

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



ALBAN TITLE

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

TAX AND LEGAL REPORT

DATE: 21 Aug 2013

REQUESTED BY: Brooke

PROPERTY ADDRESS: 59909 County Road 9

PRESENT OWNER: James Thomas

VOL: 466 PAGE: 266 TRANSFER: 19Dec2007

PARCEL NO: 02900000497000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2012 TAX
DUPLICATE IN THE NAME OF James Thomas

DESC: PR 102

VALUATIONS:		TAXES:	
LAND:	6,200	GENERAL TAXES:	869.74
BUILDINGS:	<u>26,210</u>	REDUCTION:	-228.65
TOTAL:	32,410	10% ROLLBACK:	-64.11
HOMESTEAD:		2 1/2 % REDUCTION:	-15.29
CAUV:		HOMESTEAD CREDIT:	
		TOTAL PER 1/2 YEAR:	410.24
		UNPAID REAL:	
Special Assessments:		CURRENT SA:	6.00
		ADJUSTMENTS:	
		PENALTY:	
		PRIOR DEL R.E:	
		TOTAL DUE:	416.24

Taxes for the first half year 2012 are PAID.

Taxes for the second half year 2012 are PAID

Prepared By: Rebecca Ferguson

This information, including any lot 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.

Profile

Parcel: 0290000049700

Alternate ID:

Property Address: 69909 CR 9

Owner Details: THOMAS JAMES C &

Land Use Code: R - SINGLE FAMILY, 0-9.99 AC

Map Routing: 017100

NBHD: 00517

Class: RESIDENTIAL

Land Acres: MAP

Street/Road - Traffic: PAVED-MEDIUM

Topography: LEVEL

Utilities: WELL

Description:

SEPTIC

Value Summary (2013)

Land Value: \$17,720.00

Building Value: \$74,890.00

Total Value: \$92,610.00

Assessed Land: \$8,200.00

Assessed Building: \$26,210.00

Assessed Total: \$32,410.00

Primary Residential Card

Card:	1	Half Bath:	1	Full Baths:	1
Stories:	1	Square Feet:	1334	Addn'l Fixt:	2
Construct:	LAND AND BUILD	Fuel:	ELECTRIC	Grade:	CO
Style:	RANCH	Heating:	CENTRAL AIR CONDITION	Cond (CDU):	
Year Built:	1971	Attic:	NONE	Total FIXT:	7
Year Remodeled:		Bedrooms:	3	Remod Bath/Kitch:	NO/NO
Total Rooms:	5	Basement:	FULL	Ext. Material:	BRICK
Family Rooms:	0	Int vs Ext Condition:	SAME		
Full Bath:	1				

Legal Description

Legal Desc PT S SIDE

Legal Desc 2

Legal Desc 3 07 DOC 6027

Tax District

Tax District Name 029

Range-Track-Section 4-6-1

Land

Line No	Tax Year	Code	Type	Acres
2	2013	UNDEVELOPED/R A LTYPE		.43
		ESIDUAL		
3	2013	RIGHT OF WAY A LTYPE		.07
1	2013	HOMESITE A LTYPE		1

Commercial

Card	Year Built	Building Number	Structure
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Out Building

Year Built	Eff. Year	Code	Area	Size	Condition
1950		1s LEAN TO	288	12x24	AVERAGE

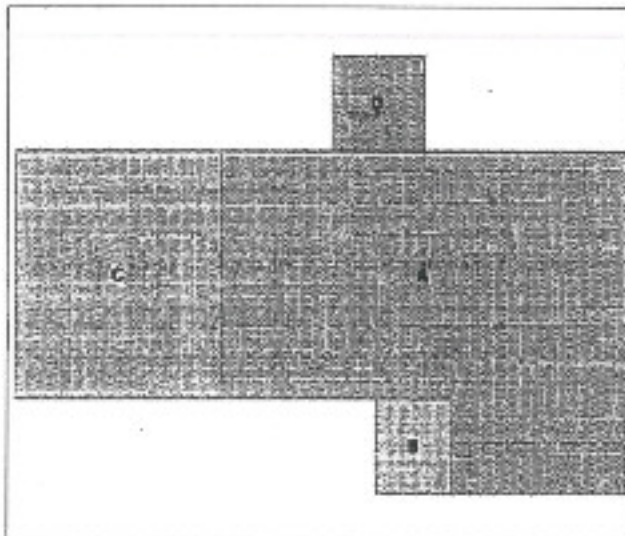
1953

4 SIDES CLOSED, METAL POLE BLDG

1440 30x48 AVERAGE

Sales History

Date	Type	Grantor	Source	Validity	Amount
2012-JUL-18	LAND AND	THOMAS GLADYS EILEEN &	4		\$0
2007-DEC-19	LAND AND	THOMAS CHESTER W	4		\$0

Sketch**Sketch Legend**

- A-MAIN , 1334 sq ft
- B-OPP OPEN FRAME PORCH , 80 sq ft
- C-M GAR MASONRY GARAGE , 572 sq ft
- D-MP CONG/BRICK PATIO,CANPY CANOPY , 103 sq ft

Coshocton County Data Viewer

County Engineer | Parcels

SEARCH

Parcel by Owner
Thomas, James C.
Search

SEARCH RESULTS

- ▶ THOMAS, JAMES C.
82X015048700
- ▼ THOMAS, JAMES C.
- ▼ THOMAS, JAMES C.
- ▼ THOMAS, JAMES C. 6
- ▼ THOMAS, JAMES C.

0 150 300ft

YL0460 NGE266

Instrument
20070006027

20070006027
Filed for Record in
COSHOCTON COUNTY, OHIO
DAVID R DILLY
-12-20-2007 at 08:02 am
C/TRM 36.00
DR Book 461 Page 266 - 268
20070006027
CUNGLY HILLIER & JACKSON INC
117 EAST MAIN ST
PO BOX 71
NEWCOMERSTOWN OH 43082

PROBATE COURT OF COSHOCTON COUNTY, OHIO

ESTATE OF CHESTER W. THOMAS DECEASED

CASE NO. 20710153

CERTIFICATE OF TRANSFER
No. 1

[Check one of the following]

- Decedent died intestate.
 Decedent died testate.

Decedent died on October 21, 2007 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferor's Share Of Decedent's Interest
GLADYS EILEEN THOMAS	59605 County Road 9 Newcomerstown, Ohio 43082	Entire

TRANSFERRED NO. PLBS
FEE PAID \$ 4
COUNTY CLERK
BY: [Signature]

DEC 18 2007

BY: [Signature]
CLERK, COSHOCTON COUNTY, OH

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The legal description of decedent's interest in the real property subject to this certificate is: [see extra sheets, if necessary].

Situated in the Township of Oxford, County of Coshocton and State of Ohio and known as and being a part of the First Quarter of Township Five (5) and Range Four (4); also being a part of a Forty (40) acre tract conveyed to J.E. McAllister by Certificate of Transfer of Real Estate recorded in Volume 200, Page 456, and by Warranty Deed recorded in Volume 206, Page 2 of the Coshocton County Deed Records, further described as follows: Commencing at an iron pin at the Northwest corner of Lot 10 in the Shady Bend Addition; thence with the North line of Lots 10, 11 and 12 in said addition, North 87 deg. 31' East, 149.0 feet to the Northeast corner of said Lot 12; thence North 40 deg. 46' East, 41.0 feet to a spike in the center of County Road No. 9 (formerly U.S. Route 36) and at the Northwest corner of said Forty (40) acre tract and the point of beginning for the herein described tract; thence from said point of beginning South 84 deg. 30' East, 208.71 feet with the North line of said Forty (40) acre tract to an iron pin; thence South 3 deg. 30' West, 313.22 feet to an iron pin; thence North 84 deg. 30' West, 208.71 feet to an iron pin in the cemetery road (Township Road No. 252); thence along said road, North 3 deg. 30' East, 313.22 feet to point of beginning. Containing One and Fifty Hundredths (1.50) acres, more or less. Said premises subject to all legal highways. Survey of the above described premises made in May, 1971 by Dean L. Beuregard, Reg. Surveyor #502.

ALSO THE FOLLOWING DESCRIBED PROPERTY: Situated in the Township of Oxford, County of Coshocton and State of Ohio and known as and being a part of the First Quarter of Township 5 and Range 4; also being a part of a 40 acre tract conveyed to LARA M. McAllister by Certificate of Transfer of Real Estate No. 27008 (See Volume 285 at Page 780 of the Coshocton County Deed Records); also see Administration Docket No. 24 at Page 329 of the Records of the Probate Court of Coshocton County, and, being further bounded and described as follows: Commencing at an iron pin at the Northwest corner of Lot 10 in the Shady Bend Addition; thence with the North line of Lots 10, 11 and 12 in said Addition, North 87 deg. 31' East, 149.0 feet to the Northeast corner of said Lot 12; thence North 40 deg. 46' East, 41.0 feet to a spike in the center of County Road 9 (formerly U.S. Route 36) and at the Northwest corner of said 40 acre tract; thence with the North line of said 40 acre tract, South 84 deg. 30' East, 208.71 feet to an iron pin at the Northeast corner of a 1.50 acre tract and the point of beginning for the herein described tract; thence from said point of beginning South 84 deg. 30' East, 208.71 feet to a point in the berm of County Road 9; thence South 3 deg. 30' West, 313.22 feet to an iron pin; thence North 84 deg. 30' West, 208.71 feet to an iron pin at the Southeast corner of the above mentioned 1.50 acre tract; thence with the East line of said 1.5 acre tract North 3 deg. 30' East, 313.22 feet to the place of beginning. Containing 1.50 acres, more or less, subject to all legal highways. Survey by Dean Beuregard, Reg. Surveyor #502, July 19, 1974.

ALSO KNOWN AS Parcel Numbers 0290000049700 and 0290000096500.

Property Address: 59909 County Road 9, Newcomertown, Ohio.

VOL 0460 PAGE 268

CASE NO. 30710152

20070004027
Filed for Record in
COSHOCTON COUNTY, OHIO
DW/JO H DILLY
12-20-2007 AM 08:00 am.
C/TRN 34,00
OK Book 460 Page 266 - 268

Prior Instrument Reference: Volume 284, Page 719 & Volume 300, Page 59, Coshocton County Deed Records.
Parcel No. 029000049700 and 029000008500
This instrument was prepared by Connelly, Miller & Jackson, Inc. - 139 E. Main St., P.O. Box 71, Newcomerstown, OH 43062.

ISSUANCE

This Certificate of Transfer is issued this 23rd day of November, 2007.



Prothonotary C. Patrick Pierce

CERTIFICATION

I certify that the above document is a true copy of the original Certificate of Transfer No. _____ issued on
November 23, 2007 and kept by me as custodian of the official records of this Court.

November 23, 2007

Date


C. Patrick Pierce
Prothonotary
By 

Deputy Clerk Sara Bartoock
2007



ALBAN TITLE

♦204 2nd Street NE ♦ New Philadelphia, OH 44663 ♦

Phone: (330) 343-5800 ♦ Fax: (330) 343-5877

TAX AND LEGAL REPORT

DATE: 22 Aug 2013

REQUESTED BY: Brooke

PROPERTY ADDRESS: County Road 9

PRESENT OWNER: James Thomas

VOL: 460 PAGE: 269 TRANSFER: 19Dec2007

PARCEL NO: 0290000096500

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2012 TAX
DUPLICATE IN THE NAME OF James Thomas

DESC: PT S SIDE

VALUATIONS:		TAXES:	
LAND:	1,860	GENERAL TAXES:	49.92
BUILDINGS:		REDUCTION:	-13.13
TOTAL:	1,860	10% ROLLBACK:	-3.68
HOMESTEAD:		2 1/2 % REDUCTION:	
CAUV:		HOMESTEAD CREDIT:	
		TOTAL PER 1/2 YEAR:	33.11
		UNPAID REAL:	
Special Assessments:		CURRENT SA:	
		ADJUSTMENTS:	
		PENALTY:	
		PRIOR DEL. R.F.:	
		TOTAL DUE:	33.11

Taxes for the first half year 2012 are PAID.

Taxes for the second half year 2012 are PAID

Prepared By: Rebecca Ferguson

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.

Profile

Parcel: 0290000096800
 Alternate ID:
 Property Address: CR 9
 Owner Details: THOMAS JAMES C &

Land Use Code: R - RESIDENTIAL, 0-0.99 AC
 Map Routing: 017100
 NBHD: 00517
 Class: RESIDENTIAL
 Land Acres: MAP
 Street/Road - Traffic: PAVED-MEDIUM
 Topography: ROLLING
 Utilities: NONE

Description:

Value Summary (2013)

Land Value:	\$5,320.00	Assessed Land:	\$1,860.00
Building Value:	\$0.00	Assessed Building:	\$0.00
Total Value:	\$5,320.00	Assessed Total:	\$1,860.00

Primary Residential Card

Card:	Half Bath:	Full Baths:
Stories:	Square Feet:	Add'l Fixt:
Construct: LAND AND BUILD	Fuel:	Grade:
Style:	Heating:	Cond (CDU):
Year Built:	Attic:	Total FDXT:
Year Remodeled:	Bedrooms:	Remod Bath/Kitch /
Total Rooms:	Basement:	Ext. Material:
Family Rooms:	Int vs Ext Condition	
Full Bath:		

Legal Description

Legal Desc	PT S SIDE	Tax District	
Legal Desc 2		Tax District Name	029
Legal Desc 3	07 DEC 6028	Range-Track-Section	4-5-1

Land

Line No	Tax Year	Code	Type	Acres
1	2013	UNDEVELOPED/R A LTYPE ESIDUAL		1.33
2	2013	RIGHT OF WAY A LTYPE		.17

Commercial

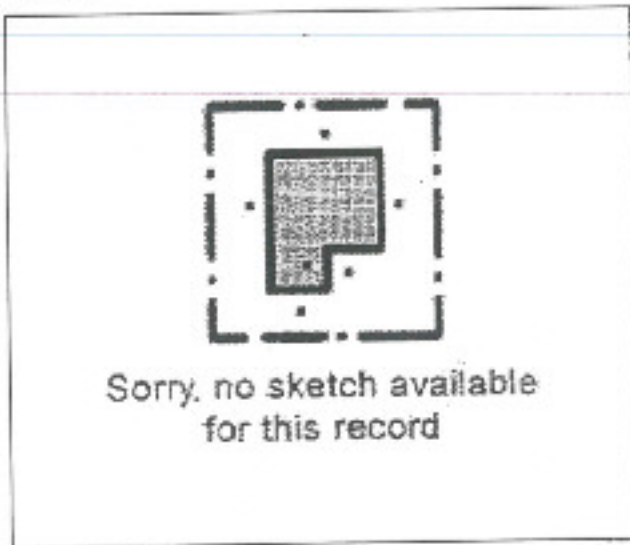
Card	Year Built	Building Number	Structure
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Out Building

Year Built	Eff. Year	Code	Area	Size	Condition
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Sales History

Date	Type	Grantor	Source	Validity	Amount
2012-JUL-18	LAND AND	THOMAS GLADYS EILEEN &	4		\$0
2007-DEC-19	LAND AND	THOMAS CHESTER W	4		\$0

Sketch

This property is subject to all easements, rights-of-way or restrictions, whether recorded or implied.

ALAN DONAKER SURVEYING
 18849 TR 383
 Walhonding, OH 43843
 Telephone: (740) 327-7001
 Fax: (740) 327-6101

Relevant Documents: Tax Map
 All Deeds and Plats Shown

Surveyed by: S. A. Stewart

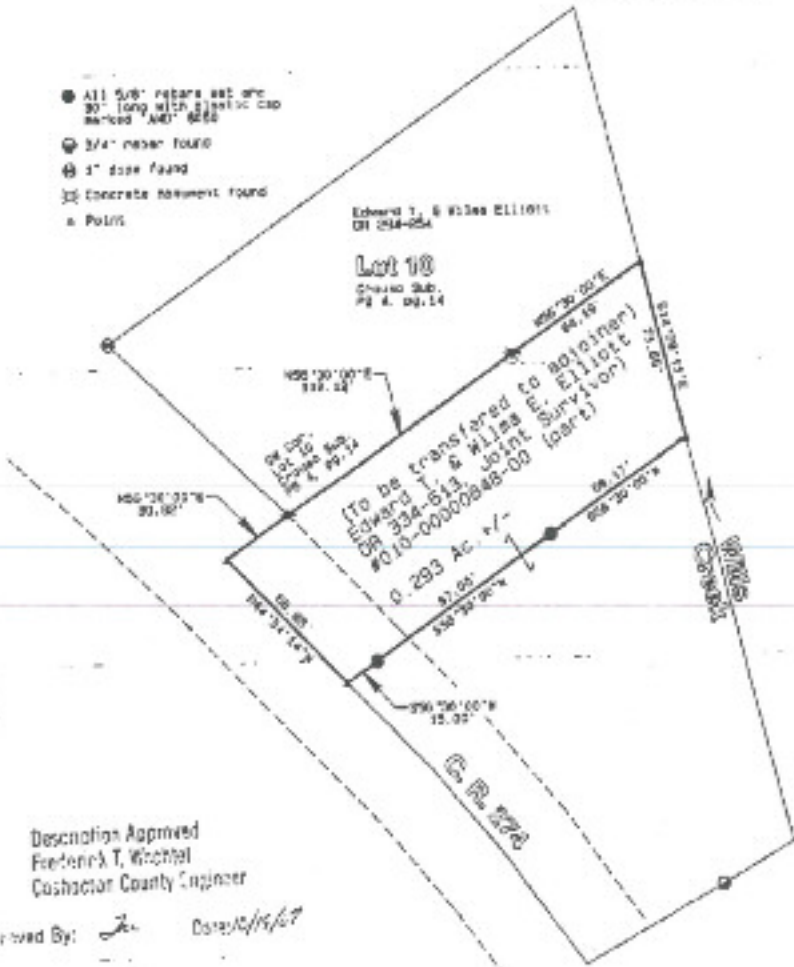
Bearings are based on
 DR 234-613 and are for
 angular calculations only

The Coshocton County
 Engineer's Department has
 determined that a portion of
 this tract lies within the
 Special Flood Hazard Area as
 shown on the Flood Hazard Map
 filed for Record in
 COSHOCTON COUNTY, OHIO
 JAMES H. BILLY
 12-20-2007 at 08:05 am.
 PG/30 44.30
 DR Book 450 Page 269 - 272



- All 5/8" rebar set are 30" long with plastic cap marked "A40" 6252
- 3/4" rebar found
- ⊕ 4" pipe found
- ⊠ Concrete basement found
- Poles

W.L. 0460 W. 272



Description Approved
 Frederick T. Wachtel
 Coshocton County Engineer

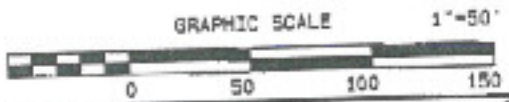
Approved By: *[Signature]* Date: 10/16/07



REVIEWED & APPROVED
 REGIONAL PLANNING COMMISSION
[Signature] 10/16/07

Edward T. & Wilma E. Elliott
 DR 234-613 (Joint Survivors)
 0.293 Ac. +/-
 Sec. 13, Fourth Qtr., T4N, R6W
 United States Military Lands
 Franklin Township
 Coshocton County, Ohio
 Date: October 9, 2007

Alan Donaker 10/09/07
 I, Alan Donaker, P.S. 8050, hereby
 certify this plat to represent a boundary
 survey prepared to Chapter 4733.37
 Ohio Administrative Code and to be
 correct to the best of my knowledge
 and belief.



10070006028
 Filed for Record in
 COSHOCTON COUNTY, OHIO
 DAVID H BELL
 12-20-2007 at 03:05 am.
 95.00 44.00
 GR Book 460 Page 269 - 272

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Edward T. Elliott and Wilma Elliott aka Wilma E. Elliott, husband and wife, the Grantors, claiming title by or through instruments as stated below, for valuable consideration thereunto given, and for Love and Affection received to their full satisfaction of Edward E. Elliott, the Grantee, whose tax mailing address will be 16286 CR 274, Coshocton, Ohio 43812, do:

GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM unto the said Grantee, Edward E. Elliott, his heirs and assigns, all right, title and interest as said Grantors, Edward T. Elliott and Wilma E. Elliott, have in and to the following described premises, situated in the Township of Franklin, County of Coshocton, and State of Ohio:

TRACT ONE:

Being Lot No. 10 in Crouso Subdivision, Franklin Township, as said lot is marked and delineated on the recorded plat of said subdivision in Plat Book No. 4, page 14, Coshocton County Plat Records.

Parcel No. 010-00000836-00

Last Record(s) of Conveyance: Volume 294, Page 254, Coshocton County Deed Records.

The Coshocton County Engineer's Office has determined that a portion of this property lies within the Special Flood Hazard Area as delineated on FIRM Panel # 390765 185B.

TRACT TWO:

(To be transferred to adjointer)

Being 0.293 acres, more or less, in Section 19, in the Fourth Quarter, Township 4 North, Range 6 West, United States Military Lands, in the Township of Franklin, in the County of Coshocton, in the State of Ohio, conveyed to Edward T. and Wilma E. Elliott, DR 334-613 (part), Parcel #010-00000848-00 (part), and more particularly described as follows:

Commencing at a concrete monument found at the Southwest corner of Lot 10, Crouso Subdivision, Plat Book 4, page 14, said monument being the TRUE POINT OF BEGINNING:

thence, with the South Line of said Lot 10, the following 3 courses:

- 1. thence, N. 86° 30' 00" E. a distance of 112.12' to a concrete monument found;*
- 2. thence, N. 58° 30' 00" E. a distance of 84.19' to a point in the centerline of Wills Creek;*
- thence, with the centerline of Wills Creek, S. 14° 08' 11" E. a distance of 21.65' to a point;*

20070006028
 OWENS & WANGING ATTYS
 413 MAIN ST
 COSHOCTON OH 43812

3

sell, lease, or in any way encumber the estate so reserved. The Grantors may not transfer this occupancy right.

TO HAVE AND TO HOLD the above premises, with the appurtenances therunto belonging, unto the said Grantee, Edward E. Elliott, and his separate heirs and assigns forever.

AND FOR VALUABLE CONSIDERATION, Edward T. Elliott and Wilma E. Elliott, husband and wife, do hereby remise, release and forever quit-claim unto the said Grantee, Edward E. Elliott, his heirs and assigns, all their right and expectancy of Dower in the above-described premises.

The Grantors, Edward T. Elliott and Wilma E. Elliott, husband and wife, have hereunto set their hands this 12th day of December, 2007.

GRANTORS:

Edward T. Elliott
Edward T. Elliott

Wilma E. Elliott
Wilma E. Elliott

STATE OF OHIO
COUNTY OF COSHOCTON, SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Grantors, Edward T. Elliott and Wilma E. Elliott, husband and wife, Grantors, who acknowledged that they did sign this Quit-Claim Deed under penalty of violating Section 2921.13 of the Ohio Revised Code and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coshocton, Ohio this 12th day of December, 2007.

Michael Manning
NOTARY PUBLIC
MICHAEL MANNING, Attorney at Law
Notary Public, State of Ohio
My commission expires on expiration date:
Section 147.02 R.C.

This Instrument Prepared By:
Michael Manning, Attorney at Law
413 Main Street, 2nd Floor
Coshocton, Ohio 43813



24

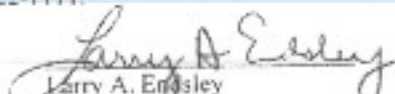
Extension of Participation in Coshocton County Landowners Group (CCLG)

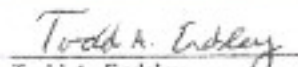
Dear CCLG Member,

You previously joined the Coshocton County Landowners Group, LLC ("CCLG") and agreed according to the terms of the Sign Up Sheet form and Extension of Participation to April 30, 2013 form (both attached hereto). As many of you know, efforts are continuing with oil and gas companies to market the acreage of the CCLG. While the westward expansion of the Utica Shale play hasn't happened at the pace that we all would like, it does appear that companies have increasing interest in moving westward and companies continue to enter Ohio to seek oil and gas opportunities.

In order for the CCLG to continue efforts to obtain a landowner friendly oil and gas lease for you, we are asking that you please extend your earlier commitment to the CCLG to February 28, 2014 (the "2-28-2014 Extension"). In order to attempt to ease the considerable administrative burden and expense involved with collecting and processing extensions, at the end of the 2-28-2014 Extension set forth above your commitment to the CCLG shall be automatically extended for an additional six (6) month period to August 31, 2014 unless you send written notice to the CCLG within seven (7) calendar days of the expiration of the 2-28-2014 Extension opting out of the automatic extension to August 31, 2014. The 2-28-2014 Extension shall again be automatically extended for a second additional six (6) month period to February 28, 2015 unless you send written notice to the CCLG within seven (7) calendar days of August 31, 2014 opting out of this second automatic extension to February 28, 2015. If you opt out of the first automatic extension you shall be deemed to have also opted out of the second automatic extension. By signing this letter and providing the information in the spaces below you agree to the extension terms set forth herein. There is no charge in connection with this extension and the contingent fees and all other terms are the same as set forth in the attached Sign Up Sheet form.

If you have signed a Sign Up Sheet with CCLG but have not signed the Extension of Participation to April 30, 2013 (see forms attached) then by signing this letter you agree to be bound by both the terms of this letter and the Extension of Participation to April 30, 2013. If you have any questions, please feel free to call Larry Endsley or Todd Endsley at (740) 622-1111.


Larry A. Endsley
President of the CCLG


Todd A. Endsley
Vice President of the CCLG

The undersigned agrees to extend his/her/their commitment to CCLG not to lease outside of CCLG according to the terms set forth above. All other provisions on the previous sign-up sheets stay the same.

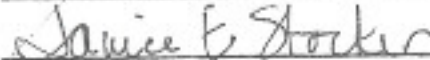
Deedholder Name(s): (please print) Jasper C Thomas & Janice E Stocker

Mailing Address: 23200 S.W. 751

City, State & Zip Code: West Lafayette, IN 47875

Phone Number: 740-575-2056 E-mail: _____

Signature:  Date: 3-25-13

Signature:  Date: 3-25-13

Signature: _____ Date: _____

Signature: _____ Date: _____

Please attempt to return signed form prior to April 30, 2013.

Mail, E-mail, Fax or Return to: Todd Endsley, 433 Walnut Street, Coshocton, OH 43812 Phone: 740-622-1111
Fax: 740-622-5887 Email: CoshoctonCountyLandownersGroup@yahoo.com



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.

X
Owner's Initials JET Date 6-20-13
Owner's Initials JES Date 6-25-13

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: 59909 CR9 Newcomerstown, Oh 43832

Owners Name(s): James C. Thomas Janice E. Stocker

Date: 6-28-13, 2013

Owner is occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: 1973

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 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 checked="" 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 type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input checked="" 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 JCT Date 6-28-13
Owner's Initials JES Date 6-28-13

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

Property Address 59909 CR9 Newcomerstown, Oh 43832

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?			
5) Sump pump		<input checked="" type="checkbox"/>		10) Central vacuum			<input checked="" type="checkbox"/>
6) Fireplace/chimney		<input checked="" type="checkbox"/>	<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
 - 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 JCT Date 6-28-13
 Owner's Initials JES Date 6-28-13

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

X Property Address 59909 CR 9 Newcomertown, Oh 43832

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 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:
none

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.

X Owner's Initials JCT Date 6-22-13
Owner's Initials JES Date 6-28-13

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

X Property Address 59909 CR 9, Newcomerstown, Oh 438

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.

X OWNER: Jam C. Shover DATE: 6-28-13
OWNER: Janice E. Stoker DATE: 6-28-13

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: 59909 CR 9 Newcomerstown

Buyer(s): _____

Seller(s): STOCKER / THOMAS

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____

The seller will be represented by _____, and _____

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that will apply:

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

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Ryan Wallace and real estate brokerage ISABELLA MATTHEAS 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/TENANT

DATE

BUYER/TENANT

DATE

Janice E. Thomas
SELLER/LANDLORD

6-28-13
DATE

Janice E. Stocker
SELLER/LANDLORD

6-28-13
DATE

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

Property Address 59909 CR 9 Newcomenstown

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) [Signature] 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.

[Signature] 6/28/13 [Signature] 6-28-13
Seller Date Seller Date

Purchaser Date Purchaser Date

[Signature] 6/28/13
Agent Date Agent Date



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

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