

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



Stark County, Ohio - Property Data

Page 1 of 1

Data For Parcel 5204173

Base Data

Parcel: 5204173
Owner: DYE FRANKIE L
Site Address: 3033 29TH ST NE CANTON OH 44705-2517
Map Routing Number: 52 D04NE 01 2000
Tax Map: PLA 01 NE 01



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Tax Mailing Address - Data as of 8/20/2013

Address: DYE FRANKIE L
3033 29TH ST NE
CANTON OH 44705

Geographic Information - Data as of 8/20/2013

Tax District: 00490 PLAIN TOWNSHIP-PLAIN
LSD
School District: T010 PLAIN LSD
City/Village: UNINCORPORATED
Township: PLAIN TOWNSHIP
Neighborhood ID: 0000000000

Legal - Data as of 8/20/2013

Legal Description: 14 W/4 LINDALE PARK
DTE Classification: 610 - 1-FAMILY DWELLING
Last Inspected: 01/21/2012
Reviewed By: DLC
Reviewed Date: 11/20/2007
Property Class: RESIDENTIAL
Lined By: LEX
Source of Information: FICTOMETRY
Total Tax Rate (in Mills): 90.000
Effective Tax Rate (in Mills): 90.406700

Allotments - Data as of 8/20/2013

Allotment	Lot
LINDALE PARK	14

Parcel History - Data as of 8/20/2013

Date	Activity
03/12/2013	TRANSFER FR. DYE WALTER W & FRANKIE L

Data For Parcel 5204173

Land Data

Parcel: 5204173
 Owner: DYE FRANKIE L
 Site Address: 2030 28TH ST NE CANTON OH 44705-2517
 Map/Routing Number: 52 034NE 01 20C0
 Tax Map: [PLA_34_NE.pdf](#)



[Map this property.](#)

Land Detail - Data as of 8/20/2013

Code	Description	Acreage	Frontage	Depth	SF Area	Method	Rate	Adj Reason	Adj Percent	Market Value	Override Value
01	HOUSE LCT		45	131	5,895	FF	\$315.00		0	\$0,000	

CAUV - Data as of 8/20/2013

Year	Deferred Land Value	Deferred Assessed Value	Tax Savings
2012	\$0	\$0	\$0
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0

Data For Parcel 5204173

If you have any questions regarding the actual payments on this parcel, please call the Treasurer's office at 330-451-7314.
 Check previous years' taxes on the [Stark County Treasurer's site](#).
 Use the [Stark County Tax Estimator](#).

Tax Data

Parcel: 5204173
 Owner: DYE FRANKIE L
 Site Address: 2033 29TH ST NE CANTON OH 44705-2517
 Map Routing Number: 52 034NE 01 2000
 Tax Map: [FLA_34_NE.pdf](#)



Tax Information - Data as of 8/20/2013

Bill Number:	20127016344	Installment Number:	2
Taxable Land Value:	\$3,470	Taxable Building Value:	\$10,060
Residential Discount (2.5%):	YES	Homestead Reduction:	YES
CAUV Recoupment:	N/A	Recoupment Amount:	
Homestead Deduction:	\$4,750	Tax Abatement:	NO
2.5% Qualified Value:	\$13,520	Property Destruction:	NO
Homestead Deduction Year:		Agricultural Use Value:	NO
Tax Year:	2012		

Tax Billing - Data as of 8/20/2013

Section	Label	Billed	Paid	Balance	Delinquent Date
1st Half	Real Estate Tax	608.74			
	Tax Reduction	-200.37			
	10% Rollback	-40.84			
	2.5% Discount	-10.21			
	Homestead Reduction	-231.26			
	_ Net Tax:	126.06	126.06	.00	
	27-MUSKINGUM WATERSHED	6.00	6.00	.00	
	_ Total 1st Half:	132.06	132.06	.00	
2nd Half	Real Estate Tax	608.74			
	Tax Reduction	-200.37			
	10% Rollback	-40.84			
	2.5% Discount	-10.21			
	Homestead Reduction	-231.26			
	_ Net Tax:	126.06	126.06	.00	
	27-MUSKINGUM WATERSHED	6.00	6.00	.00	
	_ Total 2nd half:	132.06	132.06	.00	
Total:	264.12	264.12	.00		

Tax Payments - Data as of 8/20/2013

Payment Date	Payment Half	Payment Amount
01/31/2013	1	\$132.06
06/19/2013	2	\$132.06

Special Assessments - Data as of 8/20/2013

Agency	Code	Standard Amount	Status	Type	Balance
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$5.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$5.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00
MUSKINGUM WCD	27 - MUSKINGUM WATERSHED	\$5.00	PAID IN FULL	SEMI-ANNUAL FIXED	\$0.00

Data For Parcel 5204173

Building Data

Parcel: 5204173
 Owner: DYE FRANKIE L
 Site Address: 2033 28TH ST NE CANTON OH 44705-2817
 Map Routing Number: 52 034NE 01 2000
 Tax Map: PLA 34 NE.pdf



[Click here to view the map.](#)

Buildings - Data as of 8/20/2013

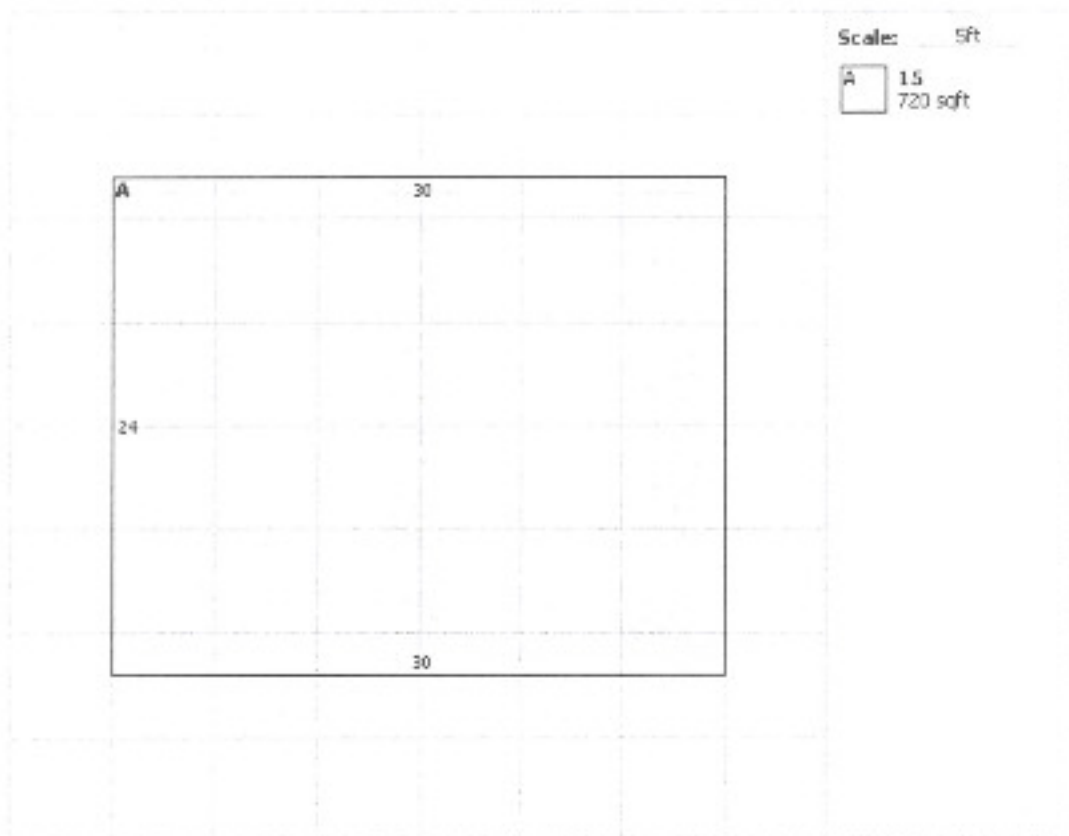
Building ID	Is Primary	Description	Year Built	Living Area	Bedrooms	Full Baths	Half Baths	Primary Value
Select 7766815	TRUE	15 - BUNGALOW	1948	1,060	2	1	0	\$27,200

Building Detail - Data as of 8/20/2013

Building ID:	7766815	Actual Year Built:	1948
Building Type:	15 - BUNGALOW	Effective Year Built:	1948
No. Stories:	1.50	Condition:	3 - AVERAGE
Living Area (sqft):	1,060	Quality Grade:	85
No. Bedrooms:	2	Construction Type:	1 - WOOD FRAME
Quality Basement Finish:	0 - NONE	Central Air:	YES
Heat Type:	GAS	Half Baths:	0
Full Baths:	1	No. Fireplaces:	0
Basement:	1 - FULL	Primary Value:	\$27,200
Family Room:	NO	Override Value:	NOT AVAILABLE
Percent Complete:	100		

Sketch - Data as of 8/20/2013

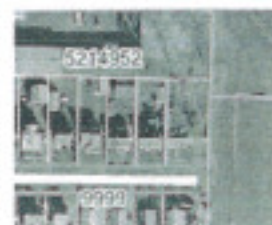
For a list of sketch codes and descriptions, download [this file](#).



Data For Parcel 5204173

Improvement Data

Parcel:	5204173
Owner:	DYE FRANKIE L
Site Address:	2035 29TH ST NE CANTON OH 44705-2017
Map Routing Number:	52 034NE 01 2000
Tax Map:	PLA_34_NE_03



[Click to view this property.](#)

Improvements - Data as of 8/20/2013

Select	Improvement ID	Description	Year Built	Area	Grade	Condition	Value
	8346523	140 - GARAGE	1962	280	80	AVERAGE	1,500

Improvement Detail - Data as of 8/20/2013

Improvement ID:	8346523	Percent Complete:	100
Building Type:	140 - GARAGE	Common Walls:	0
Number of Stories:	1.0	Construction Type:	WOOD FRAME
Frontage:	14.00	Depth:	20
Area:	280	Year Built:	1962
Height:	0	Condition:	AVERAGE
Function Adj Percent:	0	Economic Adj Percent:	0
Function Adj Reason:	-	Economic Adj Reason:	0 - LEGACY
Value:	1,500	Grade:	80
Override Value:			

Data For Parcel 5204173

Pictometry Data

Parcel:	5204173
Owner:	DYE FRANKIE L
Site Address:	2033 29TH ST NE CANTON OH 44705-2517
Map Routing Number:	22 COANE 01 2000
Tax Map:	PLA 34 NR.pdf



Direction: North East South West Zoom: In Out



Property Record Card - Alan Harold, Stark County Auditor

Subject Property	
Parcel	5204173
Owner	DYE FRANKIE L
Address	2033 29TH ST NE CANTON OH 44705-2517
Mailing Address Line 1	DYE FRANKIE L
Mailing Address Line 2	2033 29TH ST NE
Mailing Address Line 3	CANTON OH 44705
Legal Description	14 WH LOUDALE PARK
Last Inspected	01/01/2012
Property Class	RESIDENTIAL
DTE Classification	510 - 1-FAMILY DWELLING
Tax District	00490 PLAIN TOWNSHIP PLAIN LSD
School District	7515 PLAIN LSD
Township	PLAIN TOWNSHIP
City	UNINCORPORATED
Neighborhood	052-07-01-08
Map Routing Number	52 034NE 01 2000

Allotments	
Allotment	Lot
LOUDALE PARK	14

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2012	\$9,900	\$3,470	\$28,700	\$10,060	\$38,600	\$13,520
2011	\$10,700	\$3,750	\$42,500	\$14,880	\$53,200	\$18,630
2010	\$10,700	\$3,750	\$42,500	\$14,880	\$53,200	\$18,630
2009	\$10,700	\$3,750	\$42,500	\$14,880	\$53,200	\$18,630
2008	\$10,800		\$42,900		\$53,600	\$18,760

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
HOUSE LOT		45	131	5,895	FF	\$315.00	0	\$9,900

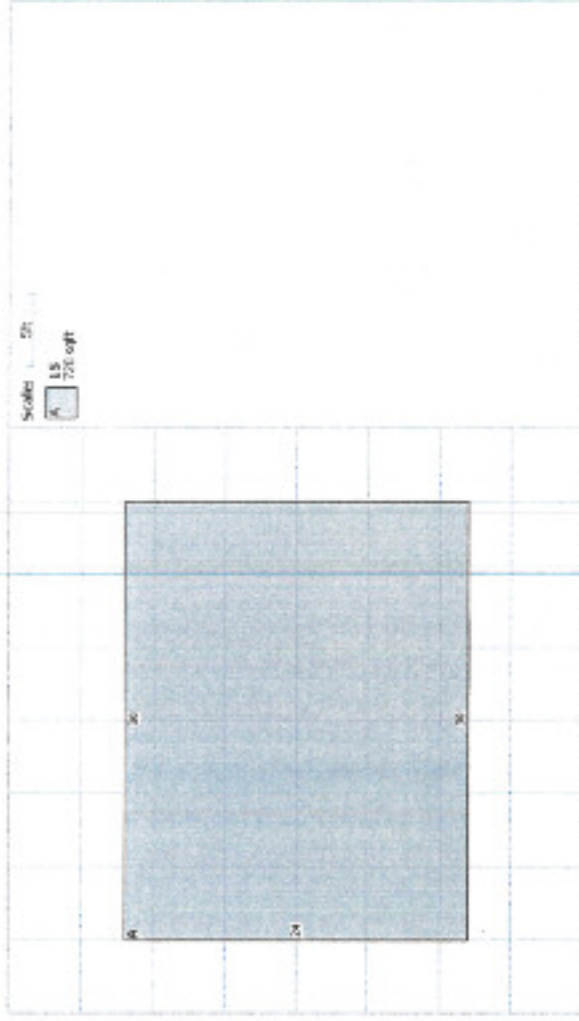
Sales Details							
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value	
2/12/2013	001426	2013	1	NO	\$0	\$18,760	

Details for Primary Building 7766815					
Building Type	15 - BUNGALOW	Construction Type	1 - WOOD FRAME	Full Baths	1
Year Built	1945	Quality Basement Finish	0 - NONE	Half Baths	0
Number Of Stories	1.50	Percent Complete	100	Basement	1 - FULL
Condition	3 - AVERAGE	Heat Type	GAS	Number Of Fireplaces	0
Living Area	1080	Central Air	YES	Family Room	NO
Quality Grade	95	Number Of Bedrooms	2	Primary Value	\$27,200

Details for Improvement 8346823

Building Type	140 - GARAGE	Adjustment Percent	0	Year Built	1982
Number Of Stories	1.0	Value	1.500	Reason	-
Frontage	14.00	Common Walls	0	Condition	AVERAGE
Depth	20	Construction Type	WOOD FRAME	Grade	80
Area (sqft)	280	Height	0	Value	1.500





5204173 Building ID 7766815



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 (6) 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 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 S. Fisher
President

Michael J. Fromica
Secretary

(This Commitment is valid only when Schedule 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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Ohio Bar Title Insurance Company
COMMITMENT FOR TITLE INSURANCE FORM
Schedule A

File Number: **08032**

Commitment Number:

1. Effective Date **August 12, 2013 @ 8:00 AM**

2. Policy or Policies to be issued

(a) ALTA Owner's Policy of Title Insurance (6-17-06) Amount **\$0.00**

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

Proposed Insured: **NONE**

(b) ALTA Loan Policy of Title Insurance (6-17-06) Amount **\$0.00**

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

Proposed Insured: **NONE**

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:

Frankie L Dye

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

Situated in the Township of Plain, County of Stark and State of Ohio:

Being Lot No. 14 in Loudale Park in said Township.

Note: Insured should keep copies of all attachments, as no other copies will follow with the final title policy.

Issuing Agent **Arta Company of Stark County**
Agent Control No.
Address **3930 Fulton Drive NW, Suite 108**
City, State, Zip **Canton, Ohio 44718**
Telephone **(330) 493-7211**

ALTA Commitment (6-17-06)

Ohio Bar Title Insurance Company
INSURANCE FRAUD WARNING
ANY PERSON WHO, WITH INTENT TO
DEFAUD OR KNOWING THAT HE IS
FACILITATING A FRAUD AGAINST AN
INSURER, SUBMITS AN APPLICATION OR
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DECEPTIVE STATEMENT IS GUILTY OF
INSURANCE FRAUD.

Ohio Bar Title Insurance Company
COMMITMENT FOR TITLE INSURANCE FORM

SCHEDULE B - SECTION I

Requirements:

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:
 - a. **NOTE: Item B above is not applicable to the within transaction.**
 - b. **A Warranty Deed from Frankie L Dye, a widow and not remarried to To Be Determined, conveying the premises described herein.**

Ohio Bar Title Insurance Company

COMMITMENT FOR TITLE INSURANCE FORM

SCHEDULE B - SECTION II

Schedule B of 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 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, interest, 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 person in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances 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 theretofore 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 real estate taxes or assessments imposed on the title by 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. Coal, oil, natural gas, or other mineral interests and all rights incident hereto now or previously conveyed, transferred, leased, excepted or reserved.
8. The lien of all general taxes for the and all subsequent years.
9. Real estate taxes for the year 2012 have been paid - Parcel No. 5204173, in the amount of \$132.06 per half. NOTE: This amount reflects a homestead reduction in the amount of \$231.26 along with a \$6.00 per half special assessment to the Muskingham Watershed Conservancy District.
RESIDENTIAL PROPERTY
Taxes for the first half 2013 and thereafter are a lien, but are not yet due and payable.
Special taxes and assessments of any kind, if any.
10. Additions, if any, which may hereafter be made by legally constituted authorities.
11. NOTE: We have made no further examination under the above instruments.

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:

AHTA OF
STARR COUNTY
WILLIAM R. SPARKS
AGENT
#330) 493-7211



OHIO BAR TITLE INSURANCE
COMPANY, A
FIRST AMERICAN
COMPANY

Corporate Office
1 First American Way
Santa Ana, CA 92707
(909) 854-3543



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 BDD Date 8-8-13
Owner's Initials W.S. Date 8-16-13

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: 2033 29th St NE CANTON, OH

Owners Name(s): Billy D. Dye

Date: e/e, 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: 1967

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 | Holding Tank | Unknown |
| <input type="checkbox"/> Private Water Service | Cistern | Other _____ |
| <input type="checkbox"/> Private Well | Spring | _____ |
| <input type="checkbox"/> Shared Well | 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 | Private Sewer | Septic Tank |
| <input type="checkbox"/> Leach Field | Aeration Tank | Filtration Bed |
| <input type="checkbox"/> 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
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): Roof ± 10 yrs old.

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: Basement water proofed

Owner's Initials BDD Date 8-8-2013
Owner's Initials [Signature] Date 8-16-2013

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

Property Address 2033 29TH ST NE CANTON, OH

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		X		8) Water softener			X
2) Plumbing (pipes)		X		a. Is water softener leased?			X
3) Central heating		X		9) Security System			X
4) Central Air conditioning		X		a. Is security system leased?			X
5) Sump pump		X		10) Central vacuum			X
6) Fireplace/chimney			X	11) Built in appliances			X
7) Lawn sprinkler			X	12) Other mechanical systems			X

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			
3) Urea-Formaldehyde Foam Insulation			
4) Radon Gas			
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 BDJ Date 8-8-2013
Owner's Initials WJ Date 8-16-13

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

Property Address 2033 29TH ST NE CANTON, OH

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: 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) _____
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
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 BD Date 8-8-2013
Owner's Initials vd Date 8-16-13

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

Property Address 2033-29th ST. N.E. 44705

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: Billy D Dye DATE: 8-8-2013

OWNER: Wanda Dye DATE: 8-16-13

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(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.

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: 2033 29TH ST NE

Buyer(s): _____

Seller(s): DYE

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) Ryan Wallick and real estate brokerage PISCORA MATHEIS 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.

AGENT(S) _____ DATE _____

Billy D. Dye 8-8-13
SELLER/LANDLORD DATE

BUYER(S) _____ DATE _____

with page 8-16-13
SELLER/LANDLORD DATE

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

Property Address 2033 29TH ST NE CANON, 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.

Billy D. Dye 8-8-13 Wade & Dye, Inc. 8-16-13
Seller Date Seller Date

John A. Webb 8/8/13 _____
Purchaser Date Purchaser Date
Agent Date Agent Date



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
Sresburg, Ohio 44880
Info@WallickAuctions.com
<http://www.WallickAuctions.com>



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