

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



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: 122 + 124 E Third St. Uhrichsville, Ohio

Buyer(s): _____

Seller(s): _____

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) _____ works(s) for the buyer and Agent(s) _____ works(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agent(s)", 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 Lissacm 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 DATE _____

AGENT/AGENTS DATE _____

Virginia M. Lardner July 31, 2013
Michelle Stevens 7-31-2013

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

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor'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) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) Lessee has received copies of all information listed above.

(d) Lessee has received the pamphlet *Protect Your Family from Lead In Your Home*.

Agent's Acknowledgment (initial)

(e) RLW Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d 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>Virginia McHardy</u>	<u>July 31, 2013</u>	<u>Michelle Stevens</u>	<u>7/31/13</u>
Lessor	Date	Lessor	Date
<u>Brennan R. Wallcut</u>	<u>7-31-13</u>		
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date



ALBAN TITLE

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

TAX AND LEGAL REPORT

DATE: 7/23/2018

REQUESTED BY: Brooke Wallick

PROPERTY ADDRESS: 124 E 8th ST

PRESENT OWNER: VIRGINIA M. GARDNER

VOL.: 659 PAGE: 284 TRANSFER: 06/19/92

PARCEL NO: 41-00617-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2012 TAX
DUPLICATE IN THE NAME OF VIRGINIA M. GARDNER

DESC: WHOLE 4425

VALUATIONS:

LAND:	1,050
BUILDINGS:	13,530
TOTAL:	14,580
HOMESTEAD:	
CAUV:	

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:	738.57
REDUCTION:	-48.69
10% ROLLBACK:	
2 1/2 % REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	369.61
UNPAID REAL:	
CURRENT SA:	26.00
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E.:	
TOTAL DUE:	395.61

Taxes for the first half year 2012 are: PAID

Taxes for the second half year 2012 are NOT YET DUE AND PAYABLE

Prepared By: Amanda Hughes Morain

This information, including any log dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

12	21	12
2	21	12
21	21	12
21	21	12
76	1	76
21	21	12

[3]

38 | 33 | 33 | N 87°57'01" W

E THIRD ST

1079-1
11-13-2
00
WHEELER
41-0202
1003-12
00
RING STEPHEN M & LYNNETTE
1-01840-000 9-28-2000
63-541
02

78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00	
GARDNER VIRGINIA & MICHILLE STEVENS 1-01237-000 2/27/2013 41-01236-000 8-4-1998 18,2,44	GARDNER VIRGINIA M 41-00617-000 6-19-1992 18,2,46	SPRING STEPHEN M 41-00858-000 4-10-1991 18,2,47	KERNS WILLIAM JEFFERY & TIMOTHY 41-01434-000 5/24/2005 1189-520 18,2,48,000	GARDNER VIRGINIA & MICHILLE STEVENS 1-01237-000 2/27/2013 41-01236-000 8-4-1998 18,2,44	GARDNER VIRGINIA M 41-00617-000 6-19-1992 18,2,46	SPRING STEPHEN M 41-00858-000 4-10-1991 18,2,47	KERNS WILLIAM JEFFERY & TIMOTHY 41-01434-000 5/24/2005 1189-520 18,2,48,000	GARDNER VIRGINIA & MICHILLE STEVENS 1-01237-000 2/27/2013 41-01236-000 8-4-1998 18,2,44	GARDNER VIRGINIA M 41-00617-000 6-19-1992 18,2,46	SPRING STEPHEN M 41-00858-000 4-10-1991 18,2,47	KERNS WILLIAM JEFFERY & TIMOTHY 41-01434-000 5/24/2005 1189-520 18,2,48,000	GARDNER VIRGINIA & MICHILLE STEVENS 1-01237-000 2/27/2013 41-01236-000 8-4-1998 18,2,44	GARDNER VIRGINIA M 41-00617-000 6-19-1992 18,2,46	SPRING STEPHEN M 41-00858-000 4-10-1991 18,2,47	KERNS WILLIAM JEFFERY & TIMOTHY 41-01434-000 5/24/2005 1189-520 18,2,48,000	GARDNER VIRGINIA & MICHILLE STEVENS 1-01237-000 2/27/2013 41-01236-000 8-4-1998 18,2,44	GARDNER VIRGINIA M 41-00617-000 6-19-1992 18,2,46	SPRING STEPHEN M 41-00858-000 4-10-1991 18,2,47	KERNS WILLIAM JEFFERY & TIMOTHY 41-01434-000 5/24/2005 1189-520 18,2,48,000	GARDNER VIRGINIA & MICHILLE STEVENS 1-01237-000 2/27/2013 41-01236-000 8-4-1998 18,2,44	GARDNER VIRGINIA M 41-00617-000 6-19-1992 18,2,46	SPRING STEPHEN M 41-00858-000 4-10-1991 18,2,47	KERNS WILLIAM JEFFERY & TIMOTHY 41-01434-000 5/24/2005 1189-520 18,2,48,000

160
UNITED BANK
1-4-1973
18,2,43
JOHN V & MARIAN GAIL
1-02443-000 2/27/2013
414-1396 18,2,42
JOHN V & MARIAN GAIL

THEODORE & MARY J LYONS 8-4-1998
LENDON RUSS JR
41-02187-000 6/12/2013
1423-2271 18,2,50
0.054
JETS REAL ESTATE HOLDINGS LLC
41-02181-000 8/15/2011
1361-2194 18,2,51
0.000 94,36

Know all Men by these Presents

414 **Grant** DOMENICK CHITTI, unmarried

VOL 659 PAGE 284

of Tuscarawas County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to VIRGINIA M. GARDNER

whose tax mailing address is 729 Parrish Street
Uhrichsville, Ohio 44683

the following real property: Situated in the City of Uhrichsville, County of Tuscarawas and State of Ohio: Being parts of Lots 77 and 78 in the City of Uhrichsville. Beginning at a point on the North line of Lot No. 78, twenty-three feet from the Northwest corner thereof at which point is on the South line of Third Street; thence southward in a line parallel with the West line of said Lots 85 feet; thence eastward at right angles twenty-one feet; thence northward at right angles eighty-eight feet, to the South line of Third Street; thence westward twenty-one feet to the place of beginning.

ALSO such rights, privileges and easements as the Grantor owns in common stairway immediately West of the real estate above described, and subject, however, to the rights, privileges and easements of the owners of the property adjoining the same on the East to use the stairway and partition wall as set forth in a deed thereof dated May 20, 1876, made by said Samuel H. Adams to Philip Fuhr in Vol. 65, Page 328 of the Records of Deeds of Tuscarawas County, Ohio.

"Deed checked for exact description only"
JOSEPH S. BACCHIAN
Treasurer Co. Auditor
600 State Street

Prior Instrument Reference: Volume 659 Page 282

Witness my hand this 9th day of June

1992

Signed and acknowledged in presence of

Joseph S. Bacchian

Domènica Chitti
Domènica Chitti

John P. Reed

RECEIVED FOR RECORD
DOLORES HIXSON, County Recorder

TRANSFERRED
CONVEYANCE EXAMINED
SEC. 319.02 & C. COMPLIED WITH

JUN 19 1992

6414

Number 6414
Date JUN 19 1992
Tuscarawas County, Ohio

JUN 19 1992

at 7:00 AM
JOHN A. BEITZEL
Tuscarawas County Auditor

State of Ohio, }
Tuscarawas County, } ss. Before me, a Notary Public

in and for said County and State, personally appeared the above named

Domènica Chitti

who acknowledged that he did sign the foregoing instrument and that the same is his free and true deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Uhrichsville, Ohio this 9th day of June A. D. 1992

John P. Reed
Notary Public



This instrument prepared by Attorney John P. Reed State-Wide Life Time Commission

MICROFILMED



ALBAN TITLE

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

TAX AND LEGAL REPORT

DATE: 7/22/2013

REQUESTED BY: Brooke Wallick

PROPERTY ADDRESS: 122 E. 3rd Street, Uhrichsville, Ohio

PRESENT OWNER: Virginia Gardner and Michelle Stevens

VOL: 734 PAGE: 19 TRANSFER: 08/04/1998

PARCEL NO: 41-01206-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2012 TAX
DUPLICATE IN THE NAME OF Virginia Gardner and Michelle Stevens

DESC: W End 78 & 77, Rear 77

VALUATIONS:

LAND:	1,040
BUILDINGS:	12,080
TOTAL:	13,120
HOMESTEAD:	
CAUV:	

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:	376.41
REDUCTION:	-43.81
10% ROLLBACK:	
2 1/2% REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	332.60
UNPAID REAL:	
CURRENT SA:	26.00
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	358.60

Taxes for the first half year 2012 are PAID

Taxes for the second half year 2012 are NOT YET DUE AND PAYABLE

Prepared By: Amanda Hughes Morain

This information, including any leg dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

23	1	76	23
	76		

General Warranty Deed*

Twin City Hardware, Inc., by John V. Williams, President; and John V. Williams, individually, married; and Harriet S. Williams, individually, widowed and unmarried, of Tuscarawas County, Ohio, for valuable consideration paid, jointly with general warranty conveyed to Virginia Gardner, widowed and Michelle Stevens, married, whose last existing address is 729 Parrish Street, Uhrichsville, OH 44683

the following REAL PROPERTY: Situated in the County of Tuscarawas in the State of Ohio and in the City of Uhrichsville; Known as a part of Lots Nos. 77 and 78 in the City of Uhrichsville, Tuscarawas County, Ohio, all angles herein being at right angles; Beginning at the northwest corner of said Lot No. 78; thence eastward along the lot line 23 feet; thence southward 76 feet; thence westward 23 feet to the alley; thence northward 76 feet to the place of beginning.

Subject to the rights, privileges and easements of the owners of property adjoining the same on the East to use the stairway and partition wall as set forth in a deed thereof dated May 26, 1975, made by said Samuel B. Adams to Phillip Fuhr and recorded in Vol. 66, Page 328, Deed Records of Tuscarawas County, Ohio.

TRANSFERRED

TRANSFERRED TO
CONVEYANCE CLERK
SEC. 31001 & C. COMPLETED WITH

AUG 04 1998

AM 160.00
JOHN A. BEITZEL
Tuscarawas County Auditor

980010739
Filed for Record in
TUSCARAWAS COUNTY, OH
COLUMBUS, OH 43260
On 08-04-1998 At 12:46 pm.
PROPERTY 0 14.00
Vol. 734 Pg. 19 - 19

41-01236

Prior Instrument Reference: Volume 538 Page 324 of the Deed Records of TUSCARAWAS County, Ohio.

John V. Williams, Creator, reserves all rights of donor therein. Witness of July 19 98

Gail Williams, wife (WARRANTY) of the said John V. Williams, President of TWIN CITY HARDWARE, INC. day

Signed and acknowledged in presence of:

By: John V. Williams
John V. Williams, President
Harriet S. Williams
Harriet S. Williams, individually

Joseph A. Schuch
Notary Public

John V. Williams
John V. Williams, individually
Gail Williams
Gail Williams, individually

State of Ohio, TUSCARAWAS

BE IT REMEMBERED, That on this 19 day of July, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared Twin City Hardware, Inc., by John V. Williams, President; John V. Williams and Gail Williams, husband and wife; Harriet S. Williams, the Creator(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and placed my seal on the day and year first above said.

Joseph A. Schuch
NOTARY PUBLIC
TUSCARAWAS COUNTY, OHIO

This instrument was prepared by the Law Office of Joseph A. Schuch, Uhrichsville, Ohio 44683

- (1) Name of Creator(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, terms and conditions, if any.
- (3) Dates when interest does not apply.
- (4) Recipient in accordance with Chapter 5301 Ohio Revised Code.

Notary and Recorder's Stamp

"Deed checked for correct description only"
BY APPROVAL OF
JOSEPH S. WACHMAN, Town C. Engineer
Date: 8-4-98 Deputy: [Signature]

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

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