

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



Premier Land Title
120 S. Main Street
Cadiz, Ohio 43907
Phone 740-942-8244 Fax 740-942-4289

TAX AND LEGAL REPORT

REQUESTED BY: Brooke Wallick

Date: June 6, 2014

Property Address: 29075 Beitler Rd. Dennison, Ohio

PRESENT OWNER: Michael Stratas

Real Estate Taxes are currently listed on the 2014 tax duplicate in the name(s) of:

Michael Stratas

15-0000522.000 (0.70 acres)

VALUATIONS:

LAND:	2,550
BUILDING:	11,050
TOTAL:	13,600

GENERAL TAXES:	\$950.24
TAX REDUCTION:	\$282.12
10% ROLLBACK:	\$66.82
2 1/2% REDUCTION:	\$16.70
HOMESTEAD CREDIT:	\$403.90
ADJUSTED GENERALS:	\$0.00
TOTAL PER YEAR:	\$180.70
DELINQUENCIES:	\$202.35

Muskingum Watershed Conservancy District Special Assessment: \$6.00 per half. Delinquent for 2013.

Taxes are delinquent for 2013.

Premier Land Title Company

By: Max Sham

-real estate receipts-

STRATUS MICHAEL

b# 16573

7290 land
31570 bldg
38860 totl
cauv

STRATUS MICHAEL
29075 BEITTLER RD

total due --->
15-0000522.000 R7 T14 S15 .70A
homestead ex

202.35

DENNISON OHIO 44621
fi:

rts:
44621

29075 BEITTLER RD

.7000 RES

R/E:	prior	dec-in	1st-hf	1st-pn	2nd-hf	2nd-pn	intrst
charge	299.74	3.00	90.35	9.04	90.35		
credit	299.74	3.00					

due 90.35 9.04 90.35

S/A:					
charge	20.66	21	6.00	60	6.00
credit	20.66	20			

due 1 6.00 60 6.00

payments most recently received (this tax year): certified delinquent: 2012

323.60
4/30/14

owner / tax lien date	date/cd/\$	15-0000522.000	M
STRATUS MICHAEL		R7 T14 S15 .70A	RES
29075 BEITLER RD		29075 BEITLER RD	511 cls exm
transfer / current tax year		rts: _____ lot: _____	new cls
transfer for following year	29075	BEITLER R D TR 194	
		.7000 acres	new/zro
		ffoot	new/zro
		values	changes ca
		2550 l	land bldg dx
mail to:		11050 b	
STRATUS MICHAEL		13600 t	
29075 BEITLER RD		ab	
	special	lm	
DENNISON OHIO 44621	codes	pp	
44621 sort		8750 hx	
	cauv	l	
orig yr & pcl	site:	b	
	appl# house:	t	
	year/ty r/b: R		

owner / tax lien date	date/cd/\$	15-0000522.000	M
STRATUS MICHAEL		R7 T14 S15 .70A	RES
29075 BEITLER RD		29075 BEITLER RD	511 cls exm
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		2550 l	land bldg dx
mail to:		11050 b	
STRATUS MICHAEL		13600 t	
29075 BEITLER RD		ab	
DENNISON OHIO 44621	special codes	lm	
44621 sort		pp	
		8750 hx	
	cauv site:	l	
orig yr & pcl	appl# house:	b	
	year/ty r/b: R	t	

* p r o j e c t	flags	acres	tfoot	curnt	adj'd	prior	dec-1	adj'd
25 MWCD	2A			12.00		20.66	.21	

*project totals				12.00		20.66	.21	
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* R / E	C H A R G E	STRATUS MICHAEL	15-0000522.000
	original	add/rem	adjusted
prior	299.74		
dec interest	3.00		
gross r/e	950.24		
utl pers			
reduction	282.12		
subtotal	668.12		
non-busi cr	66.82		
owner occ cr	16.70		
homestead	403.90		
recoupment			
n e t	180.70		
add/rem notes:			

a/r:date
cd nmbr

**special
codes**



That **RAYMOND BURGHART, JR., AND IDA MAE BURGHART, husband and wife**,
the Grantor^s,
 who claim title by or through instrument, recorded in Volume, Page,
 County Recorder's Office, for the consideration of One and other valuable
 consideration ----- Dollars (\$1.00)
 received to their full satisfaction of **MICHAEL STRITAS, unmarried**
the Grantee,
 whose TAX MAILING ADDRESS will be Route #4, Cadiz, Ohio
 do

Give, Grant, Varyain, Sell and Convey unto the said Grantee, his
 heirs and assigns, the following described premises, situated in the Township of
 Monroe, County of Harrison, and State of Ohio:

Known as and being a part of the Northwest Quarter of Section No. 15, Township
 No. 14, Range No. 7, Monroe Township, Harrison County, Ohio. Beginning at an iron
 pin at the Southwest corner of said Quarter Section; thence South 87 degrees
 29 minutes 45 seconds East along the quarter section line 974.88 feet to a point;
 thence North 16 degrees 58 minutes 20 seconds East 1108.00 feet to iron pin "A"
 in the center of Monroe Township Road No. 194; thence along the center of said
 road North 81 degrees 04 minutes 45 seconds East 112.86 feet to iron pin "I"
 and the true place of beginning for the tract herein described; thence South 5
 degrees 35 minutes 15 seconds East 150.00 feet to iron pin "J", thence North 84
 degrees 16 minutes 30 seconds East 199.69 feet to iron pin "K", thence North 5
 degrees 35 minutes 15 seconds West 150.00 feet to iron pin "O", in the center of
 Monroe Township Road No. 194; thence along the center of said road South 87
 degrees 23 minutes 20 seconds West 101.40 feet to iron pin "H", thence along
 the center of said road South 81 degrees 04 minutes 45 seconds West 98.60 feet
 to iron pin "Y" the true place of beginning, containing 0.700 acres, more or less.

Excepting and reserving to the grantor, his heirs and assigns, all oil and gas
 underlying said premises with the right to remove the same with all machinery,
 appliances and fixtures and to do all things necessary or convenient therefore.
 Grantor shall not have the right to use the surface of said premises to remove said
 oil and gas and shall drill no well closer than 200 feet from the buildings on
 said premises, but grantor shall otherwise have the right to remove said oil and gas
 by using the surface of land other than that herein described.

Subject to the following: easement to Central District Telephone Company, Volume
 5, Page 343; easements to Ohio Power Company, Volume 104, Page 289, and Volume 121,
 Page 588; easement to the Ohio Public Service Company, Volume 112, Page 262; right-
 of-way to Tennessee Gas Transmission Company, Volume 126; Page 374, right-of-way
 to Ohio Edison Company, Volume 134, Page 123.

3.40
 HARRISON County Auditor

"NEED CHECKED FOR TRACT DESCRIPTIONS ONLY"
 FOREST TRACTOR, HARRISON CO. ENGR.
 APPROVED _____ SELECTED _____
 DATE 8/2/22 BY _____

Transferred by _____ 1922
 12 A. BURGHART, Auditor
 FILE 75 BY _____

appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

And we, Raymond Burkhart, Jr. and Ida Mae Burkhart, husband and wife, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the encasing of these presents, we are well seized of the above described premises, as a good and indefeasible estate in **FREE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration -----

----- do hereby remise, release and forever quit-claim unto the said Grantee, his heirs and assigns, all ----- right and expectancy of DOWER in the above described premises.

In Witness Whereof We have hereunto set our hand & the 12th day of July, in the year of our Lord one thousand nine hundred and seventy-two.

Signed and acknowledged in presence of

1. Rebecca Smith
2. Helma V. Kunze

Raymond Burkhart Jr.
(Raymond Burkhart, Jr.)
Ida Mae Burkhart
(Ida Mae Burkhart)

State of Ohio

County, } ss. Before me, a
the above named } in and for said County and State, personally appeared

Raymond Burkhart, Jr. and Ida Mae Burkhart, husband and wife who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cadiz, Ohio this 12th day of July, A. D. 1972

This instrument prepared by:

Robert B. Werren
Attorney at Law
144 South Main Street, Cadiz, Ohio

Helma V. Kunze, Notary Public
My Commission Expires January 1, 1973



12916
By RS
TO RA

172 PAGE 657

Transferred 19

COUNTY AUDITOR

State of Ohio
County of HARRISON

Received for Record on the
2nd day of AUG 1972
at 3:25 o'clock P. M.
and recorded AUG 2, 1972
Deed Book

Labon C. Blackburn
Notary Public
Recorders Fee \$3.00 Pd.

This instrument prepared by

W. L. WERREN



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: 29075 Beidler Rd Dennis, OH

Buyer(s): _____

Seller(s): Michael Stratas Property

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) Don Kubalick Auctions and real estate brokerage Piskera Mathus 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(S) _____ DATE _____
BUYER(S) _____ DATE _____

[Signature] _____ 6/5/14
REALTOR/AGENT DATE

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

Property Address 29075 Beitter Rd Cerritos, CA

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.

Seller	<u>[Signature]</u>	<u>10/5/14</u>	Date	Seller		Date
Purchaser	<u>[Signature]</u>		Date	Purchaser		Date
Agent	<u>[Signature]</u>	<u>10-7-14</u>	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.
965 N. Wooster Avenue
Sarasburg, Ohio 44880
info@WallickAuctions.com
<http://www.WallickAuctions.com>



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