

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



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: October 9, 2012

Property Address: 117 E 7th Street, Uhrichsville, Ohio 44683

Vested In: Marcia Simmons by virtue of Warranty Deed recorded January 30, 1988 at Volume 600, Page 142 Deed Records of Tuscarawas County, Ohio.

Parcel No.(s): 41-00580-000

Legal Description(s): PR 363

Schedule B

Taxes:

Parcel No. 41-00580-000;

Description PR 363;

Assessed Valuations: Land 2,420 Improvements 14,010 Total 16,430;

Appraised Valuations: Land 6,900 Improvements 40,020 Total 46,920;

Taxes per half are \$364.32 including Special Assessments, if any;

Taxes and Special Assessments for the year 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 status 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) 802-1800 • Fax (330) 802-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44683 • (740) 822-4181 • Fax (740) 822-1473
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5198 • Fax (740) 498-5197



That I, SHIRLEY A. McGUIRE DUNN, formerly known as Shirley A. McGuire, married, the Grantor who claims title by or through instrument, recorded in Volume 531, Page 843, County Recorder's Office, for the consideration of - - One and No/100 - - Dollars (\$1.00 - -) received to my full satisfaction of

MARCIA SIMMONS the Grantee whose TAX MAILING ADDRESS will be 117 East 7th Street, Uhrichsville, Ohio 44683, do

Give, Grant, Bargain, Sell and Convey unto the said Grantee, her heirs and assigns, the following described premises, situated in the City of Uhrichsville, County of Tuscarawas and State of Ohio:

Beginning at a point on the northeast corner of Water and 7th Street in said City of Uhrichsville at the southwest corner of Lot 328 in Parrish's Second Addition to said City; thence along the southerly line of said Lot 107 feet to a point on said southerly line; thence in a northerly direction parallel with the west line of said lot a distance of 60 feet to a point on the northerly boundary line of said lot; thence in an easterly direction along said northerly boundary line a distance of 53 feet; thence in a southerly direction parallel with the easterly boundary line of said lot a distance of 60 feet to the southerly boundary line of said lot; thence in a westerly direction along the southerly boundary line of said lot 53 feet to the place of beginning.

Together with the right to the grantees their successors and assigns to the use of that part of said lot to lay and maintain pipes for sewerage and water and such as are reserved in Warranty Deed recorded in Vol. 184, Page 333, Tuscarawas County Deed Records, such right however being subject to any further or later agreements between owners of the lot herein conveyed and the lot through which such right was originally granted.

Said Lot is now known as Lot Number 363, as presently known and numbered, in said City.

TRANSFERRED
TRANSFER FEE \$3
CONVEYANCE EXAMINED
SEC. 319-302 R. C. COMPLIED WITH
ANT. 1/25/26
JAN 23 1926

"Deed checked for tract - description only"
CHAS. H. YOUNG
Tuscarawas Co. Engineer
1-32-26 M.E. Deputy

JOHN A. BEITZEL
Tuscarawas County Auditor

be the same more or less, but subject to all legal highways.

RECORDED

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs and assigns forever.

And I, Shirley A. McGuire Dunn, do for myself and my heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the encroaching of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except taxes which are to be prorated as of the closing of this deal;

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and that I will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, her heirs and assigns, against all lawful claims and demands whatsoever, except as aforesaid.

And for valuable consideration I, William T. Dunn, husband of Shirley A. McGuire Dunn, do hereby remise, release and forever quit-claim unto the said Grantee, her heirs and assigns, all my right and expectancy of descent in the above described premises.

In Witness Whereof we have hereunto set our hands, the 23rd day of January, in the year of our Lord one thousand nine hundred and Eighty-Six.

Signed and acknowledged in presence of:
Shirley A. McGuire Dunn
William T. Dunn

State of Ohio
Tuscarawas County, ss. Before me, a Notary Public
in and for said County and State, personally appeared
the above named
Shirley A. McGuire Dunn, formerly known as Shirley A. McGuire,
and William T. Dunn, wife and husband,
who acknowledged that they did sign the foregoing instrument and that the
same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and
official seal, at Dover, Ohio,
this 23rd day of January, A. D. 1986.
Charles T. Barkett, Notary Public
Statewide No Expiration Date.

This instrument prepared by:
Charles T. Barkett, Esq.
Dover, Ohio 44622.

79243



SHIRLEY A. MCGUIRE DUNN,
formerly known as Shirley
A. McGuire, married,

MARCIA SIMONS

RECEIVED FOR RECORD
DORIS M. COOPER, County Recorder
JAN 30 1986

County of _____ ss
Recorded for Record on the
_____ day of _____ 19__
at _____ o'clock _____ M.
and recorded _____ 19__ in
_____ Page _____
County Recorder
Recorders Fee \$ _____
This instrument prepared by _____

PARKET 41-06588 800
 0151011 45-NEW, TRP-IRBITTUSVILLE CORP
 MAP NUMBER 75
 SECTION & PLAT
 BOTTING NUMBER 30 308
 PROPERTY CLASS 310-SINGL F FAMILY OWNER OCCUPIE
 PROPERTY 300 117 E 27th ST
 BELEGGED 0240 51089
 LIVING AREA 4-536

VALUATIONS 3888

2010	2009
7,350	6,980
27,480	40,020
44,740	10,910
7,540	3,240
3,130	2,840
3,130	5,050
35,960	75,050

2009 MARKET VALUE

MARKET VALUE	ADJUSTED REASON	ADJUST FACTR	BOA	MARKET VALUE
5,980				5,980
6,980				6,980

LEVEL	CONSTRUCTION EXT	LEVEL	BASE AREA	FIN AREA	VALUE
1	8-SINGLE PAKI	5 2	314	512	42,870
2	EXTERIOR	4-FULL	512	512	39,900
3	FRNE/ALUMINUM	4-FULL	512		
4	STUCCO				
5	TILE				
6	CONCRETE BLOCK				
7	METAL				
8	CONCRETE				
9	BRICK				
10	STONE				
11	FRAME/MASONRY				
12	SOLE				
13	CONCRETE BOTTOM				
14	STAVED/WOOD				
15	PORCELAIN				
16	CLAY				
17	500				
18	ASPHALT				
19	CYCLONE				
20	STONE AND GLASS				
21	STONE/CONCRETE BL				
22	SOLE AND FRAME				
23	METAL AND GLASS				
24	CONCRETE AND GLAS				
25	BRICK VENEER ON M				
26	BRICK ON CONCRETE				
27	TILE				
28	VENYL				

ADJUSTED REASON

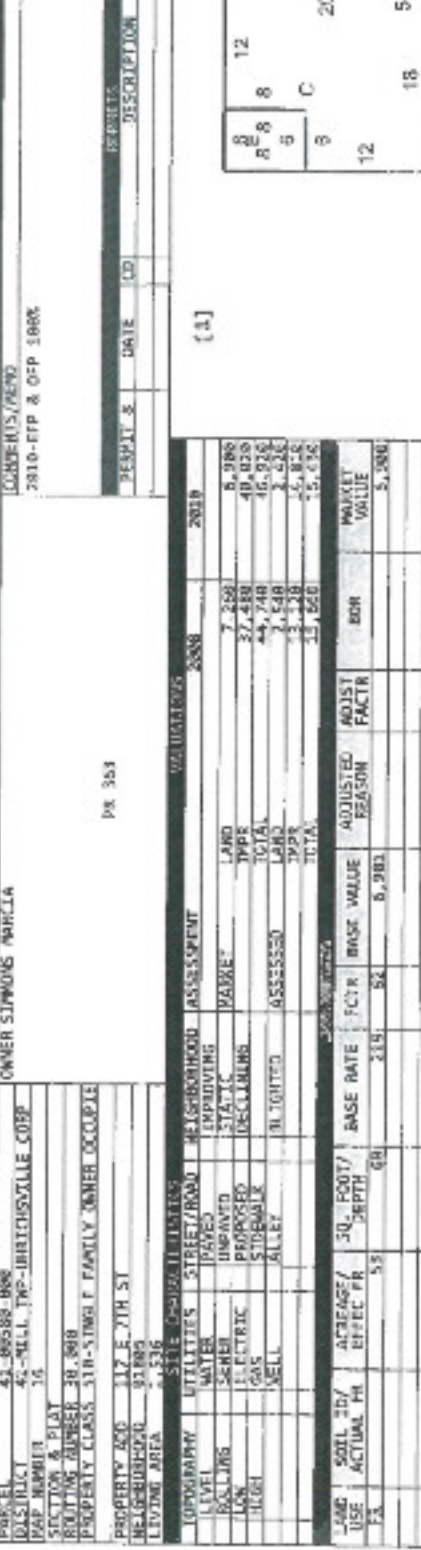
ADJUSTED REASON	ADJUST FACTR
214	54
4-FULL	512
4-FULL	512
512 ATTIC	
512 CEILING	
CEILING/DOOR	
TOTAL BASE	46,521
ROOM TYPE ADJUSTMENT	
SUB TOTAL	46,521
UNFINISHED INTERIOR	
0 J C	
EXTRA LYING UNITS	
REC ROOM	
FIREPLACE	
LINEN BRK	
NO HEATING	
AIR CONDITIONERS	
DRAINAGE	
M PLUMBING	
SUB TOTAL	88,321
SUB TOTAL	88,321
GARAGES & CARPOYS	
EXTERIOR FEATURES	
SUB TOTAL	137,648
GRADE/DESIGN FACTOR C-3	-12,785
REPRODUCTION COST	114,863

SURVEY OF IMPROVEMENTS

ID	USE	ST HT	AREA	ADD-ONS	RATE	GRD	REPRODUCTION COST	YEAR REHCD	YEAR REHCD	CONDO	MU DEP	OBS DEP	BOA	TRUE CASH VALUE
1	DWELL SHED	8x10	80		S.V.	C-3	114,343	1915	1990	F	05			40,820
TOTAL														40,820

TRANSFER DATE 08/28/86 SIMMONS MARCIA NAME OF PREVIOUS OWNER SALES AMOUNT 15,500 US DOLLARS DEED TYPE 303 TOTAL 40,820

APPRaiser: DATE: REVIEWED: LISTED: CONTRACT: LLOMPLI CONFORMANCE 225





PARRISH'S SECOND ADJUSTED
PLAT BOOK 2, PAGE 22

160

160

DUNN ANITA M ⊕
41-02408-000 9-12-2000
762-804
.00

KAPPLER DANIEL E & JAN K
41-02408-001 ⊕
100.56'
18-16-dec-0168-9-25

Z NSN-REHAB
LUYSTER REHAB
41-02334-000 9/
1339-1314
0.136

N89-54-25E 60.4
VoIPge
KAPPLER DANIEL E & JAN K
41-00586-000 ⊕
VoIPge
4-30-1975
60

S 80°20'58" E
16.5

N 80°20'08" E 161.42'

FREDRICKSON PATRICIA A ⊕
41-00687-000 2/13/2009
1300-1150
0.330

S 80°20'08" W 81.47'
53

SPRING STEPHEN M ⊕
41-03267-000 2/
VoIPge
1-30-1986
60

S 09°32'43" E 59.68'

S 80°20'08" W 80.00'

N 09°30'00" W 119.14'

80

60

E SEVENTH ST

75

CHANEY JOHN R ⊕
41-01819-000
682-238
.00 6-15-1994 ⊕

HOWAF
41-011
1257-
0.080

44.5

16.5

40.8

GANN ELSIE
41-00783-000

121.6

16.5



STATE OF OHIO
DEPARTMENT OF COMMERCE

11/6/08

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 117 E 4th ST
Uhrichsville OH 44683

Owner Name(s): John W. + MARCIA R. McNETT

Date: 10/2/12, 20

Owner is is not occupying the property. If owner is occupying the property, since what date: _____

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

Yes No If "Yes", please describe: _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Owner's Initials MM/JM Date 10/02/12 Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 117 E 7th St Uhrichsville OH 44683

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: _____

Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? Yes No

If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any current leaks or other material problems with the roof or rain gutters? Yes No

If "Yes", please describe: HAD LEAK in valley AND HAD IT REPAIRED

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

If "Yes", please describe and indicate any repairs completed: HEAVY RAINS WATER WILL SEEP in CORNERS

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No

If "Yes", please describe and indicate any repairs completed: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector?

Yes No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe: _____

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: _____

Do you know of any previous or current fire or smoke damage to the property? Yes No

If "Yes", please describe and indicate any repairs completed: _____

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | YES | NO | N/A | | YES | NO | N/A |
|-----------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1) Electrical | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Water softener | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Plumbing (pipes) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Is water softener leased? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Central heating | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Security System | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Central Air conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. Is security system leased? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10) Central vacuum | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Fireplace/chimney | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11) Built in appliances | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7) Lawn sprinkler | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12) Other mechanical systems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years): _____

Owner's Initials MM/JM Date 10/2-12

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 117 E 7th St Uhrichsville OH 44683

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No

If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, which could affect the property? Yes No

If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No

If "Yes", please describe: _____

Owner's Initials _____ / _____ Date _____ / _____

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 117 E 7th St Uhrichsville OH 44683

L) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?

- | | Yes | No | | Yes | No |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| 1) Boundary Agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Boundary Dispute | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe: _____

M) **UNDERGROUND STORAGE TANKS/WELLS:** Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

N) **OTHER KNOWN MATERIAL DEFECTS:** The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Marcia McNeill DATE: 10/2/12

OWNER: John W McNeill DATE: 10/2/12

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



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: 117 E 7th St. Uhrichsville, Ohio

Buyer(s): _____

Seller(s): _____

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 Auctions and real estate brokerage Pussocra 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 _____

Marcia McQuest _____ 10-2-12
SELLER/LANDLORD DATE

BUYER/TENANT _____ DATE _____

John W. McQuest _____ 10-2-12
SELLER/LANDLORD DATE

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

Property Address _____

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) X 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) X 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) X Purchaser has received copies of all information listed above.
- (d) X 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) X 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) RLW 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>Marcia McFurt</u> Seller	Date	<u>John W. McRae</u> Seller	<u>10-2-12</u> Date
_____ Purchaser	Date	_____ Purchaser	_____ Date
<u>Bronson R. Walliel</u> Agent	<u>10-2-12</u> Date	_____ Agent	_____ Date



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