

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
208 Fair Avenue N.E. - P. O. Box 646
New Philadelphia OH 44663
Phone: (330) 964-4450 Fax: (330) 313-2870
Email: tax@tusc.co.oh.us

TAX AND LEGAL REPORT

DATE: August 6, 2013

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 125 Prosser Dr. Dover Ohio

PRESENT OWNER: Gregory A. Carr and Susan L. Carr, Husband and Wife

VOLUME: 905 PAGE: 400 TRANSFER: May 24, 1998

PARCEL NO.: 15-04845-014

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

Gregory A. Carr and Susan L. Carr

PARCEL NO.: 15-04845-014

DESC: Whole 4403

TOWNSHIP NAME AND NUMBER: 16-Dover Mini Twp

VALUATIONS

LAND: 10190
BUILDING: 32230
TOTAL: 42370
AUM:

TAXES:

GENERAL TAXES \$ 1688.80
TAX REDUCTION \$ - 584.13
10% ROLLBACK \$ - 112.12
2.125% REDUCTION \$ - 27.53
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 958.61
UNPAID REAL \$
CURRENT SA \$ 5.00
PENALTY \$
PRIOR DEL \$
TOTAL DUE: \$ 0

Special Assessments: MW03

Taxes for the first half year 2012 are paid.
Taxes for the second half year 2012 are paid.

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.

vol. 705 page 406

TRANSFERRED
REGISTERED
COVENANT COVENANTS
RECORDED WITH

MAY 24 1996

AMT. 4.750
JOHN A. BEITZEL
Tuscarawas County Auditor

360005896
Filed for Record in
TUSCARAWAS COUNTY, OH
BOLDING HIXSON
ON 05-24-1996 At 11:28 AM.
\$0 14.00
Vol. 705 Page 406

SURVIVORSHIP DEED

(See Section 5302.17 Ohio Revised Code)

JOHN R. HILL and ELEANOR D. HILL, Husband and Wife, of Ottawa County, Ohio, for valuable consideration paid, grant with general warranty covenants, to GREGORY A. CARR and SUSAN L. CARR, Husband and Wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 125 Pinadale Drive, Dover, Ohio 44622, the following REAL PROPERTY:

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

Being known as Lot No. 4483 in Parkside Third Addition to the City of Dover as shown on the Plat of said Addition recorded in Plat Book 18, Pages 34 and 35, Tuscarawas County Plat Records.

SUBJECT to an easement to The Ohio Power Company recorded at Vol. 216, Page 129 of the Deed Records of Tuscarawas County, Ohio.

SUBJECT FURTHER to easements where indicated on the Plat (Book 18, Pages 34 and 35) by cross hatched areas for the drainage of surface water and for the construction, operation, maintenance, repair, replacement or removal of public utility lines or services. All of these easements are reserved for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and drainage of surface water and for providing ingress and egress to the property for said purposes, and are to be maintained as such forever. Easements are reserved where indicated on the Plat for public utility purposes above and beneath the surface of the ground; however, all public utility lines shall be installed beneath the surface of the ground.

SUBJECT FURTHER to easements for walking by the general public as indicated on the Plat (Book 18, Pages 34 and 35) by dot-filled shaded areas.

SUBJECT FURTHER to restrictions, covenants, and conditions imposed on said Addition in Deed Record Vol. 630, Page 124 of the Deed Records of Tuscarawas County, Ohio.

Subject to easements, leases, conditions, restrictions and any other matters of record.

Real estate taxes shall be prorated to the date of closing.

Prior Instrument Reference: Volume 545, Page 46 of the Deed Records of Tuscarawas County, Ohio.

WITNESS our hands this 14 day of May, 1996.

Vol. 715nat487

Signed and acknowledged in presence of:

Eileen J. Howell
Witness Eileen J. Howell

John R. Hill
John R. Hill

Cheryl Weber
Witness Cheryl Weber

Eleanor O. Hill
Eleanor O. Hill

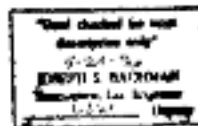
STATE OF OHIO, COUNTY OF CUYAHOGA, SS.:

BE IT REMEMBERED, That on this 14 day of May, 1996, before me, the subscriber, a notary public in and for said state, personally came JOHN R. HILL and ELEANOR O. HILL, Husband and Wife, Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Eileen J. Howell
Notary Public

EILEEN J. HOWELL
Notary Public - State of Ohio
My Commission Expires Mar. 4, 1997



960005096
COLONIAL TITLE
PICK UP

This instrument prepared by Attorney David M. Harbart, Harbart, Harbart & Deeds, A Legal Professional Association, P.O. Box 2330, Dover, Ohio 44622 (330) 364-6553.



2013

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 GAC Date 8-4-13
Owner's Initials SLC Date 8-4-13

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 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 125 Pinedale Drive Dover 44622

Owners Name(s): Gregory A. + Susan L. Carr

Date: 8-4, 2013

Owner is not occupying the property. If owner is occupying the property, since what date: 5-24-1996
If owner is not occupying the property, since what date: _____

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) Yes No

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 GC Date 8-4-13
Owner's Initials SLC Date 8-4-13

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 125 Pinedale Drive Dover 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: _____

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="checkbox"/>		8) Water softener		<input checked="" type="checkbox"/>	
2) Plumbing (pipes)		<input checked="" type="checkbox"/>		a. Is water softener leased?		<input checked="" type="checkbox"/>	
3) Central heating		<input checked="" type="checkbox"/>		9) Security System			<input checked="" type="checkbox"/>
4) Central Air conditioning		<input checked="" type="checkbox"/>		a. Is security system leased?			<input checked="" type="checkbox"/>
5) Sump pump		<input checked="" type="checkbox"/>		10) Central vacuum			
6) Fireplace/chimney			<input checked="" type="checkbox"/>	11) Built in appliances		<input checked="" type="checkbox"/>	
7) Lawn sprinkler			<input checked="" type="checkbox"/>	12) Other mechanical systems		<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 (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 checked="" type="checkbox"/>	
2) Asbestos		<input checked="" type="checkbox"/>	
3) Urea-Formaldehyde Foam Insulation		<input checked="" type="checkbox"/>	
4) Radon Gas		<input checked="" type="checkbox"/>	
a. If "Yes", indicate level of gas if known _____			
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 GLE Date 8-4-13
Owner's Initials SLC Date 8-4-13

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 125 Pinedale Drive Dover 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 abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) N/A
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

- | | | | |
|---------------------------|-------------|---|----|
| 1) Boundary Agreement | X
X
X | 4) Shared Driveway | No |
| 2) Boundary Dispute | | 5) Party Walls | No |
| 3) Recent Boundary Change | | 6) Encroachments From or on Adjacent Property | No |

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:

N/A

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 GAC Date 8-4-13
Owner's Initials SLC Date 8-4-13

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 125 Pinedale Drive Dover 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: [Signature] DATE: 8-4-13
OWNER: Stacy L. Carr DATE: 8-4-13

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(C). 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.

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: 125 Pinedale Dr. Dover, Ohio 44622

Buyer(s): _____

Seller(s): Gregory A & Susan L. Carr

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) Don R. Wallick Auctions and real estate brokerage Pissocra Mathias Realty will

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

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

CONSENT

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

BUYER/BUYERS' AGENT _____ DATE _____

BUYER/BUYERS' AGENT _____ DATE _____

SELLER/SELLERS' AGENT

SELLER/SELLERS' AGENT

8-4-13
DATE

8-4-13
DATE

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

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Sresburg, Ohio 44880
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