

# 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

Number	Address	Owner	Legal	Pin
45-08500-000	493 WICKINLEY AVE	GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST		1336

Summary Tax Transfer History Payment History Land Growth Auctions

Property

<b>Tax District:</b>	45-03700 TWP-NEWCOMBERSTONE CORP
<b>Class:</b>	910-8 SINGLE FAMILY OWNER OCCUPIED
<b>Neighborhood:</b>	
<b>Subdivision:</b>	
<b>Lot #:</b>	
<b>CD Year:</b>	
<b>Map #:</b>	
<b>ACS</b>	

Deed

<b>Acres:</b>	
<b>Volume:</b>	
<b>Sold:</b>	11/24/2012
<b>Page:</b>	
<b>Price:</b>	

Values

	Appraised	Assessed
<b>Land:</b>	9,200	5,220
<b>Improvements:</b>	26,240	19,270
<b>Total:</b>	35,440	24,490

GRU:

Homestead:

Ownership Info

<b>Name:</b>	GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST
<b>Address:</b>	68475 APOCHIS RD SENEGAVILLE OH 43080-9755

Traxper Information - Last Modified 2/11/2013

<b>Name:</b>	GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST
<b>Address:</b>	68475 APOCHIS RD SENEGAVILLE OH 43080-9755

Tax Rates

<b>WV:</b>	11.80	<b>Effective:</b>	40.25004
------------	-------	-------------------	----------

Charges

	Price	1st Half	Sub-Total	2nd Half	Total
<b>Tax:</b>	0.00	270.00	270.00	270.00	540.00
<b>Specials:</b>	0.00	0.00	0.00	0.00	0.00
<b>Total:</b>	0.00	270.00	270.00	270.00	540.00
<b>Paid:</b>	0.00	269.99	269.99	269.99	539.98
<b>Due:</b>	0.00	0.01	0.01	0.01	0.02
<b>Errors:</b>					0.00

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

<b>Number:</b>	<b>Address:</b>	<b>Owner:</b>	<b>Legal:</b>
45-00550-000	481 MCKINLEY AVE	GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST	PR 1305

Summary	Tax	Transfer History	Payment History	Land	Overall	Assess	Notes
	Type			Units/EY FR		Acres/Depth FR	CG, FT/Depth S
FR-FRONT LOT						45	150

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

<b>Number:</b>	<b>Address:</b>	<b>Owner:</b>	<b>Legal:</b>
45-00550-000	483 MCKINLEY AVE	GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST	PR 1309

Summary	Tax	Transfer History	Payment History	Land	Dwell	Auxiliary	Sketch							
Card	Style	Year Built	Year Renovd	Class	AC	Area	Rooms	Total Stories	Total Rooms	Bathrooms	Half Baths	Full Baths	Total Area	Basement
1	21-SINGLE FAMILY	1990		C-3	NONE	FULL	/	1	3	2			884	BS

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

<b>Number:</b>	<b>Address:</b>	<b>Owner:</b>	<b>Legal:</b>
45-00550-000	483 MCKINLEY AVE	GIBSON EARL R & FRAMA C TRUSTEES - REVOCABLE LIVING TRUST	PR 1505

Summary	Tax	Transfer History	Payment History	Area	Dwell	Acreage	Sketch		
Code				Type		Condition	Year Built	Year Renov	Sqft
1				DETACHED FRAME GARAGE			1920		320



STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

**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   *JD*   Date   5/23/13    
Owner's Initials   *J*   Date           

Purchaser's Initials            Date             
Purchaser's Initials            Date



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

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: 483 MCKINLEY AVE, NEWCOMERSTOWN, OHIO 43832

Owner's Name(s): DAVID E. GIBSON TEE

Date: MAY, 23, 2013

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

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

OWNERS HAVE NEVER LIVED IN THIS PROPERTY

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):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes No

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

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

- Public Sewer, Private Sewer, Septic Tank, Leach Field, Aeration Tank, Filtration Bed, Unknown, 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

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

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

Owner's Initials Date 5/23/13

Purchaser's Initials Date

Property Address 483 MCKINLEY AVE NEWCOMERTOWN

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: \_\_\_\_\_

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input 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 (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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known: _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input 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 in the property: \_\_\_\_\_

Owner's Initials [Signature] Date 5/23/13  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

OWNERS HAVE NEVER LIVED IN THIS PROPERTY

Property Address 483 McKinley Ave Newcomerstown

I) 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:

Is the property located in a designated flood plain? 

Yes	No	Unknown
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

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, IID, 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	<input type="checkbox"/>	<input type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input type="checkbox"/>

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 [Signature] Date 5/23/13

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

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

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

*owners have never lived in property*



Property Address 483 McKinley Ave Newcomerstown

**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: David P. Gilbert DATE: 5/23/13  
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: \_\_\_\_\_

*OWNERS HAVE NEVER LIVED IN PROPERTY*



# 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: 483 McKinley Ave Newcomerstown, OH

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

Seller(s): GIBSON TRUST

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_

AGENT(S)

BROKER/AGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_

AGENT(S)

BROKER/AGE

## 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 WATKIN and real estate brokerage ROSSOIA MATTHEWS REALTY, LLC

- 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/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

David S. WATKIN 5/23/13  
SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

Property Address 483 McKinley Ave Newcomerstown, 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>David S. Wilborn</u>	<u>5/23/13</u>	Date	Seller	Date
<u>Kevin W. Wolf</u>	<u>5/23/13</u>	Date	Purchaser	Date
		Date	Agent	Date



STYER LAW OFFICES  
DANIEL M. STYER  
Attorney at Law – Newcomerstown, Ohio

CERTIFICATE OF TITLE OF PROPERTY OF

EARL R. GIBSON AND ERMA C. GIBSON REVOCABLE LIVING TRUST

The undersigned hereby certifies that he and his agents have examined the indices to all of the public records relative to real estate titles of the county in which the land described in SCHEDULE A below is situated for a period from April 21, 1971 to the date of this Certificate thereby covering at least a forty-two year period.

No examination of federal records has been made unless noted herein. No representation is made with respect to (1) the accuracy of the description of the premises, (2) the location of buildings on the premises, (3) the rights of the tenants in possession under unrecorded leases, (4) the rights of those claiming under oral or other agreements, contracts, or conveyances not entitled to record or not recorded, (5) inheritance, estate or other tax liens not appearing of record in this county, (6) any and all liens and claims not appearing of record in this county.

After such examination and subject to the statements herein, it is the opinion of the undersigned that, subject to the matters set forth in SCHEDULE B hereof, the fee simple marketable title to the premises described in SCHEDULE A hereof, was, at the date of this Certificate, vested in:

EARL R. GIBSON AND ERMA C. GIBSON REVOCABLE LIVING TRUST

DAVID E. GIBSON as Successor Trustee

By deed recorded in Volume 664, Page 385 of the Tuscarawas County Deed Records  
Recorded on November 24, 1992.

Chain of Title - D.V. 199, P. 433 Bert Luder to Joseph Crigo 4/13/1925

D.V. 481, P. 431 Joseph A. Crigo Estate to Earl R. Gibson and  
Erma Claire Gibson 4/21/1971

D.V. 636, P. 858 Earl R. & Erma C. Gibson to Earl R. & Erma C. Gibson,  
Survivorship Deed 3/09/1990

D.V. 664, P. 385 Earl R. & Erma C. Gibson to Earl R. & Erma C. Gibson,  
as Co-Trustees of their Revocable Living Trust 11/24/1992

Erma C. Gibson became the Sole Trustee of the Trust upon the death of Earl R. Gibson  
on 11/12/2006

David E. Gibson became the Successor Trustee of the Trust upon the death of Erma C.  
Gibson on 11/28/2012

**SCHEDULE A**

Situated in the County of Tazewell, in the State of Ohio and in the Village of Newcomerstown:

Known as being Lot Number Thirteen Hundred and five (1305) in Bert Loader's First Addition to said Village, as bounded and described by the recorded plat of said addition. Be the same more or less, but subject to all legal highways.

(483 McKinley Avenue, Newcomerstown, Ohio - Parcel Id. 45-00550.000)

**SCHEDULE B**

1. MORTGAGES OR DEEDS OF TRUST: NONE
2. MECHANIC'S or MATERIALMEN'S LIENS: NONE
3. JUDGEMENTS AND JUDGMENT LIENS: NONE
4. EXECUTIONS, DOMESTIC AND FOREIGN: NONE
5. FEDERAL ESTATE AND INCOME TAXES AND STATE INHERITANCE TAXES (as shown by county records): NONE
6. OTHER LIENS, INCLUDING UNEMPLOYMENT COMPENSTAJON, MOTOR LIABILITY BONDS, PERSONAL TAX LIENS, AND RECOGNIZANCE BONDS: NONE
7. TAXES AND SPECIAL ASSESSMENTS: Parcel Id. 45-00550.000 - Real property taxes for Lot 1305 the amount of \$565.04 per year are paid for 2012 (i.e. 282.52 per half). Taxes for 2013 and thereafter are a lien but not yet determined, due or payable to.
8. RECORDED LEASES, EASEMENTS, AND RIGHT-OF-WAYS: NONE
9. SUITS PENDING OR LIS PENDENS AFFECTING TITLE (state courts): NONE
10. RESTRICTIVE COVENANTS: NONE
11. OTHER OBJECTIONS AND DEFECTS: NONE

Dated at Newcomerstown, Ohio this 17 day of June, 2013:

  
Daniel M. Styer, Attorney at Law

MR LARRY LINDBERG

TUSCARAWAS COUNTY ALCOZER

Community Mapping

Number: 45-00550-000 Address: 483 MCKINLEY AVE Owner: GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST Legal: PR 1305

Survey: Tax Transfer History Payment History Lend Deal Acquired Switch

Property

Tax District: 45-0450 (WY-NEWCOMERTOWN CONF) Community Info: Name: GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST  
 Class: 010-SINGLE FAMILY OWNER OCCUPIED Address: 483 MCKINLEY RD BENECAVILLE OH 43790-0755  
 Neighborhood: Subdivision: Lot #: CD Year: Map #: 1478 Taxpayer Information - Last Modified 01/14/2013  
 Parcel: Name: GIBSON EARL R & ERMA C TRUSTEES - REVOCABLE LIVING TRUST  
 Acres: 46478 ANACHE RD Address: 483 MCKINLEY RD BENECAVILLE OH 43790-0755  
 Volume: Page: Parcel: 11241922

Status: Tax Rates: White: 71.00 E/W/Other: 46.00004

Assessed	Assessment	Charges	1st Half	2nd Half	Total
Land: 8,000	3,200	Prop	276.52	276.52	553.04
Improvements: 20,340	10,270	Tax:	0.00	0.00	0.00
Total: 28,340	13,470	Specialty:	276.52	276.52	553.04
		Total:	276.52	276.52	553.04
		Penal:	0.00	0.00	0.00
		Other:	0.00	0.00	0.00
		Excise:	0.00	0.00	0.00

1303	150	NEAL, RUSSELL A & MARTHA SUE 45-00666-000 @ 6/4/1990 0.000 01,14,11,000	46	1303	50
1304	150	AMORE, MABEL A @ 45-01218-000 7/17/2009 1310-2245 01,14,10,000 0.000	46	1304	50
1305	150	GIBSON EARL R & ERMA C TRUSTEES -REVOCABLE LIVING TRUST 45-00550-000 @ 11/24/1992 664-385 01,14,9,000 0.000	46	1305	50
1306	150	MCCOIN VICTOR R @ 45-02109-000 3/25/2009 1302-2445 01,14,8,000 0.000	46	1306	50
1307	150	MCCOIN VICTOR R @ 45-02110-000 3/25/2009 1302-2445 01,14,7,000 0.000	46	1307	50

~~S MCKINLEY AV~~

122, 2/28/2015  
EN S @  
HELLE A  
004

-NSN-  
GAMBLE, LARRY  
45-00251-00  
1179-1063  
0.330



S MCKINLEY AV

130  
WEBSTER JONIA K  
45-00876-000  
3/14/2000  
01,12,52,000

130  
LUCILLE WALTER ELLIS  
LUCILLE MARSHA JEAN  
45-00725-000  
1/22/2002  
01,12,52,000

130  
MARTIN DEWAY L & MARION S  
45-00715-000  
1/10-1552  
01,12,54

130  
MRS JILL ANN MCCOY MICHELLE A  
45-00715-000  
1/22/2002  
01,12,52,000

143.5

148.3  
150  
NEAL RUSSELL A & MARTHA SUE  
45-00656-000  
6/30-11/15/2000  
01,14,6,000

150  
ANDRE MABEL A  
45-01318-000  
1310-21/1  
6/27/17/2009  
01,14,6,000

150  
GIBSON EARL R & TERESA J  
TRUSTEES -REVICARABILITY TRUST  
45-00550-000  
6/4-385  
01,14,6,000

150  
MURRAY YVETTE  
45-01104-000  
7/22-2015  
01,14,6,000

150  
MCDONN VICTOR  
45-02110-000  
1302-2445  
01,14,6,000  
1/14/2011  
01,14,6,000

150  
-NSH-  
GABELE L  
45-01104-000  
1179-10E  
0.330



---

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



Toll Free: 1-866-348-9448 - Tel: 330-678-0075 - Fax: 330-678-7318