

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

209 Fair Avenue N.E. - P. O. Box 648
New Philadelphia OH 44663
Phone: (330) 864-4450 Fax: (330) 343-2978
Email: tuc@tuc.com

TAX AND LEGAL REPORT

DATE: October 22, 2012

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: Trenton Ave. Uhrichville Ohio

PRESENT OWNER: Deborah Anderson Kaggzon

VOLUME: 535 PAGE: 322 TRANSFER: February 9, 1978

PARCEL NO.: 41-01801-000

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

Deborah Anderson Kaggzon

PARCEL NO.: 41-01801-000

DESC: Whole 893

TOWNSHIP NAME AND NUMBER: 41-MIE Twp

VALUATIONS:

LAND: 2450
BUILDING: 695
TOTAL: 3150
AMV

TAXES

GENERAL TAXES	\$ 80.37
TAX REDUCTION	\$ - 10.00
10% ROLLBACK	\$
2 1/2% REDUCTION	\$
HOMESTEAD CREDIT	\$
TOTAL PER 1/2 YEAR	\$ 70.71
UNPAID REAL	\$
CURRENT SA:	\$ 8.00
PENALTY	\$
PRIOR DEL:	\$
TOTAL DUE:	\$ 0

Special Assessments: MWCD

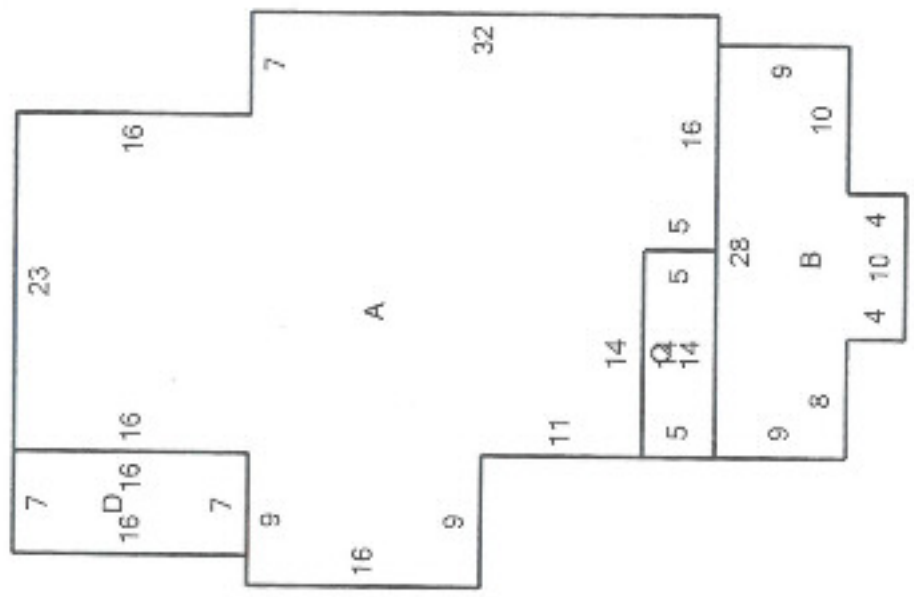
Taxes for the year 2011 are paid

Taxes for the first half year 2012 are undetermined but not yet due.

BY: Jessica Murphy

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 330 examination and a current survey to verify its accuracy.



[1]

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 545
New Philadelphia OH 44663
Phone: (330) 384-4450 Fax: (330) 343-2078
Email: tustitle@tuscotde.net

TAX AND LEGAL REPORT

DATE: October 22, 2012

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 532 Trenton Ave. Uhrichsville Ohio

PRESENT OWNER: Deborah Anderson Kagaoan

VOLUME: 535

PAGE: 392

TRANSFER: February 9, 1978

PARCEL NO: 41-01802-000

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

Deborah Anderson Kagaoan

PARCEL NO.: 41-01802-000

DESC. O L 28 .293A

TOWNSHIP NAME AND NUMBER: 41- MIH Township

VALUATIONS:

LAND: 6670
BUILDING: 31540
TOTAL: 37210
AUV:

TAXES

GENERAL TAXES: \$ 1067.56
TAX REDUCTION: \$ - 126.92
10% ROLLBACK \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 941.63
UNPAID REAL \$
CURRENT SA \$ 18.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the year 2011 are paid

Taxes for the first half year 2012 are undetermined but not yet due.

BY: Jessica Murphy

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) 354-4450 Fax: (330) 343 2876
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: October 22, 2012

REQUESTED BY: Don Waltek Waltek Auctions

PROPERTY ADDRESS: W. High St. Uhrichsville Ohio

PRESENT OWNER: Deborah Anderson Kagsorn

VOLUME: 538

PAGE: 392

TRANSFER: February 9, 1975

PARCEL NO: 41-01668-000

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

Deborah Anderson Kagsorn

PARCEL NO.: 41-01659-000

DESC. PR 974

TOWNSHIP NAME AND NUMBER: 41-Mill Twp

VALUATIONS:

LAND: 770
BUILDING: 0
TOTAL: 770
AUV:

TAXES:

GENERAL TAXES: \$ 22.09
TAX REDUCTION: \$ - 2.80
10% ROLLBACK: \$
2 1/2% REDUCTION: \$
HOMESTEAD CREDIT: \$
TOTAL PER 1/2 YEAR: \$ 19.49
UNPAID REAL: \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the year 2011 are paid

Taxes for the first half year 2012 are undetermined but not yet due.

BY: Jessica Murphy

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.

532 Trenton Ave.



WARRANTY DEED—No. 102A

The Ohio Legal Bank Co. Cleveland
Publishers and Dealers Since 1923

Know all Men by these Presents

11782

VOL. 536 PAGE 392

That We, George A. Sents and Gertrude G. Sents, husband and wife,
 the Grantors
 who claim title by or through instrument, recorded in Volume 481, Page 227,
 County Recorder's Office, for the consideration of Ten and no/100 Dollars
 and other valuable consideration Dollars (\$ 10.00)
 received to our full satisfaction of Deborah Anderson Kageorn

the Grantor,
 whose TAX MAILING ADDRESS will be 416 Walnut St., Uhrichville,
 Ohio 44683 do

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

Parcel #1: Being a part of Out Lot #28, more fully described as
 follows: Beginning at the North-West corner of Lot #975; thence
 North 23½ deg. East 194.0' to the Northerly line of Out Lot #28
 (said point being South 74 3/8 deg. East 3.31 chains from the North
 west corner of said Out Lot #28; thence South 74 3/8 deg. East 80.0'
 to a point, thence South 21 deg. 15' West 195.5' to the Northerly
 line of Lot #977; thence North 73 deg. 30' West 84.5' to the place
 of beginning, containing 0.37 of an acre, and being all of said
 Out Lot as now owned by Edith M. Gracy and two others.

Parcel #2: And being Lot No. 1 in McKinley's Subdivision to
 Uhrichville, Ohio, said lot was renumbered in the year 1906 as
 Lot No. 944 and renumbered in the year 1937 for tax purposes as
 Lot No. 933.

Parcel #3: Being a part of Lot No. 974 according to the system
 of renumbering Lots for tax purposes in the year 1937.

The original number of said Lot was Lot No. 42 in
 McKinley's Subdivision of Out Lots No. 2, 3 and 4 in Chalfant's Out
 Lots to Uhrichville, Ohio. Said Lot was renumbered in the year
 1906 as No. 983. The portion of said Lot No. 974 to which this
 pertains is more fully described as follows:

Beginning at an iron pin at the northwest corner of said
 Lot No. 974; thence with the North line thereof South 75 deg. 45
 min. East, 37.0 feet to an iron pin at the northeast corner of said
 Lot No. 974; thence with the East line thereof South 21 deg. 44 min.
 West, 29.8 feet to an iron pin at the northwest corner of Lot No.
 973; thence with the north line of Lots 975, 976 and 977 produced
 westerly with a bearing of North 71 deg. 33 min. West, 36.07 feet
 to an iron pin on the west line of Lot No. 974; thence with the
 west line thereof North 23 deg. 12 min. East, 27.0 feet to the place
 of beginning.

McKinley's Subdivision is recorded in Plat 1, Record 13,
 Recorder's Office, Tuscarawas County, Ohio.

TRANSFERRED

GRANTOR AS ALL
 CONVEYANCE DEMAND-ED.
 SEC. 3-9-202 R. C. L. W. WITH
 ANT. 2.100

FEB - 9 1978

DONALD E. KINSEY
 COUNTY CLERK

"Have checked for final
 description only"
 2-9-78
 ED F. GARDNER
 TUSCARAWAS COUNTY ENGINEER
 Uhrichville, Ohio

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

UNRECORDED

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 we, George A. Sents and Gertrude G. Sents, husband and wife, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the encroaching of these presents, we were well seized of the above described premises, as a good and indefeasible estate in F&B ESTATE, 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 excepting real estate taxes which are to be pro-rated to date of this deed.

and that we 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

And for valuable consideration we, George A. Sents and Gertrude G. Sents, do hereby remise, release and forever quit-claim unto the said Grantee, her heirs and assigns, all our right and expectancy of Dower in the above described premises.

In Witness Whereof we have hereunto set our hands, the 27th day of January, in the year of our Lord one thousand nine hundred and seventy-eight.

Signed and acknowledged in presence of

Richard Cordery
Philip A. Borsheim

George A. Sents
Gertrude G. Sents

State of Ohio

Before me, a Notary Public
Tuscarawas County, in and for said County and State, personally appeared the above named George A. Sents and Gertrude G. Sents, husband and wife, 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 27th day of January, A. D. 1978

This instrument prepared by
Thomas H. Hirsch, Atty.

Philip A. Borsheim
My Commission Expires August 15, 1978.



TO

11782

vol. 19

COUNTY CLERK

State of Ohio

of Tuscarawas ss

proved for record on file

of FEB 9 1978 19

at 10:30 A.M.

under FEB 9 1978 19 in

at Dover

by Philip A. Borsheim

Notary Public

My Commission Expires August 15, 1978

instrument prepared by



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:

532 Trenton Ave

Wrightsville, OH

Owners Name(s):

KAGAOAN

Date: _____, 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 AKI Date 10/8/12

Purchaser's Initials _____ Date _____

Property Address 532 Trenton Ave Uhrichsville, OH

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: FRONT PORCH

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: UNKNOWN

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/backlog; or leaking pipes, plumbing fixtures, or appliances? Yes No

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

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 checked="" type="checkbox"/>	<input 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 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 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 type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 AK / _____ Date 10-19-12

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 532 Trenton Ave Uhrichsville, OH

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: UNKNOWN

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Asbestos | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Radon Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If "Yes", indicate level of gas if known _____ | | | <input checked="" type="checkbox"/> |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 No Unknown
- Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

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 DK / _____ Date 10-18-12 Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 532 Trenton Ave Uhrichsville, OH

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 4) Shared Driveway
2) Boundary Dispute 5) Party Walls
3) Recent Boundary Change 6) Encroachments From or on Adjacent Property
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: *Michael A. Kagan* DATE: 10-8-12
OWNER: _____ DATE: _____

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: 532 Trenton Ave, Urbichsville, OH

Buyer(s): _____

Seller(s): KAGAN

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) Wallik Andros and real estate brokerage Pissocata Martins 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/BUYER(S) _____ DATE _____

X Deborah A Kagan 10-8-12
SELLER/LANDLORD _____ DATE _____

BUYER/BUYER(S) _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 532 Trenton Ave URBICHSVILLE, OH

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.

<u>Richard N. Kagan</u> Seller	_____	Date	Seller	_____	Date
<u>[Signature]</u> Purchaser	_____	Date	Purchaser	_____	Date
<u>[Signature]</u> Agent	10/8/12	Date	Agent	_____	Date



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