

# 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



## Connolly, Hillyer & Welch Title Services, Inc.

### TAX & LEGAL REPORT Schedule A

Effective Date: August 5<sup>th</sup>, 2014

Property Address: 10438 St. Rt. 36  
Port Washington, OH 43837

Vested in: Ruth Martin by virtue of Certificate of Transfer recorded June 23<sup>rd</sup>, 1983 at Volume 575, Page 843 Deed Records of Tuscarawas County, Ohio.

Parcel No.(s): 50-00222.000

Legal Description(s): 2-6-2 .424A

### Schedule B

#### Taxes:

Parcel No. 50-00222.000;

Description 2-6-2 .424A;

Assessed Valuations: Land \$2,000.00 Improvements \$22,310.00 Total \$24,310.00;

Appraised Valuations: Land \$5,720.00 Improvements \$63,750.00 Total \$69,470.00;

Taxes and Special Assessments are \$325.31 per half after a Homestead exemption of \$179.51 per half;

Taxes and Special Assessments for tax year 2012 are paid;

Taxes and Special Assessments for the first half of tax year 2013 are paid;

Taxes and Special Assessments for the second half of tax year 2013 are paid;

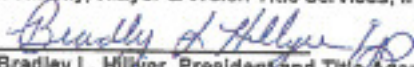
Taxes and Special Assessments for tax year 2014 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statuses for insured premises.

#### Map Office Approval:

That Tuscarawas County Map/G.I.S. Office requires all description and transfers be submitted for review.

Connolly, Hillyer & Welch Title Services, Inc.

  
Bradley L. Hillyer, President and Title Agent

*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.*

#### \*Complete Real Estate Title and Escrow Services\*

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808  
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44683 • (740) 922-4181 • Fax (740) 922-1473  
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197













The real estate, the transfer of which is memorialized by this certificate, is described as follows (describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state):

Situated in the Township of Salem, County of Tuscarawas and State of Ohio, and being part of a tract of 115-85/160 acres in the Second Quarter of Township 6 and Range 2, U. S. Military District, conveyed to Frank Steinbach by deed recorded in Vol. 190 at page 53 of the Tuscarawas County Deed Records, the part hereby conveyed being described as follows:

From a stone at the west end of the north line of the east part of said tract go S. 87°-26' E., four hundred fifty-nine and four tenths (459.4) feet to an iron pipe on said north line; thence S. 44°-24' W., one hundred fourteen (114) feet to a stake, the beginning of the tract hereby conveyed; thence S. 44°-24' W., eighty (80) feet; thence S. 48°-55' E., two hundred one and seven-tenths (201.7) feet to an iron pipe; thence S. 48°-55' E., thirty (30) feet to the middle of the road; thence along the middle of the road, N. 47°-00' E., eighty (80) feet; thence S. 48°-55' W. thirty (30) feet to an iron pipe; thence N. 48°-55' W., two hundred (200) feet to the beginning, containing four hundred twenty-four one-thousandths (424/1000) of an acre, more or less, subject to all legal highways.

Prior instrument of conveyance: Vol. 495, Pg. 203, Deed Records of Tuscarawas County, Ohio.

TRANSFER

TRANSFER NO. 33  
CONVEYANCE EXAMINED.  
SEC. 379-382 R. C. COMPLIED WITH  
AMT. \$10.00

"Deed checked for tract description only"  
CHARLES R. YOUNG  
Tuscarawas Co. Engineer  
6-23-83

55495

RECEIVED FOR RECORD  
DORIS M. GODFREY, County Recorder

JUN 23 1983

JOHN A. BEITZEL  
Tuscarawas County Auditor

10000  
JUN 23 1983  
Booked June 23 1983  
Vol. 55495 Page 1 of 1  
Tuscarawas County, Ohio

1000

*George J. Dennis*

June 16, 1983

Notary Public

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

June 16, 1983

*Ruby L. Messerli*



# 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: 10438 STATE ROUTE 36 PORT WASHINGTON, OHIO 43837

Buyer(s): \_\_\_\_\_

Seller(s): RUTH MARTIN

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_  
AGENT(S) BROKERAGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_  
AGENT(S) BROKERAGE

### II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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

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

### III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) DON R. WALLICK AUCTIONS and real estate brokerage PISSOCRA-MATHIAS 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 \_\_\_\_\_

X Shirley M... 6-17-14  
AGENT  
**EXEC**

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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

Property Address 10438 St. RTE 36 PORT WASHINGTON, OHIO

**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)**

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.

Shirley Meehan 6-17-14  
Seller **EFEC** Date Seller Date

Purchaser Date Purchaser Date

Don R Wallick 6-9-14  
Agent Date Agent Date





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

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