

# 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



MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

**Currently Viewing**

**Parcel:** 15-00159-000 **Address:** 138 FAIRVIEW AVE **Owner:** BAKER VERLIE E & PHYLLIS A **Legal:** WHOLE 2896 PR 2891

[Summary](#) [Tax](#) [Parcel History](#) [Ejectment History](#) [Land](#) [Deed](#) [Search](#)

**Property**

**Tax District:** 16-DONER MUNI TWP - DONER CORPORATION  
**Class:** 010-SINGLE FAMILY OWNER OCCUP RD  
**Neighborhood:** 03004-DONER CORPORATION  
**Subdivision:**

**Lot #:** **CD Year:** **Map #:** **SLY:**

**Deed**

**Acres:**

**Volume:** **Page:**  
**Sold:** **Price:**

**Values**

	Assessed	Assessed
<b>Land:</b>	33,300	9,900
<b>Improvements:</b>	31,210	31,000
<b>Total:</b>	110,900	41,900
<b>CADW:</b>		
<b>Homestead:</b>	110,900	41,850 - HOMESTEAD GRANTED

**Ownership Info**

**Name:** BAKER VERLIE E & PHYLLIS A  
**Address:** 138 N FAIRVIEW AVE  
 DONER OH 44802

**Taxpayer Information - Last Modified 3/19/2007**

**Name:** BAKER VERLIE E & PHYLLIS A  
**Address:** 138 N FAIRVIEW AVE  
 DONER OH 44802

**Tax Rates**

**Whole:** 0.57 **Effective:** 0.572800

**Charges**

	Rate	1st Half	Sub-Total	2nd Half	Total
<b>Tax:</b>	0.00	750.48	750.48	0.00	1,500.96
<b>Sanitary:</b>	0.00	6.00	6.00	0.00	12.00
<b>Total:</b>	0.00	756.48	756.48	0.00	1,512.96
<b>Paid:</b>	0.00	756.48	756.48	756.48	1,512.96
<b>Due:</b>	0.00	0.00	0.00	0.00	0.00
<b>Grow:</b>					0.00

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## Currently Mowing

Number: 15-00159-000 Address: 135 FAIRVIEW AVE Owner: BAKER VERLE D & PHYLLIS A Legal: WHOLE 2690 PR 2691

Summary Tax Transfer History Payment History Land Detail Stock

## Current Charges

	Price	1st Half	Sub-Total	2nd Half	Total
REAL PROPERTY 2012	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	752.48	752.48	752.48	1,504.96
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
PAID	0.00	752.48	752.48	752.48	1,504.96
SURPLUS	0.00	0.00	0.00	0.00	0.00
CORRECTIONAL SVCCD	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
PAID	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	0.00	0.00	0.00	0.00

## Change Totals

	Price	1st Half	Sub-Total	2nd Half	Total
TAXES	0.00	0.00	0.00	0.00	0.00
SPECIALS	0.00	0.00	0.00	0.00	0.00
REFUNDS	0.00	0.00	0.00	0.00	0.00
DUAL	0.00	0.00	0.00	0.00	0.00

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TUSCARAWAS COUNTY AUDITOR

## Currently Viewing

Number:	15-00159-000	Address:	138 FAIRVIEW AVE	Owner:	BAKER VERLE E & PHYLLIS A	Legal:	WHOLE 2600 PR 2601
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Summary	Tax	Transfer History	Payment History	Land	Build	Street
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Type	Units/acre	Average/Depth	RR	SQ Footage
FR FRONT LOT		50	00	130

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number: 15-00159-000 Address: 158 FAIRVIEW AVE Owner: BAKER VERLE E & PHYLLIS A Legal: WHOLE 2690 PR 2691

Summary Tax Transfer History Payment History Land Detail Detail

Card	Style	Year Built	Year Renovd	Grade	AC	Heat	Exp/Imps	Total Stories	Total Rooms	Bathrooms	Half Baths	Fd Bdrms	Total Area	Basement	Detail
1	01 SPOLE ONLY	1950		C	FULL	FULL	1/1	2	6	3	1		1700	1140	

STATE OF OHIO  
DEPARTMENT OF COMMERCE

## RESIDENTIAL PROPERTY DISCLOSURE FORM

**Purpose of Disclosure Form:** This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

**Owner's Statement:** The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for 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.

## OWNER INSTRUCTIONS

**Instructions to Owner:** (1) Answer ALL questions. (2) Report known conditions affecting the property. (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.

Owner's Initials Y&J RM Date 3/24/13  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



2013

STATE OF OHIO  
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-11 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 136 N. Fairview Ave, Dover, Ohio 44622

Owners Name(s): Verle + Phyllis Baker

Date: 3/24, 2013

Owner is  occupying the property. If owner is occupying the property, since what date: \_\_\_\_\_  
If owner is not occupying the property, since what date: 0/18/2013

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 and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_

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

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: \_\_\_\_\_ Inspected By: \_\_\_\_\_

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes   
No  If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_

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 previous or current leaks or other material problems with the roof or rain gutters? Yes   
No  If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): \_\_\_\_\_

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: \_\_\_\_\_

Owner's Initials Ver BA Date 3/24/13  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 136 N. Fairview Ave., Dover, Ohio 44622

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: under the kitchen sink, water leaked when changing the secondary spigot

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:

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.

**E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):** Do you know of any previous or current 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 and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years):

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) WOOD DESTROYING INSECTS/TERMITES:** Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes  No   
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years):

**G) MECHANICAL SYSTEMS:** Do you know of any previous or current problems or defects with the following existing 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 checked="" type="radio"/>		8) Water softener		<input checked="" type="radio"/>	
2) Plumbing (pipes)		<input checked="" type="radio"/>		a. Is water softener leased?		<input checked="" type="radio"/>	
3) Central heating		<input checked="" type="radio"/>		9) Security System		<input checked="" type="radio"/>	
4) Central Air conditioning		<input checked="" type="radio"/>		a. Is security system leased?			
5) Sump pump			<input checked="" type="radio"/>	10) Central vacuum		<input checked="" type="radio"/>	
6) Fireplace/chimney		<input checked="" type="radio"/>		11) Built in appliances		<input checked="" type="radio"/>	
7) Lawn sprinkler			<input checked="" type="radio"/>	12) Other mechanical systems			

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

**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			
2) Asbestos		<input checked="" type="radio"/>	<input checked="" type="radio"/>
3) Urea-Formaldehyde Foam Insulation			<input checked="" type="radio"/>
4) Radon Gas		<input checked="" type="radio"/>	
a. If "Yes", indicate level of gas if known:		<u>tested in 2016/11 - negative</u>	
5) Other toxic or hazardous substances			

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

Owner's Initials Yuel Aca Date 3/24/2013

Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 136 N. Fairview Ave, Dover OH 44622

**D) 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: \_\_\_\_\_

Do you know of any oil, gas, or other mineral right leases on the property? Yes  No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

**J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:** Yes  No  Unknown

Is the property located in a designated flood plain?

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

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

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): \_\_\_\_\_

**L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' 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, fees or abatement, which could affect the property? Yes  No

If "Yes", please describe: \_\_\_\_\_

List any assessments paid in full (date/amount) \_\_\_\_\_

List any current assessments: \_\_\_\_\_ monthly fee \_\_\_\_\_ Length of payment (years \_\_\_\_\_ months \_\_\_\_\_)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes  No

If "Yes", please describe (amount) \_\_\_\_\_

**M) 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: \_\_\_\_\_

**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's Initials Ind PCA Date 3/29/13

Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



Property Address 136 N. Fairview Ave., Dover, Ohio 44622

**CERTIFICATION OF OWNER**

Owner certifies that the statements contained in this form are made in good faith and 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: Michelle A. Barber, P.O.A. DATE: March 27, 2013

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.

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.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at [www.dnr.state.oh.us](http://www.dnr.state.oh.us).

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.

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: 136 N. Fairview Ave. Dover OH 44622

Buyer(s): \_\_\_\_\_

Seller(s): VEALE AND PHYLLIS BAKER

### 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) Ryan Wolliek and real estate brokerage PM 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.

_____ SUPERVISOR	_____ DATE	<u>Phyllis D. Baker P.O.A.</u> SELLER/PROX/DPO	<u>3/24/2013</u> DATE
_____ BUYER/TEENANT	_____ DATE	_____ SELLER/PROX/DPO	_____ DATE

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

Property Address 136 Fairview Ave N. Dover, OH 44622

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.

Richard A. Barbee - P.O.A. 3/24/13  
Seller Date Seller Date

Mark W. Weber 3/24/13  
Purchaser Date Purchaser Date  
Agent Date Agent Date





**Ohio Bar Title Insurance Company**  
*A First American Company*

**Commitment for Title Insurance**

ISSUED BY

**Ohio Bar Title Insurance Company**

**Commitment**

Ohio Bar Title Insurance Company, an Ohio corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

**This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.**

In Witness Whereof, Ohio Bar Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

**Ohio Bar Title Insurance Company**



*Kevin F. Eichner*

Kevin F. Eichner  
 President

*Michael J. Fromhold*

Michael J. Fromhold  
 Secretary

(This Commitment is valid only when Schedules A and B are attached)

**INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.**

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## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/> >.



**Ohio Bar Title Insurance Company**  
*A First American Company*

ISSUED THROUGH THE OFFICE OF:

DOUGLAS D. FRAUTSCHY, ESQ.



OHIO BAR TITLE INSURANCE  
COMPANY, A  
FIRST AMERICAN  
COMPANY

Corporate Office  
1 First American Way  
Sante Ana, CA 92707  
(800) 854-3643



**Ohio Bar Title Insurance Company**  
A First American Company

## Commitment for Title Insurance

BY

**Ohio Bar Title Insurance Company**

# Schedule A

File No.: 2013-15-00159.000

1. Effective Date: May 3, 2013

2. Policy (or Policies) to be issued: AMOUNT

a.  ALTA Owner's Policy of Title Insurance (6-17-06) \$TBD

ALTA Homeowner's Policy of Title Insurance (rev. 2-3-10) \$

Other \$

Proposed Insured: To Be Determined

b.  ALTA Loan Policy of Title Insurance (6-17-06): \$TBD

ALTA Expanded Coverage Residential Loan Policy (2-3-10) \$

Other \$

Proposed Insured: To Be Determined

3. The estate or interest in the land described or referred to in this Commitment is fee simple

4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:

Verle E. Baker and Phyllis A. Baker by Survivorship deed from Verle E. Baker dated August 6, 1981 and recorded August 10, 1981 in Tuscarawas County Deed Volume 563, Page 669.

5. The land referred to in this Commitment is described as follows:

Situated in the City of Dover, County of Tuscarawas and State of Ohio:

**TRACT ONE:**

Being all of Lot Number 2690, as presently known and numbered, in said City.

**TRACT TWO:**

Being Lot Number 2691, as presently known and numbered, in said City. EXCEPTING fifteen (15) feet off of the south side of said Lot, extending the full length of said Lot from front to rear; the part of said Lot Number 2691 herein conveyed, being 35 x 150 feet.

No buildings are to be erected on any of the above Lots, herein conveyed, less than twenty (20) feet from the property line of Fairview Avenue in said City, not to include porch or verandah.

Parcel #15-00159.000

Issuing Agent: Douglas D. Frautschy, Esq.  
Agent ID No.: 5149068  
Address: 747 E. Steinebrey Ridge Rd. P.O. Box 462  
City, State, Zip: Sugarcreek, Ohio 44681  
Telephone: 330-852-2513

By: \_\_\_\_\_




Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

**INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD**



 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	<b>Commitment for Title Insurance</b>
	<small>BY</small> <b>Ohio Bar Title Insurance Company</b>
<b>Schedule BI</b>	

### REQUIREMENTS

File No.: 2013-15-00159.000

The following requirements must be satisfied:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.


2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

Properly executed deed from Verle E. Baker and Phyllis A. Baker to buyer and properly recorded in the Tuscarawas County, Ohio Recorder's Office.

Properly executed mortgage from borrower to lender and properly recorded in the Tuscarawas County, Ohio Recorder's Office.

Affidavit of present owners that no work, etc., has been performed on the insured premises during the prior 60 days.

Survey certified to the title company satisfactory in all respects.

 <b>Ohio Bar Title Insurance Company</b> <i>A First American Company</i>	<b>Commitment for Title Insurance</b>
	<small>BY</small> <b>Ohio Bar Title Insurance Company</b>
<b>Schedule BII</b>	

### EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Building restrictions in deed from Verle E. Baker to Verle E. Baker and Phyllis A. Baker dated August 6, 1981 and recorded August 10, 1981 in Tuscarawas County Deed Volume 563, Page 669.
10. For real estate tax purposes, the real estate is shown on the current duplicates of the Auditor and Treasurer as Parcel #15-00159.000 with valuations as follows:

Land Value	\$28,350.00
Building Value	91,210.00
Total Value	119,560.00
Semi-Annual Taxes	758.48

Taxes for the year 2012 are paid. Taxes for the first half of the year 2013 and thereafter are a lien, but are not yet due and payable. Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

**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  
Sarasburg, Ohio 44880  
info@WallickAuctions.com  
<http://www.WallickAuctions.com>



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