued)

northeast corner of the northwest quarter of said Section #29; thence from said beginning in said road south 18 deg. 48 min. east, 64.98 feet; thence leaving said road south 78 deg. 22 min. west 17.0 feet to an iron pin; thence continuing south 78 deg. 22 min. west, 212.48 feet to an iron pin; thence north 22 degs. 11 min. west 140.68 feet to an iron pin on the north line of said Quarter Section, said point also being the southwest corner of a 0.63 acre tract (Vol. 438, Page 353); thence with said section line and the south line of said 0.63 acre tract south 85 deg. 00 min. East, 257.90 feet to the place of beginning containing 0.540 acres more or less of which 0.471 acres is in the northwest quarter of Section #29 and 0.069 acres is in the northeast quarter of Section #19 but subject to all legal rights of way.

Reserving and excepting unto grantors the oil and gas rights now leased The East Ohio Gas Company on the above described premises.
Survey and description by D. Y. Niskimen Reg. Survey #4063.

A630: Situated in the Township of Hill, County of Tuscarawas and State of Ohio. Being located in the northwest quarter of Section 29, in Township 13, Range 7 and being a part of a 3.073 acre tract heretofore conveyed to Charles F. Urea by deed recorded in Vol. 529 Page 773 of the Tuscarawas County Deed Records, the part hereby conveyed being more fully described as follows:

Beginning at an iron pin at a corner of the 3.073 acre tract at the most southerly corner of a 0.540 acre tract (Vol. 470 Page 150), said pin being located the following three (3) courses from the northeast corner of the northwest quarter of section 29, South 85 deg. 00 min. East, 29.70 feet; South 18 deg. 48 min. East, 64.98 feet and south 78 deg. 22 min. West, 210.68 feet to the true place of beginning; thence from said beginning, North 85 deg. 00 min. West, 256.60 feet to an iron pin on the southwesterly line of the 3.073 acre tract; thence with the southwesterly line thereof, North 31 deg. 44 min. West, 156.35 feet to an iron pin on the east westerly corner of said tract on the north line of the northwest quarter of section 29; thence with the north line thereof, South 85 deg. 00 min. East, 285.72 feet to an iron pin at a corner of the 3.073 acre tract being also the west westerly corner of the afore-mentioned 0.540 acre tract; thence with the line corner to said tracts, South 22 deg. 11 min. East, 140.68 feet to the place of beginning, containing 0.770 acre, more or less.

Survey and description by D. Y. Niskimen, P.S. #4063.
Reserving to grantors the oil and gas and other minerals.

This deed is subject to rights and easements granted in the real estate sales agreement executed by the Grantors and Grantees herein on September 16, 1978.

TRANSFERRED

TRANSFER FILE L.V.0
COMPLIANCE EXAMINER
SEC. 319-317 & C. COMPTON WISE
DATE 6-9-84

"Deed checked for correct descriptive only"
CHAS. R. YOUNG
Tuscarawas Co. Engineer
10023 Old State Street

OCT 23 1986

JOHN A. GRENZEL
Tuscarawas County Auditor

RECEIVED FOR RECORD
DORIS M. GODFREY, County Recorder

11/3/86
OCT 23 1986

Recorded 107
Vol. 606 Page 827
Tuscarawas County, Ohio

GENERAL WARRANTY DEED

FROM

Jerry L. Crispen and Karen S. Crispen,
husband and wife

TO

Elly's Inn, Inc.

RECORDED

Wings





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: 6998 STATE ROUTE 800 SE UHRICHSVILLE, OHIO

Buyer(s): _____

Seller(s): TINY'S INN, INC.

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 AUCTION and real estate brokerage PISSOCRA MATTHEWS 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(S) SIGN _____ DATE _____

BUYER(S) SIGN _____ DATE _____

X Jenny K. Crites 8/9/12
SELLER/LANDLORD DATE

X Karen S. Crites 8-9-12
SELLER/LANDLORD DATE



Division of Drinking and Ground Waters



MICROBIOLOGICAL # 5391
SAMPLE SUBMISSION REPORT (SSR)

Central District Office
50 W Trosch St
Columbus Ohio 43215
(614) 728-3778 FAX (614) 728-0169

Northwest District Office
347 North Drexel Road
Bowling Green, Ohio 43402
(419) 352-8461 FAX (419) 352-8448

Southeast District Office
401 East Fifth Street
Dayton, Ohio 45402-2911
(937) 283-6337 FAX (937) 283-6249

Northeast District Office
2110 East Aurora Road
Twinsburg, Ohio 44097
(330) 963-1200 FAX (330) 963-4760

Southwest District Office
2195 Front Street
Lorain, Ohio 43138
(740) 385-8301 FAX (740) 385-6490

PUBLIC WATER SYSTEM INFORMATION:

PWS ID: OH 7951312
PWS Name: Tiny's Inn
Address: 6998 State Route 800 SE
City, State, Zip: Uhrichsville, OH 44683
County: Tuscarawas
Phone: (740)922-5257

LABORATORY INFORMATION:

Reporting Lab Name: Ream & Haeger Laboratory
Reporting Lab Certification No.: 893
Lab Sample Number: 12015228

SAMPLE INFORMATION:

Sample Type:
 -- Routine (compliance)
 -- Repeat (confirm positive sample compliance)
Original Routine Positive Sample # _____
 -- Special (not for compliance)
Sample Collection Date: 6/25/12
Sample Collection Time: 10:20am
Sample Collector Name: Terry Crites
Sample Collector Phone: (740)922-5257
Street Address and Tap Location:
6998 State Route 800 SE

Comments:

Free Chlorine Residual: _____
Total Chlorine Residual: _____

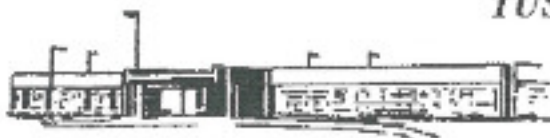
Sample Results:

Analyte	Absent / Negative	Present / Positive	Analysis start date/time	Analysis end date/time	Analytical Lab ID#	Analyst #	Method Used
Total Coliform (3100)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>6.25.12 1630</u>	<u>6.26.12 1630</u>	<u>893</u>	<u>3655</u>	<u>MNO MUG7</u>
E. Coli (3014)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____
Fecal Coliform (3013)	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____

Data Quality Results:

- Instrument Failure
- Lab not certified
- Requester cancelled
- Other (Comments)
- Water System requested
- Lab Error

*6/26/12
1655 ✓*



TUSCARAWAS COUNTY HEALTH DEPARTMENT

897 East Iron Avenue
Dover, Ohio 44622-2030
Fax: (330) 343-1601
email: tuschealth.com

Main Office: (330) 343-5555 or 1-800-860-8302
Family Planning or Dental: (330) 364-5718
Well Child or Family Practice: (330) 364-4979

Environmental Health
(330) 343-5550

Wastewater Disposal and Water Supply Evaluation

Property Address: 6998 State Route 800 Southeast, Uhrichsville, OH 44683
Current Owners Name: Tiny's Inn
Mailing Address: Wallick Auctions

Wastewater Disposal Evaluation

Primary Treatment- Tank Size and Type

Septic Tank Aeration Privy Unknown
 Galton Jet Ventilated Open
 Mynetic Other

Secondary Treatment

Leach Lines E/A Round Filter/Discharge Leach Well
 Total 2 Length ft Discharge Unknown

Type of Effluent from Discharge Pipe (If applicable)

Clear Cloudy Sludgy BOD needed? Odorous Block
 None Undetermined Sewer dye needed? Yes No No
Are all plumbing fixtures currently tied into wastewater system? Yes No Unknown

System Age

Sewer Records found for system Yes No If Yes -

Comments: No dye was noted surfacing, however system is very old and will need replaced if nuisance conditions are noted in the future.

From health department records and observations, it is this departments opinion that the system is:

Not creating a nuisance
 no nuisance observed, but see comments above
 creating a nuisance and requires repairs approved by this office

Water Supply Evaluation

Type of System

Public (No Sample Needed)
 Private Well Cistern
 Drilled Pond Spring
 Driven Other
 Dup

Type of Casing and Development of Well

Iron Buried Above Ground Casing
 PVC Pit Pileless Adapter and Cap
 Tile Sanitary Well Seal

Bacteriological Test Results

Date 8/26/12 Acceptable Unacceptable
Date Acceptable Unacceptable

Comments: Recent Ohio EPA Sample Submission Report supplied by Ream and Haager Laboratory

From Health Department records and observations, it is the opinion of this department that this

private water system is: Satisfactory at time of inspection
 Unsatisfactory at time of inspection

Sanitarian

8-10-12
Date

This inspection report was compiled from observation of the visible components of the water supply and sewage disposal system and if applicable, information from the owner's records and Health department records. This opinion may be rendered without some knowledge of some individual components of the water supply or sewage disposal system and applies to only the date and time of inspection. Because of these factors this is opinion does not guarantee the future performance of other systems.

BOARD MEMBERS

Linda J. Fanning
Executive Director

James G. Hubert, D.O., M.S.
Health Commissioner

Tweed Vorhees, President
Jeri Middaugh, Vice President

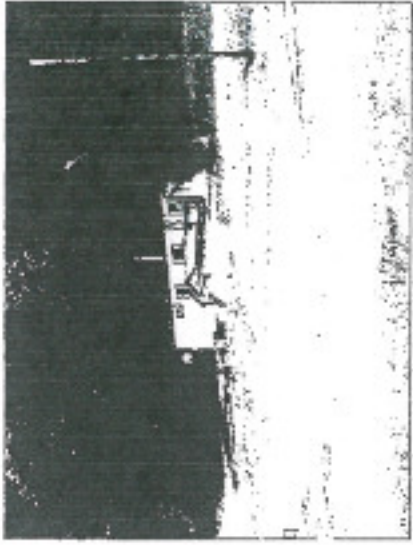
Dr. Andrea Fanti
David Miller

Daniel S. Blumer, D.O.
Medical Director

Milan Packovich, M.D.
James O. Brick, D.V.M.

Michael A. Cochran

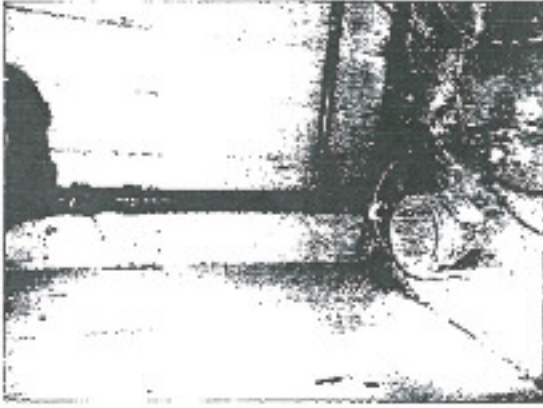
"Equal Opportunity Employer/Equal Provider of Services"



8/9/2012



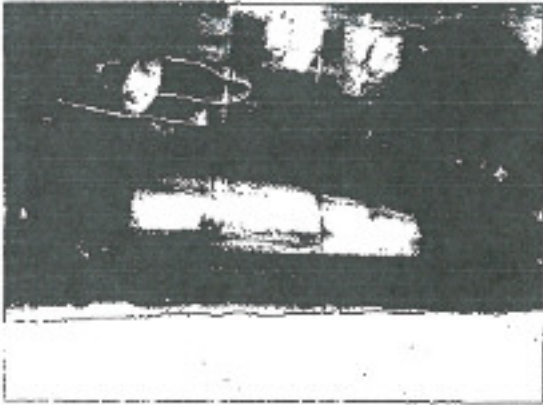
8/9/2012



8/9/2012



8/9/2012



8/9/2012



8/9/2012

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

Don R. Wallick Auctions, Inc.
865 N. Wooster Avenue
Sresburg, Ohio 44880
Info@WallickAuctions.com
<http://www.WallickAuctions.com>



Toll Free: 1-888-348-9448 - Tel: 330-878-0075 - Fax: 330-878-7318