# 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





## STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

11/6/08

5302.30 of the	Revised	Code and	rule ]	301:5-6-10	of the .	Admini	strative	Code.

Property Address:	5665 Inkeeper	St SE, Dennison, OH	44621	
Owners Name(s):	Lester & Bett	y Speicher		
Date: 5/31	12012 .	20		
Owner is is not o	ecupying the property.	If owner is occupying the pre-	perty, since what date:	2003
generally inaccessible at BY ANY AGENT OR S SUBSTITUTE FOR AN	reas of the property. TE SUBAGENT REPRESE BY INSPECTIONS. PC	purchaser, Unless otherwise IIS STATEMENT IS NOT A INTING THE OWNER OF TO ITENTIAL PURCHASERS A	WARRANTY OF ANY B HE PROPERTY. THIS S	KIND BY THE OWNER OF TATEMENT IS NOT A
PROFESSIONAL INSP Owner's Statement: T	T. T. C. T. T. C.	sined on this form are made by	y the owner and are not the	e representations of the
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(Page 1 of 4)

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1) Lead-Based Paint     2) Asbestos     3) Urea-Formaldehyde Foam Insulation     4) Radon Gas     a. If "Yes", indicate level of gas if known	The previous or current presence of any of the below    No
Yes   N	No Unknown
1) Lead-Based Paint 2) Asbestos 3) Urea-Formaldehyde Foam Insulation 4) Radon Gas a. If "Yes", indicate level of gas if known 5) Other texic or hazardous substances  If the answer to any of the above questions is "Yes", please describe and inproperty:  I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Is the property located in a designated flood plain? Is the property or any portion of the property included in a Lake Eric Coast Described in the property?  If DRAINAGE/EROSION: Do you know of any current flooding, drain property?  If eyes", please describe:  If owner knows of any repairs, modifications or alterations to the property	Yes No Unknown  astal Erosion Area?
2) Asbestos	Yes No Unknown  astal Erosion Area?
A) Radon Gas  a. If "Yes", indicate level of gns if known  5) Other texic or hazardous substances  If the answer to any of the above questions is "Yes", please describe and is property:  I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  Is the property located in a designated flood plain?  Is the property or any portion of the property included in a Lake Eric Coast Dieserty?  I) DRAINAGE/EROSION: Do you know of any current flooding, drain property?  I Yes INO  If "Yes", please describe:  If owner knows of any repairs, modifications or alterations to the property	Yes No Unknown  astal Erosion Area?
Radon Gas  a. If "Yes", indicate level of gas if known  b) Other texic or hazardous substances  c) If the answer to any of the above questions is "Yes", please describe and it property:  c) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  Is the property located in a designated flood plain?  Is the property or any portion of the property included in a Lake Eric Coast (I) DRAINAGE/EROSION: Do you know of any current flooding, drain property?  C) Yes (I) No  C) T"Yes", please describe:  If owner knows of any repairs, modifications or alterations to the property	Yes No Unknown  astal Erosion Area?
a. If "Yes", indicate level of gns if known  Other toxic or hazardous substances  If the answer to any of the above questions is "Yes", please describe and is property:  FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: sthe property located in a designated flood plain? sthe property or any portion of the property included in a Lake Eric Coast Described in the property of any current flooding, drain property?  Yes No f"Yes", please describe:	Yes No Unknown  astal Erosion Area?
f the answer to any of the above questions is "Yes", please describe and is property:    FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: sthe property located in a designated flood plain? sthe property or any portion of the property included in a Lake Eric Coast     DRAINAGE/EROSION: Do you know of any current flooding, drain property?   Yes   No     Yes", please describe:	Yes No Unknown
If the answer to any of the above questions is "Yes", please describe and in property:      FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:	Yes No Unknown
PLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:   Is the property located in a designated flood plain?   Is the property or any portion of the property included in a Lake Eric Coast   DRAINAGE/EROSION: Do you know of any current flooding, drain property?	Yes No Unknown  D
s the property located in a designated flood plain?  Is the property or any portion of the property included in a Lake Eric Coast  DRAINAGE/EROSION: Do you know of any current flooding, drain property?  Yes No  If "Yes", please describe:  f owner knows of any repairs, modifications or alterations to the property	oastal Erosion Area?
s the property located in a designated flood plain?  Is the property or any portion of the property included in a Lake Eric Coast  DRAINAGE/EROSION: Do you know of any current flooding, drain property?  Yes No  If "Yes", please describe:  f owner knows of any repairs, modifications or alterations to the property	oastal Erosion Area?
is the property or any portion of the property included in a Lake Eric Coast  I) DRAINAGE/EROSION: Do you know of any current flooding, drain property?  Yes No  If "Yes", please describe:  If owner knows of any repairs, modifications or alterations to the property	pastal Erosion Area?
DRAINAGE/EROSION: Do you know of any current flooding, drain property?     Yes    No f "Yes", please describe:  f owner knows of any repairs, modifications or alterations to the property	ainage, settling or grading or crosion problems affecting the
ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNEr and the property or any f "Yes", please describe:	my nonconforming uses of the property?   Yes No
s the structure on the property designated by any governmental authority listrict? (NOTE: such designation may limit changes or improvements the f "Yes", please describe:	ty as a historic building or as being located in an historic that may be made to the property).  Yes XNo
Do you know of any recent or proposed assessments, which could affect the few property subject to any rules or regulations of, or the payment of any Condominium Association or any other Community Association? The few property subject to any rules or regulations of the payment of any Condominium Association or any other Community Association?	- 4 142 was 426 by sella uny fees or charges to, a Homeowners Association,

Property Address 5665	Inkeeper St SE,	Dennison, OH 44621		
L) BOUNDARY LINES/ENCR	OACHMENTS/SHAF	RED DRIVEWAY/PARTY WALLS: Do you know of	any of i	the following
conditions affecting the property?	Yes No		Yes	
Boundary Agreement		4) Shared Driveway		N N
Boundary Dispute		5) Party Walls		
3) Recent Boundary Change	□ (X)	<ol> <li>Encroachments From or on Adjacent Property</li> </ol>		X
If the answer to any of the above	questions is "Yes", plea	se describe:		
M) UNDERGROUND STORA natural gas wells (plugged or unpl If "Yes", please describe:	ugged), or abandoned w	Do you know of any underground storage tanks (existing vater wells on the property? Yes No	g or ren	noved), oil o
N) OTHER KNOWN MATER	IAL DEFECTS: The f	following are other known material defects in or on the pr	operty:	
For purposes of this section, mate be dangerous to anyone occupying property.	rial defects would include the property or any no	de any non-observable physical condition existing on the n-observable physical condition that could inhibit a perso	propert on's use	ty that could
the date signed by the Owner. ( obligation of the owner to disclo preclude fraud, either by misrep residential real estate.	Owner is advised that t se an item of informat oresentation, concealm	s form are made in good faith based on his/her actual he information contained in this disclosure form does ion that is required by any other statute or law or that ent or nondisclosure in a transaction involving the tra	not lin	nit the exist to
OWNER: Nesta R. S	peicker P.O.C.	7. DATE: 5/30/12		
OWNER:		DATE:		
RECEI	PT AND ACKNOWLI	EDGEMENT OF POTENTIAL PURCHASERS		
5302.30(G). Pursuant to Ohio Re purchase contract for the property, Owner or Owner's agent, provided	vised Code Section 530, you may rescind the put the document of rescist raccepted your offer; a	ligation to update this form but may do so according to Ro 2.30(K), if this form is not provided to you prior to the tir archase contract by delivering a signed and dated docume sion is delivered <u>prior</u> to all three of the following dates: and 3) within 3 business days following your receipt or yo	ne you nt of re 1) the	enter into a escission to date of
I/WE ACKNOWLEDGE RECEIF STATEMENTS ARE MADE BA: OWNER.	T OF A COPY OF THE SED ON THE OWNER	IS DISCLOSURE FORM AND UNDERSTAND THAT IS ACTUAL KNOWLEDGE AS OF THE DATE SIGNE	THE ED BY	THE
purchaser deems necessary with Purchaser should exercise whate Registration and Notification La written notice to neighbors if a s public record and is open to insp	respect to offsite issue ever due diligence pure w (commonly referred ex offender resides or section under Ohio's P	ffsite conditions. Purchaser should exercise whatever is that may affect purchaser's decision to purchase the chaser deems necessary with respect to Ohio's Sex Off it o as "Megan's Law"). This law requires the local Stintends to reside in the area. The notice provided by the bubble Records Law. If concerned about this issue, pur office regarding the notices they have provided pursu	e prope ender heriff to the She rchaser	erty. o provide criff is a
My/Our Signature below does not	constitute approval of a	my disclosed condition as represented herein by the owner	r.	
PURCHASER:		DATE:		
PURCHASER:		DATE;		



# Connolly, Hillyer & Welch Title Services, Inc.

### TAX & LEGAL REPORT Schedule A

Effective Date: 10/9/12

Property Address: 5665 Innkeeper St SE, Dennison, Ohio 44621

Vested in: Lester Speicher and Elizabeth Speicher, husband and wife by virtue of Survivorship Deed recorded November 3, 2003 at Volume 1132, Page 232 Official Records of Tuscarawas County, Ohio.

Parcel No.(s): 39-02125-019

Legal Description(s): Unit 1 Eastport Landings Condominium Phase 1

#### Schedule B

#### Taxes:

Parcel No. 39-02125-019;

Description Unit 1 Eastport Landings Condominium Phase I;

Assessed Valuations: Land 4,670 Improvements 3,820 Total 8,490; Appraised Valuations: Land 13,340 Improvements 10,910 Total 24,250;

Taxes per half are \$6.00 including Special Assessments, if any; after a Homestead reduction of

148.35 per half.

Taxes and Special Assessments for the of 2011 are paid:

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 statues 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

WET 132 MED 232

200300021810 Filed for Report in Tubopapans County, OH LORI L. SMITH 11-03-8003 Pt 11:34 DM. BURNWSHID D 28:00 DR Volume 1132 Page 832 - 233

TRANSFERRED

MOV 0 3 2003

#### SURVIVORSHIP DEED

EASTPORT DEVELOPMENT CORPORATION, INC., an Obio Corporation, of Tuscassward County,
Ohio, for valuable consideration paid, grants with general warranty covenants to LESTER SPEICHER and
ELIZABETH SPEICHER, busband and wife, for their joint lives, remainder to the survivor of them, whose
tax mailing address is 5665 Inniceper Street, Dennison, Ohio, 44621, the following real property:

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

ALL THAT UNIT known as and being Unit 1 of Eastport Landings Condominiums, together with a fractional undivided interest in and to all the common areas and facilities as particularly described in Exhibits A, C & F in the Declaration and Bylaws of Condominium Ownership for Eastport Landings Condominiums recorded in Volume 1092, Page 2071, and the Amended Declaration and Bylaws recorded in Volume 1121, Page 1047, Tuscarawas County Official Records, and any amendments thereto which may be recorded in the same Joseffons.

Together with an easement for the continuance of all encroachments by the unit on any adjoining units or common elements, now existing as the result of the construction of the building, or that may occur as a result of settling or shifting of the building, or as a result of repair or restoration of the building or unit after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration of the common elements, so that any such encroachment may remain so long as the building stands.

Together with an easement in common with the owners of all other units to use and maintain all pipes, wires, duets, cables, condults, public utility lines, and other common elements located in any of the other units or elsewhere on the property and serving the unit.

Together with an easement in common with the owners of all other units over all streets, walks, and other rights of way serving units of the condominium, as part of the common elements, and providing access to streets and ways of ingress and egress existing now or in the future.

Together with the apputtenances and all the estate and rights of the grantur in and to the unit.

Together with and subject to all easements of necessity in favor of the unit or in favor of other units or the common elements.

Together with an eastment for the exclusive use of any purch or patio to which the unit has acle access.

Subject to easements in favor of adjoining units and in favor of the common elements for the continuance of all encroachments of such adjoining units or common elements on the unit, now existing, or that may come into existence as a result of settling or shifting of the building, or as a result of repair or restoration of the building or unit after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alternation to the common elements so that any such encroachment may remain so long as the building stands.

WI 132 ME0233

200300021610 HARDON & BICHAFFRER

Subject to an easement in favor of the other units to use and maintain pipes, wires, ducts, cabbs, conduits, public utility lines, and other common elements located within the unit or elsewhere on the property and serving the other units.

#### SUBJECT TO THE FOLLOWING:

- Subject to all leases, easements and rights-of-way of record or set forth above.
- All terms, conditions, restrictions, casements, assessments or obligations set forth or arising from the Declaration and Bylaws of Condominium Ownership for Eastport Landings Condominiums dated February 25, 2003, and recorded February 26, 2003 at 11:13 A.M. in Volume 1092, Page 2071, Tuscarawas County Official Records, and the Amended Declaration and Bylaws of Condominium Ownership for Eastport Landings Condominiums dated August 18, 2003, and recorded August 18, 2003 at 9:42 A.M. in Volume 1121, Page 1047, Tuscarawas County Official Records
- The legal operation and effect of the restrictions, notes, essements and conditions as shown on the drawings for Eastport Landings Condominiums Phase I recorded February 26, 2003 at 11:13 A.M. in Plat Book 29, Page 37, Tuscarswas County Official Records and as amended and recorded in Plat Book 30, Page 29, Tuscarawas County Official Records.
- The common areas and facilities are subject to cartain easements and building lines shown on the Condominium in Plat Book 29, Page 37, and as amended and recorded in Plat Book 30, Page 29, Tuscarawas County Official Records.

PARCEL NO. 39-02125.019

Last Prior Conveyance: Volume 1016, Page 1050, Tuscarawas County Official Records.

WITNESS my hand this 3 day of November, 2003.

Signed and acknowledged

in the presence of:

EASTPORT DEVELOPMENT CORPORATION, INC.

STATE OF OHIO, COUNTY OF TUSCARAWAS: SS

Before me, a Notary Public in and for said County and State, personally appeared the above-named EASTPORT DEVELOPMENT CORPORATION, INC., on Ohio Corporation, by DAVID K. SCHAFFNER, its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed as such officer.

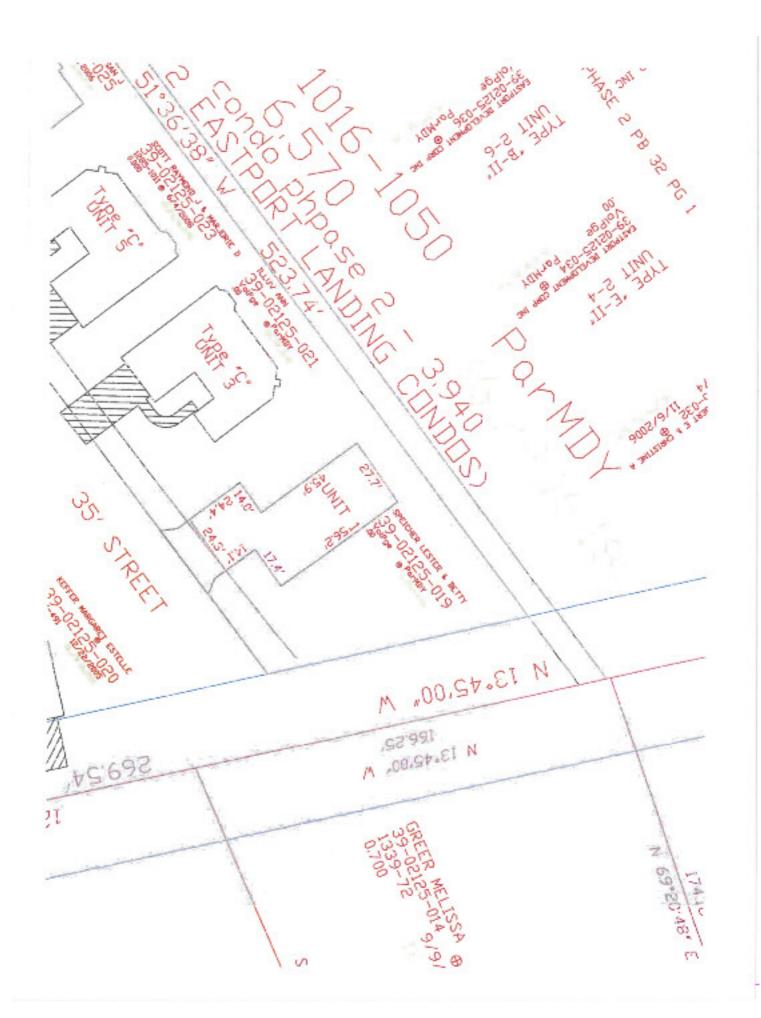
In Testimony Whereof, I have hereunto set my hand and official seal at New Philadelphia, Ohio, on the day and year aforesaid.

Sharing Dublic State of Ohio

This Instrument Prepared By: Attorney Thomas W. Hardin New Philadelphia, Ohio.

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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.

965 N. Wooster Avenue Strasburg, Ohio 44880 Info@WallickAuctions.com http://www.WallickAuctions.com







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