

Don R. Wallick Auctions, Inc.

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ALBAN TITLE

204 2nd Street NE ♦ New Philadelphia, OH 44663 ♦ www.albantitle.com
Phone: (330) 343-5800 ♦ Fax: (330) 343-5877

TAX AND LEGAL REPORT

DATE: 12/19/2012

REQUESTED BY: Brooke

PROPERTY ADDRESS: 216 E Davis St

PRESENT OWNER: Rose Copeland

VOL: 658 PAGE: 712 TRANSFER: 6/16/2000

PARCEL NO: 41*02385*000

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

PARCEL NO: 41*02385*000

DESC: PR 1973

VALUATIONS:

LAND:	2,430
BUILDINGS:	<u>22,200</u>
TOTAL:	24,630
HOMESTEAD:	
CAUV:	

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:	706.63
REDUCTION:	-127.00
10% ROLLBACK:	-57.96
2 1/2 % REDUCTION:	-14.49
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	359.70
UNPAID REAL:	
CURRENT SA:	
ADJUSTMENTS:	28.60
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	388.30

Taxes for the first half year 2011 are PAID

Taxes for the second half year 2011 are PAST DUE

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.

COPELAND KELLY
41-01551-000
1117-2024 7-28-2003
00 18,57.03,33

367

1972
360
1

COPELAND ROSE M
41-02385-001
VolPge 7-24-2000
0.267 18,57.03,34.01

118.5

COPELAND ROSE M
41-02385-000
658-712 6-4-1992
.00 18,57.03,34

1973
361
2

217
KDHL CHRISTOPHER
41-02782-000
1106-914 5/23/2003
.367 18,57.03,35

50

50

217

150

WEAVER ANTHONY J & LUELLA E
41-00716-000
1222-695 4/27/2006
0.579 18,57.03,37.000

118.5

1974
362
3

JOHNS RICHARD L & LISA L
41-01727-000
VolPge 10-20-1998
JLC 18,57.03,38

118.5

1975
363
4

367

367

ARNOLD WILLIAM J & CAROL A
41-01728-000
VolPge 9-16-1974
.00 18,57.04,1

118

75
BARNES GEORGE
41-02573-000
VolPge 12-28-1990
18,57.03,43
75

149.3

40

40

45

85.3

32-15W

64

N 02°15'00" E

63.85'

N 02°15'00" E

E DAVIS ST

J.C. DAVIS' SUBD
PLAT BOOK 8, P

Samuel C. Ward, P.S. #7526
Randall A. Emler, P.S. #7760

WARD & EMLER SURVEYING, INC.
Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663-2512
(330) 364-5866 (voice)
(330) 364-1107 (fax)
E-mail: wsemler@wardemler.com
Web site: www.surveynorth.com

Robert F. Regel, P.S. #5574
D. Aaron Webb, P.S. #8401

August 7, 2012

**Description of a 0.740 of an Acre Tract
For
Attorney Karen Dummermath**

Situated in the City of Uhrichsville, County of Tuscarawas and the State of Ohio.

Being located in Lot 1973, formerly known as Lot 2 in "J.C. Davis Subdivision" as recorded in Plat Book 8 at Page 22 and being all of the premises (A.P. #41-02385.000) as conveyed to Rose M. Copeland by Deed Volume 658 at Page 712 of the Tuscarawas County Deed Records, being more fully described as follows:

Beginning at a 3/4" iron pin capped "DA Bower 5753"(found) at the northeast corner of Lot 1973 (2), on the southerly line of "DAVIS STREET" and at the **TRUE PLACE OF BEGINNING** of the tract hereto to be described;

Thence from said beginning, leaving said road and with the east line of Lot 1973 (2), South 0 deg. 38 min. 58 sec. West, 370.27 feet to a point at the southwest corner of said lot, passing on line a 3/4" iron pin capped "DA Bower 5753" (found) at 297.05 feet;

Thence with the south line of said lot, North 89 deg. 01 min. 27 sec. West, 118.55 feet to a point at the southwest corner of said lot;

Thence with the west line of said lot, North 0 deg. 38 min. 58 sec. East, 208.73 feet to a 5/8" iron pin (found) capped "Emler 7760" on the easterly L.A. r/w line of Tus - 36 - 16.63 (U.S. Route #36) and at the southwest corner of a 0.267 of an acre tract as conveyed to Rose M. Copeland (D.V. 760 P.688);

Thence with the aforesaid line the following 2 courses and distances;

- 1) South 19 deg. 03 min. 05 sec. East, 6.84 feet to a point;
- 2) Thence South 41 deg. 09 min. 58 sec. East, 83.95 feet to a 5/8" iron pin (found) capped "Emler 7760" at the southeast corner of the aforesaid 0.267 of an acre tract;

Thence with the east line of said 0.267 of an acre tract, North 0 deg. 38 min. 58 sec. East, 329.59 feet to an iron pin (found) capped "Emler 7760" at the northeast corner of the aforesaid 0.267 of an acre tract, on the north line of said lot and on the southerly line of said street;

Thence with the north line of said lot and the south line of said street, South 88 deg. 59 min. 11 sec. East, 59.56 feet to the **TRUE PLACE OF BEGINNING** containing **0.740 of an Acre** more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

**The above described 0.740 of an acre tract comprises of 0.382 of an acre within the easement to the State of Ohio for Tax. - 36- 16.63.

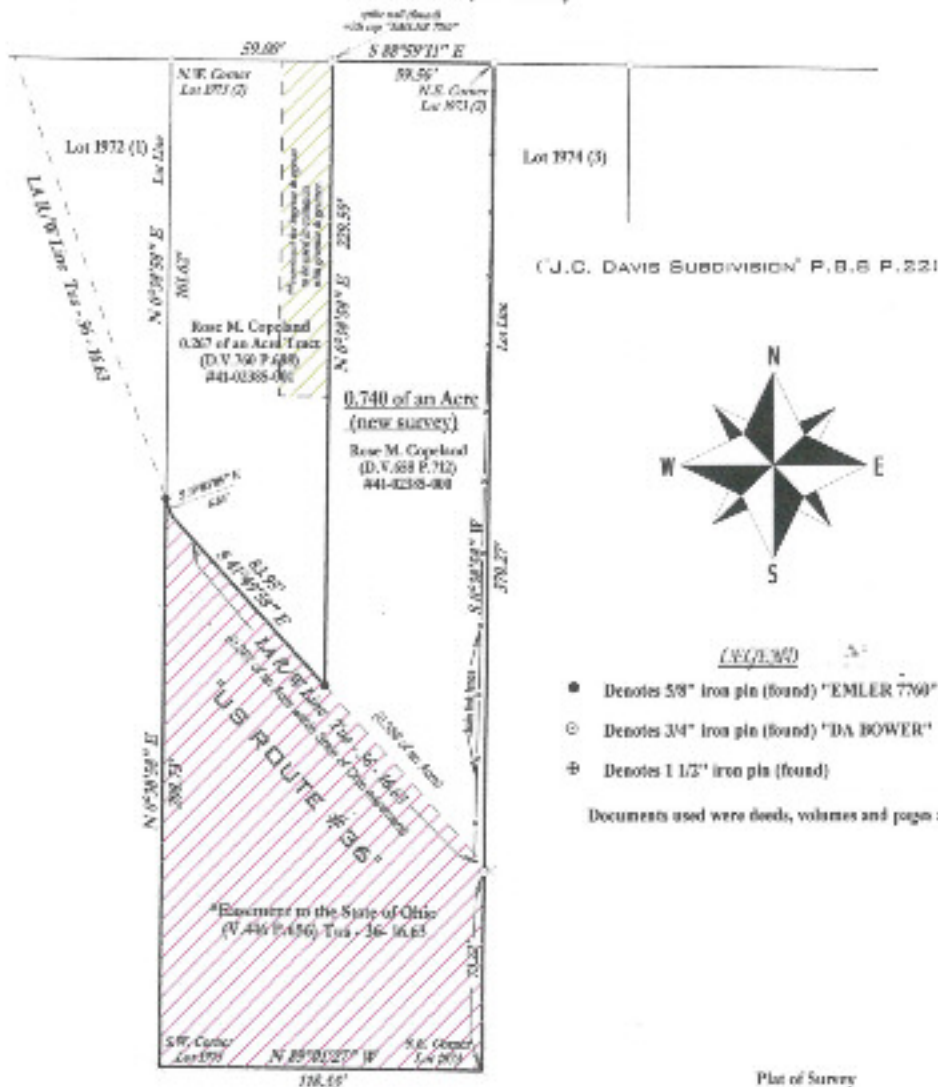
Bearings are oriented to the centerline of U.S. Route 36 (Tus - 36 - 16.63) and all iron pins indicated (set) are 5/8"x 30" re-bars with orange plastic caps stamped "EMLER 7760".

Survey and description by Randall A. Emler, Professional Surveyor #7760 in August, 2012.



This property is subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise implied which may not be shown herein.

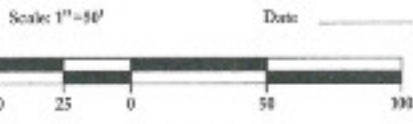
DAVIS STREET (50' WIDE)



- LEGEND**
- Denotes 5/8" iron pin (found) "EMLER 7760"
 - ⊙ Denotes 3/4" iron pin (found) "DA BOWER"
 - ⊕ Denotes 1 1/2" iron pin (found)
- Documents used were deeds, volumes and pages as shown.

Plat of Survey
for
Attorney Karen Dummermuth
Located in
Lot 1973 (formerly known as Lot 2 "J.C. Davis Subd." (P.B.S P.22)
City of Uhrichsville, Mill Township, Tuscarawas County, Ohio.

Bearings are oriented to the centerline of U.S. Route 36 (Tus - 36 - 36.63) and iron pins indicated (set) are 5/8" iron rebars with a yellow plastic cap stamped "EMLER 7760".



Prepared By
WARD & EMLER SURVEYING, INC.
113 Third Street S.E.
New Philadelphia, Ohio 44663
Phone: (330) 364-5866
Fax: (330) 364-1107
E-mail: wardemler@surveysosohio.com

I, the undersigned, do hereby certify that this plat is true and correct to the best of my knowledge and belief.

Randall A. Emler
Randall A. Emler
Professional Surveyor #7760





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 bonded 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: 2116 Davis St - Uhrichsville, OH

Buyer(s): _____

Seller(s): Rose Copeland Estate

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) Donna Wallace Auctions and real estate brokerage Pisarcou Brothers Realty will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. (If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.)

BUYER/BUYERS _____ DATE _____

SELLER/SELLERS _____ DATE _____

Donna Wallace
SELLER/LANDLORD
Administrative of Rose Copeland Estate
DATE 12-18-12

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

Property Address 2116 Davis St Uhrichsville, 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.

Theresa Adams Admin, Rosewood Estates 12-18-12
 Seller Date Seller Date

Ann Wallick
 Purchaser Date Purchaser Date

Ann Wallick
 Agent Date Agent Date



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

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