

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



THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44883
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tuscitle.net

TAX AND LEGAL REPORT

DATE: July 8, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 7034 Cherry Run RD NW Dundee Ohio

PRESENT OWNER: Eugene E. Evans

VOLUME: 1320 PAGE: 1952 TRANSFER: December 8, 2009

PARCEL NO: 68.00553.009

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

Eugene E. Evans

PARCEL NO.: 68.00553.009

DESC. 3 3 2 14 PR 9 15 9 797A

TOWNSHIP NAME AND NUMBER: 68- Wayne TWP

VALUATIONS:

LAND: 9890
BUILDING: 0000
TOTAL: 9890
AUV:

TAXES:

GENERAL TAXES: \$38.96
TAX REDUCTION: \$-16.11
10% ROLLBACK: \$-2.29
2.10% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$20.56
UNPAID REAL \$
CURRENT SA: \$6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE \$26.56

Special Assessments: MWCD

Taxes for the first half year 2013 are paid.

Taxes for the second half year 2013 are paid.

BY: Joseph Warkall

PRIOR FILE NO.

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

Tuscarawas County, Ohio

Parcel: 68-00553-009

SUMMARY

Owner	EVANS EUGENE E 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA		Taxpayer	EVANS EUGENE E 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA	
Tax District	M-WAYNE TWP GARAWAY SD		Class	110-AGRICULTURAL VACANT LAND CALV	
School District	GARAWAY SD		Subdivision		
Location	NW CHERRY RUN RD		Legal	3 2 2 14 PR 2 15 2 757A	
CD Year		Map # / Routing #	19 / 22090	Acres	9.737
Ap Year		Ag District		Sold	12/08/2009
Sales Amount	4,000	Volume	1320	Page	1962

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	20.56	20.56	41.12
Special	0.00	8.00	8.00	12.00
Total	0.00	28.56	28.56	53.12
Paid	0.00	28.56	28.56	53.12
Due	0.00	0.00	0.00	0.00
Esoms				0.00

VALUE

	Appraised	Assessed
Land	28,220	9,800
Improvement	0	0
Total	28,220	9,800
CALV	3,000	1,000
Homestead	N	
OOC	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
12/08/2009	EUGENE E & JANET M EVANS	1371	CORRECTIVE DEED	N	\$4,000	N
05/20/2009	EUGENE E & JANET M EVANS	486	WARRANTY DEED	Y	\$36,080	N

LAND

Type	Dimensions	Description	Value
P-PASTURE	7.297	Acres	21,000
WD-WOODS	2.500	Acres	7,200

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
-------	---	-------	---	----------	---	-----	---	------	---	--------	---

1320 AME 1962



200900012463
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
12-08-2009 at 03:16 pm.
SURVESHIP 0 72.00
OR Volume 1323 Page 1962 - 1966

TRANSFERRED

COMPENSATION PAID
NET 19-22.00 COMPARED WITH

DEC 8 2009

AMT. 16.00
MATT JUDY
Tuscarawas County Auditor

CONTIGUOUS PARCEL NO PLAT REQUIRED
NOT TO BE USED AS A BUILDING SITE
FOR REBALE UNLESS DEEDED ACCESS TO
PUBLIC ROAD IS PROVIDED WITH PARCEL

TUSCARAWAS R.P.C.
Approved By [Signature] Date 12-09-09

**CORRECTIVE
SURVIVORSHIP DEED**

(Statutory Form - Ohio Revised Code 5302.17)

MASON WOODLANDS DUNDEE, LLC, an Ohio Limited Liability Company (Ohio Secretary of State Charter/Registration Number 1769654) for valuable consideration paid, grant(s), with general warranty covenants, to EUGENE E. EVANS and JANET M. EVANS, for their joint lives, remainder to the survivor of them, whose tax mailing address is 9.797 acres on State Route 516, Dundee, Ohio 44622, the following real property:

Situated in the Township of Wayne, County of Tuscarawas and State of Ohio:

Being a 9.797 acre tract, more or less, as set forth on the new boundary survey attached hereto.

Auditor's Parcel # 68-00553. 009

Subject to all easements, covenants, and restrictions of record.

Subject to a reservation of oil and gas rights as set forth in Official Records Volume 1300, Page 1182, Tuscarawas County Recorder's Office.

Subject to the easements and restrictions as set forth in Warranty Deed dated January 31, 1994 and recorded March 2, 1994 at 1:30 p.m. in Deed Volume 678, Page 617, Tuscarawas County Recorder's Office.

Subject to the easements and restrictions as set forth in Warranty Deed dated March 10, 1994 and recorded March 24, 1994 at 3:47 p.m. in Deed Volume 679, Page 392, Tuscarawas County Recorder's Office.

Subject to an right of way easement to Holmes-Wayne Electric Cooperative, dated May 18, 1994 and recorded November 28, 1995 at 12:22 p.m. in Deed Volume 699, Page 597, Tuscarawas County Recorder's Office.

Subject to a right of way easement to Ohio Power Company, as set forth in instrument dated October 8, 1976 and recorded November 10, 1976 at 11:01 a.m. in Deed Volume 525, Page 616, Tuscarawas County Recorder's Office.

Subject to a permission to discharge effluent to Robert F. Jones, Jr. and Donna Jones, as set forth in instrument dated July 3, 1979 and recorded September 14, 1979 at 2:13 p.m. in Deed Volume 556, Page 493, Tuscarawas County Recorder's Office.

Subject to an oil and gas lease to the Mansfield Drilling Company, Inc., as set forth in instrument dated February 19, 1969 and recorded April 25, 1969 at 10:46 a.m. in Lease Volume 75, Page 756, Tuscarawas County Recorder's Office.

Subject to a lease to The East Ohio Gas Company, as set forth in Lease Volume 84, Page 768, Tuscarawas County Recorder's Office.

NOTE: This deed corrects the Warranty Deed at Official Records Volume 1306, Page 2228 as follows: (1) it is from the proper grantor, Mason Woodlands Dundee, LLC and not from Ryan Mason, individually, (2) it is in survivorship form, and (3) it changes the acreage being conveyed from 8.077 to 9.797 acres, more or less.

AL1320 PAGE 1953

Prior Instrument Reference: Official Records Volume 1300, Page 1182

EXECUTED this 4th day of December, 2009.

MASON WOODLANDS DUNDEE, LLC, an
Ohio Limited Liability Company

By: [Signature]
Ryan C. Mason

Its: Member

State of Ohio

ss:

Tuscarawas County

BE IT REMEMBERED, that on the 4th day of December, 2009, before me, the subscriber, a Notary Public within and for said County, personally came MASON WOODLANDS DUNDEE, LLC, an Ohio Limited Liability Company, by Ryan C. Mason, its Member, the Grantor in the above conveyance, and acknowledged the signing thereof to be his/her/its voluntary act and deed, both individually and as Member of said Ohio Limited Liability Company, and the voluntary act and deed of said Ohio Limited Liability Company.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

[Signature]
Notary Public



TAMMY EGGERTON
Notary Public
In and for the State of Ohio
My Commission Expires
February 28 2010

This instrument prepared by: **Janice J. Barrow, Attorney at Law**
547 1/2 S. James Street
Dover, Ohio 44622
Telephone: (330) 364-2881
CTIA File #05B-08-19 & T09-336

YD1320 PNE1964

225 Fair Ave. NE
New Philadelphia, Ohio 44663



Phone: (330) 364-1631
Fax: (330) 364-4031
E-Mail: del@div-eng.com

DESCRIPTION OF A 9.797 ACRE TRACT

Situated in the Township of Wayne, County of Tuscarawas and the State of Ohio.

Being part of Lot 9 and Lot 14 in the Second Quarter of Township 9, Range 3, and being part of a 48.728 acre parcel of land as conveyed to Larry R. Wallick by a deed recorded in Volume 1286, Page 2241 of the Tuscarawas County Official Records, Auditor's Parcel No. 68-00553.000, being more fully described as follows:

Beginning at an iron pin stamped "BAIR & GOODIE" (found) at a corner of said 48.728 acre parcel so conveyed to Larry R. Wallick and the southwest corner of a 6.653 acre parcel of land as conveyed to Eugene E. and Janet M. Evans by a deed recorded in Volume 643, Page 156 of the Tuscarawas County Deed Records, said pin being located S 89° 56' 50" E, 1132.21 feet and S 00° 57' 10" W, 236.62 feet northwest corner of said Lot 14;

thence from said beginning, and with the south line of said 6.653 acre parcel of land so conveyed to Eugene E. and Janet M. Evans, S 89° 06' 45" E, 418.58 feet to an iron pin stamped "BAIR & GOODIE" (found) on the west line of a 66.520 acre parcel of land as conveyed to Charles L. Riley by a deed recorded in Volume 1260, Page 1333 of the Tuscarawas County Official Records, at the southeast corner of said 6.653 acre parcel;

thence with the west line of said 66.520 acre parcel of land so conveyed to Charles L. Riley, S 07° 46' 10" W, 90.68 feet to an iron pin (set);

thence with a new line of division through said 48.728 acre parcel of land so conveyed to Larry R. Wallick, N 89° 06' 45" W, 862.85 feet to an iron pin stamped "CIVIL" (found) on a line of said 48.728 acre parcel and a line of a 30.224 acre parcel of land as conveyed to Mason Woodlands Dundee, LLC by a deed recorded in Volume 1288, Page 772 of the Tuscarawas County Official Records;

thence with a line of said 48.728 acre parcel of land so conveyed to Larry R. Wallick and the southeast line of said 30.224 acre parcel of land so conveyed to Mason Woodlands Dundee, LLC, N 39° 30' 00" E, 250.00 feet to an iron pin stamped "CIVIL" (found) at an angle point therein;

VOL 1320 PAGE 1965

thence continuing with a line of said 48.728 acre parcel of land so conveyed to Larry R. Wallick and the east line of said 30.224 acre parcel of land so conveyed to Mason Woodlands Dundee, LLC, N 11° 15' 00" E, 250.00 feet to an iron pin stamped "CIVIL" (found) at an angle point therein;

thence continuing with a line of said 48.728 acre parcel of land so conveyed to Larry R. Wallick and the northeast line of said 30.224 acre parcel of land so conveyed to Mason Woodlands Dundee, LLC, N 60° 30' 00" W, 260.00 feet to an iron pin stamped "CIVIL" (found) at an angle point therein;

thence continuing with a line of said 48.728 acre parcel of land so conveyed to Larry R. Wallick and the east line of said 30.224 acre parcel of land so conveyed to Mason Woodlands Dundee, LLC, N 01° 28' 13" W, 408.83 feet to an iron pin stamped "CIVIL" (found) on the south line of a 2.500 acre parcel of land as conveyed to Crystal G. Williamson by a deed recorded in Volume 1109, Page 2673 of the Tuscarawas County Official Records, at the northwest corner of said 48.728 acre parcel and the northeast corner of said 30.224 acre parcel of land;

thence with the north line of said 48.728 acre parcel of land so conveyed to Larry R. Wallick, the south line of said 2.500 acre parcel of land so conveyed to Crystal G. Williamson and the south line of a 2.500 acre parcel and a 5.000 acre parcel of land, both as conveyed to Robert L. Basiletti by a deed recorded in Volume 1033, Page 1109 of the Tuscarawas County Official Records, S 89° 36' 10" E, 500.24 feet to a 5/8" iron pin (found) on the west line of the aforesaid 6.653 acre parcel of land so conveyed to Eugene E. and Janet M. Evans at the northeast corner of said 48.728 acre parcel and the southeast corner of said 5.00 acre parcel of land;

thence with the east line of said 48.728 acre parcel of land so conveyed to Larry R. Wallick and the west line of said 6.653 acre parcel of land so conveyed to Eugene E. and Janet M. Evans, S 00° 57' 10" W, 888.52 feet to the Place of Beginning, containing 9.797 acres, more or less, of which 6.399 acres is part of said Lot No. 9 and 3.398 acres is part of said Lot No. 14, but subject to all legal highways, easements, reservations and restrictions of record.

1320 1966

Bearings are oriented to an assumed meridian.

All iron pins set are 3/8" x 3/4" round steel rods with plastic caps stamped
'DIVERSIFIED ENGINEERING'.

Description prepared from a field survey by S. J. Lessman, Registered
Surveyor No. 7078 in April 2009.



S. J. Lessman, Registered Surveyor No. 7078

200900012443
TITLESOURCE
PICKUP

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44653
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tustitle@tustitle.net

TAX AND LEGAL REPORT

DATE: July 8, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 7034 Cherry Run RD NW Dundee Ohio

PRESENT OWNER: Eugene E. Evans and Janet M. Evans

VOLUME: 649 PAGE: 853 TRANSFER: July 24, 1991

PARCEL NO: 68-00662-001

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

Eugene E. Evans and Janet M. Evans

PARCEL NO.: 68.00563.009
DESC. 3 9 2 PR 9 1.665A
TOWNSHIP NAME AND NUMBER: 68- Wayne TWP

VALUATIONS:

LAND: 8170
BUILDING: 53160
TOTAL: 59330
AUV:

TAXES:

GENERAL TAXES: \$2181.27
TAX REDUCTION: \$-893.26
10% ROLLBACK: \$-126.80
2 1/2% REDUCTION \$-165.08
HOMESTEAD CREDIT \$-27.77
TOTAL PER 1/2 YEAR \$948.37
UNPAID REAL \$
CURRENT SA: \$8.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$954.37

Special Assessments: MWCD

Taxes for the first half year 2013 are paid.
Taxes for the second half year 2013 are paid.

BY: Joseph Warkall

PRIOR FILE NO.

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

Tuscarawas County, Ohio
Parcel: 68-00552-001

SUMMARY

Owner	EVANS EUGENE E & JANET M 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA		Taxpayer	EVANS EUGENE E & JANET M 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA	
Tax District	68-WAYNE TWP-GARAWAY SD		Class	111-CASH-GRAIN OR GEN/CAUV	
School District	GARAWAY SD		Subdivision		
Location	7034 NW CHERRY RUN RD		Legal	3 9 2 PR 2 1 555A	
CD Year		Map # / Routing #	18 + 31000	Acres	1.585
Ag Year		Ag District		Sold	07/24/1991
Sales Amount		Volume		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	3.00	848.37	848.37	1,696.74
Special	0.00	0.00	0.00	0.00
Total	3.00	848.37	848.37	1,696.74
Paid	0.00	854.37	854.37	1,708.74
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	17,630	6,170
Improvement	151,250	53,160
Total	168,880	59,330
CAUF	15,130	5,620
Homestead	Y	
DOC	Y	147,160
		51,510

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
07/24/1991	EVANS EUGENE E & JANET M	1979	WARRANTY DEED	N	\$0	N

LAND

Type	Dimensions	Description	Value
HS HOMESITE	1.000	Acres	16,000
RS-RESIDUAL	0.585	Acres	1,530

DWELLING

Card 1	Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
	Stories	1.00	Dining Rooms	0	Cooling	Y
	Rec Room Area	0	Year Built	1991	Grade	C-5
	Finished Basement	0	Year Remodeled	0	Fireplace Openings	1
	Rooms	0	Full Baths	0	Fireplace Stacks	1
	Bed Rooms	2	Half Baths	1	Living Area	1,215
			Other Features	0	Appraised Value	131,193

OTHER IMPROVEMENT

Card	Description	Yr Bt	Yr Ren	Size	Condition	Value
1	1 1/2 BDRS 1.5 UNFINISHED DETACHED FRAME GARAGE	1992		720	GOOD	11,900
1	SHED-SHED	1992		120	AVERAGE	0
1	DRS DETACHED FRAME GARAGE	2008		576	GOOD	6,070

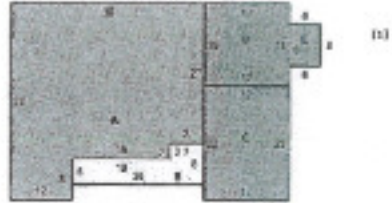
UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size	
1	1.5UFDTC-1.5 UNFINISHED DETACHED FRAME GARAGE	720	
2	SHED-SHED	120	
3	DFG-DETACHED FRAME GARAGE	676	
A	15FRB/10SSG	1,215	(P)
B	OPP	161	
C	1CRGWRQ	374	
D	23FRABA	272	(D)
E	WOCK	48	



6288

General Warranty Deed* VOL. 649 PAGE 553

----- EUGENE E. EVANS and JANET M. EVANS, Husband and Wife, -----
----- of Tuscarawas County, Ohio, -----
for valuable consideration paid, granted with general warranty covenants, to ROBERT F. JONES, JR., -----
----- whose care-mailing address is -----
P. O. BOX 114, DUNDEE, OHIO, 44624, -----
the following REAL PROPERTY: Situated in the County of Tuscarawas in the State
of Ohio and in the Township of Wayne

Being located in Lot 9 in the Second Quarter of Township 9, Range 3 and being a part of a 11.918 acre tract as conveyed to Eugene E. Evans and Janet M. Evans by deed recorded in Volume 589 Page 662 of the Tuscarawas County Deed Records, and being more fully described as follows: -

Commencing at a stone monument (found) at the southwest corner of Lot 9 of Township 9, Range 3; thence with the south line of Lot 9, South 86 deg. 24 min. East, 1,580 feet to an iron pin (found) at the southeast corner of the above mentioned 11.918 acre tract and a corner of a 6.653 acre tract as conveyed to Eugene E. and Janet M. Evans by a deed as recorded in Volume 643 Page 156 and at the southwest corner of a 19.82 acre tract as conveyed to Hazel W. Riley (Volume 562 Page 449); thence with the east line of said 11.918 acre tract and the west line of said 19.82 acre tract, North 11 deg. 19 min. East, 233.24 feet to an iron pin (set) at the place of beginning of the tract herein to be described; thence from said beginning, North 87 deg. 58 min. 40 sec. West, 345.81 feet to an iron pin (set) on the east line of said 6.653 acre tract and on the west line of said 11.918 acre tract; thence with the east line of said 6.653 acre tract and the west line of said 11.918 acre tract, North 4 deg. 30

Prior Instrument Reference: Volume Page of the Deed Records of
County, Ohio. ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Witness OUR hands this 23 day
of JULY, 1991.

Signed and acknowledged in presence of,

D. Brad Zimmerman
Cathy Beavis

EUGENE E. EVANS
JANET M. EVANS

State of Ohio County of Tuscarawas: st

BE IT REMEMBERED, That on this 23 day of JULY, 19 91, before me, the undersigned, a notary public in and for said state, personally seeing EUGENE E. EVANS and JANET M. EVANS, Husband and Wife, (see Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed,

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.
D. Brad Zimmerman
Notary Public

This instrument was prepared by: D. Brad Zimmerman, Attorney-at-Law
New Philadelphia, Ohio
D. BRAD ZIMMERMAN
Notary Public
My Commission Has No Expiration
R.C. 147.83

10 Name of Grantor(s) and marital status.
11 Description of land or interest therein, and encumbrances, mortgages, liens, and exceptions, taxes and assessments.
12 Date which ever date first applies.
13 Extension in accordance with Chapter 5301 Ohio Revised Code.
Auditor's and Recorder's Stamps

MICROFILMED

649 854

min. East, 1,129.37 feet to an iron pin (found); thence continuing with said line North 4 deg. 30 min. East, 25.62 feet to a point in County Road 98 and on the south line of a 37.35 acre tract as conveyed to Kloba Farms, Inc., by deed recorded in Volume 642 Page 53; thence with said road and the south line of said 37.35 acre tract, South 86 deg. 08 min. East, 320.0 feet to an iron pin (found) at the northwesterly corner of a 10.90 acre tract as conveyed to Glenn E. and Beulah Sexton by deed recorded in Volume 561 Page 256; thence with the southerly line of said 10.90 acre tract and the northerly line of said 11.918 acre tract and County Road 98, South 42 deg. 06 min. East, 103.62 feet to a point at the northwesterly corner of said 19.87 acre tract; thence with the east line of said 11.918 acre tract and with the west line of said 19.87 acre tract the following two (2) courses and distances: South 0 deg. 09 min. West, 48.1 feet to an iron pin (found); thence continuing South 0 deg. 09 min. West, 353.9 feet to an iron pin (found); thence South 11 deg. 19 min. West, 676.32 feet to the place of beginning, containing 10.353 acres more or less but subject to all legal highways and easements.

Bearings are oriented to the 19.87 acre tract.

Iron pins indicated (set) are 5/8" iron bars with plastic cap stamped Bair & Goodie.

Survey and description by Frank E. Bair, Reg. Surveyor #5818.

SUBJECT to pole and wire easements in favor of the Ohio Power Company recorded in Volume 525, Page 616, Tuscarawas County Deed Records.

SUBJECT to oil and gas lease to East Ohio Gas Company, Volume 84, Page 768, Tuscarawas County Lease Records.

SUBJECT to reservation in favor of Larry E. and Manda F. Wallick of the rents and royalties for their natural lives, including all income and benefits from five (5) gas wells on the premises conveyed to Larry R. Wallick, et al., Volume 521, Page 710, Deed Records, Tuscarawas County, Ohio, which includes the premises herein conveyed.

Date 7/24/91
 This deed was recorded in the
 records of Deed, Vol. 649, Page 854
 and conforms with the property description
 of the deed, Vol. 649, Page 854.
 JWW Recording Director

"Deed checked for tax
 compliance only"
 JACOB A. BACHMAN
 Treasurer Co. Engineer
 7-24-91 JAW

General Warranty Deed

FROM
 EUGENE E. EVANS and JANET M. EVANS,
 Husband and Wife,
 TO
 ROBERT F. JONES, JR.

6288

TRANSFERRED
 TRANSFER FEE \$50
 COMPLETION REQUIRED
 SEC. 319.22 & C. COMPLIED WITH
 JUL 24 1991
 AMT. 812.40
 JOHN A. BEITZEL
 Tuscarawas County Auditor

RECEIVED FOR RECORD
 COLORES HIXSON, County Recorder
 JUL 24 1991
 Record of Deed
 Vol. 649 Page 854
 Received \$1000
 1000
 make

MICROFILMED

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: July 8, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 7034 Cherry Run RD NW Dundee Ohio

PRESENT OWNER: Eugene E. Evans and Janet M. Evans

VOLUME: 643 PAGE: 156 TRANSFER: November 14, 1990

PARCEL NO: 68-00552-002

=====

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

Eugene E. Evans and Janet M. Evans

PARCEL NO.: 68-00552-002
DESC. 3 9 2 PR 9 4 266A
TOWNSHIP NAME AND NUMBER: 68- Wayne Twp

VALUATIONS:

LAND:	1140
BUILDING:	0000
TOTAL:	1140
ALV:	

TAXES:

GENERAL TAXES:	\$12.50
TAX REDUCTION:	\$-5.17
10% ROLLBACK:	\$-0.73
2 1/2% REDUCTION	\$
HOMESTEAD CREDIT	\$
TOTAL PER 1/2 YEAR	\$8.60
UNPAID REAL	\$
CURRENT SA:	\$
PENALTY:	\$
PRIOR DEL:	\$
TOTAL DUE:	\$8.60

Special Assessments: None

Taxes for the first half year 2013 paid.
Taxes for the second half year 2013 are paid.

BY: Joseph Warkall

PRIOR FILE NO.

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

Tuscarawas County, Ohio
Parcel: 68-00552-002

SUMMARY

Owner	EVANS EUGENE E & JANET M 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA	Taxpayer	EVANS EUGENE E & JANET M 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA
Tax District	89 WAYNE TWP-GARAWAY SD	Class	110-AGRICULTURAL VACANT LAND CALV
School District	GARAWAY SD	Subdivision	
Location	NW CHERRY RUN RD	Legal	3 9 3 PR 9 4 286A
GD Year		Map # / Routing #	19 / 28000
Ag Year		Acres	4.250
Sales Amount	\$ 850	Ag District	
		Volume	11/14/1990
		Sold	
		Page	

CHARGE

	Price	1st Half	2nd Half	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	0.00	0.00	0.00
Esrowe				0.00

VALUE

	Assessed	Assessed
Land	3,250	1,140
Improvement	0	0
Total	3,250	1,140
CALV	350	340
Homestead	N	
DCC	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Void
11/14/1990	EVANS EUGENE E & JANET M	2066	JOINT SURVIVORSHIP	Y	\$8,850	Y

LAND

Type	Dimensions	Description	Value
RS-RESIDUAL	4.270	Acres	3,200
RW-RIGHT OF WAY	0.190	Acres	0

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
-------	---	-------	---	----------	---	-----	---	------	---	--------	---

THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2978
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: July 8, 2014

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 7034 Cherry Run RD NW Dundee Ohio

PRESENT OWNER: Eugene E. Evans and Janet M. Evans

VOLUME: 643 PAGE: 156 TRANSFER: November 14, 1990

PARCEL NO: 66-00553-001

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

Eugene E. Evans and Janet M. Evans

PARCEL NO.: 66-00553-001
DESC. 3 9 2 14 2.387A
TOWNSHIP NAME AND NUMBER: 66- Wayne TWP

VALUATIONS:

LAND:	1600
BUILDING:	1830
TOTAL:	3430
AUV:	

TAXES:

GENERAL TAXES:	\$74.24
TAX REDUCTION:	\$-30.89
10% ROLLBACK:	\$-4.38
2 1/2% REDUCTION:	\$
HOMESTEAD CREDIT:	\$
TOTAL PER 1/2 YEAR:	\$39.19
UNPAID REAL:	\$
CURRENT SA:	\$
PENALTY:	\$
PRIOR DEL:	\$
TOTAL DUE:	\$39.19

Special Assessments: None

Taxes for the first half year 2013 are paid.
Taxes for the second half year 2013 are paid.

BY: Joseph Warkall

PRIOR FILE NO.

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

Tuscarawas County, Ohio
Parcel: 68-00553-001

SUMMARY

Owner	EVANS EUGENE E & JANET M 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA		Taxpayer	EVANS EUGENE E & JANET M 7034 CHERRY RUN RD NW DUNDEE OH 44824 USA	
Tax District	88-WAYNE TWP GARAWAY SD		Class	189-OTHER AGRICULTURAL USE CALV	
School District	GARAWAY SD		Subdivision		
Location	NW CHERRY RUN RD		Legal	S 3 2 14 2 387A	
CD Year		Map # / Routing #	18 / 30000	Acres	2.387
Ag Year		Ag District		Sold	11/14/1990
Sales Amount	6,600	Volume		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	39.19	39.19	78.38
Special	0.00	0.00	0.00	0.00
Total	0.00	39.19	39.19	78.38
Paid	0.00	39.19	39.19	78.38
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	4,580	1,600
Improvement	5,230	1,830
Total	9,810	3,430
CALV	650	200
Homestead	N	
COG	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
11/14/1990	EVANS EUGENE E & JANET M	2806	JOINT SURVIVORSHIP	Y	\$6,600	Y

LAND

Type	Dimensions	Description	Value
RS-RESIDUAL	2.387	Acres	4,580

OTHER IMPROVEMENT

Card	Description	Yr Bt	Yr Ren	Size	Condition	Value
1	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	1991		578	GOOD	4,630
1	SHED-SHED	1992		196	AVERAGE	0
1	CANOPY-CANOPY	1992		132	AVERAGE	500
1	SHED-SHED	1970		280	AVERAGE	100

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
-------	---	-------	---	----------	---	-----	---	------	---	--------	---

SKETCH

Card 1

Name	Description	Size	
1	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	578	[2]
2	SHED-SHED	198	
3	CANOPY-CANOPY	132	[3]
4	SHED-SHED	280	

[1]**[4]**

30259 Know All Men By These Presents,

That, Larry R. Wallick

(Marital Status) unmarried of

Tuscarawas County,

for valuable consideration paid, grants, (COVENANTS, IF ANY)

to Eugene E. Evans and Janet M. Evans husband and wife **and**

~~children~~ **for their**

joint lives, remainder to the survivor of them, whose last mailing addresses are

Rt. #2, Box 317A, Dundee, Ohio 44824

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

XX

Situated in the Township of Wayne, County of Tuscarawas and State of Ohio.

Being located in Lots 9 and 14 in the Second Quarter of Township 9, Range 3 and being a part of a 39.23 acre tract (Lot 9) and part of a 62.12 acre tract (Lot 14) as said tracts were conveyed to Larry R. Wallick and Maxine M. Wallick by deed recorded in Volume 521 at Page 710 of the Tuscarawas County Deed Records, the part hereby conveyed being more fully described as follows: -

Beginning on the line dividing Lots 9 and 14, said point being located South 86 deg. 24 min. East, 1,132.2 feet from a stone (found) at the southwest corner of Lot 9; thence from said beginning, North 4 deg. 30 min. East, 1,352.2 feet to an iron pin (set); thence continuing North 4 deg. 30 min. East, 25.0 feet to the north line of the 39.23 acre tract in County Road 98; thence with said line in said road, South 86 deg. 08 min. East, 130.01 feet to the northwest corner of an 11.918 acre tract (Volume 509, Page 662); thence leaving the road and with the bounds of the 11.918 acre tract the following three (3) courses, South 4 deg. 30 min. West, 25.62 feet to an iron pin (found); thence continuing South 4 deg. 30 min. West, 1,308.0 feet to an iron pin (found); thence South 78 deg. 41 min. East, 320.0 feet to an iron pin (found) at the southeast corner of the 11.918 acre tract and the southwest corner of a 19.87 acre tract (Volume 562, Page 449) and the northwest corner of a 66.52 acre tract (Volume 562, Page 449); thence with west line of the 66.52 acre tract South 11 deg. 19 min. West, 245.38 feet to an iron pin (set); thence leaving said line North 85 deg. 30 min. West, 418.62 feet to an iron pin (set); thence North 4 deg. 30 min. East, 236.61 feet to the place of beginning, containing 6.653 acres, of which 4.266 acres are out of the 39.23 acre tract in Lot 9 and 2.387 acres are out of the 62.12 acre tract in Lot 14, be the same more or less but subject to all legal highways.

Bearings are oriented to a 19.87 acre tract (Volume 562, Page 449). Iron pins indicated (set) are 5/8" iron bars with plastic cap stamped Bair & Goodie.

Subject to pole and wire easement to The Ohio Power Company, Vol. 525, Page 616, Deed Records.

Subject to oil and gas lease to East Ohio Gas Company, Vol. 84, Page 768, Lease Records.

Excepting and reserving to Larry R. Wallick and Wanda F. Wallick the rents and royalties for their natural lives including all income and benefits from five gas wells on the premises conveyed to Larry R. Wallick, et. al., Vol. 521, Page 710, Deed Records, Tuscarawas County which includes premises hereby conveyed.

Taxes shall be prorated to the date of closing.

TRANSFERRED

TRANSFER RE 1100
CONVEYANCE EXAMINED
SEC. 319-102 15 COMPLIED WITH
ANT. 26.62

"Deed checked for tract description only"
JOSEPH S. BACHMAN
Tuscarawas Co. Engineer
11-14-90 JBE Deputy

NOV 14 1990

JOHN A. BEITZEL
Tuscarawas County Auditor

7-24-91
See
Use by
P. 285

Date 7-24-91
This conveyance is being returned to the
conveyance of Deed, Vol. 643, Page 156,
must remain with the property description
of this Deed, Vol. 643, Page 156.

Abstract
11-14-90
11-14-90

For Instrument Reference: Vol. 521, Page 710 and Vol. 634, Page 550.

WITNESS his hand this 12 day of November 19 90.

In Presence of Larry R. Wallick, Notary Public, and William H. ...

State of Ohio) ss. Before me, a notary public in and for said County and State, personally appeared the above named Larry R. Wallick

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

30259

In Testimony Whereof, I have hereunto set my hand and official seal, at New Philadelphia, Ohio this ... day of November A. D. 19 90.

RECEIVED FOR RECORD LUGRES HIXSON, County Recorder

NOV 14 1990 NOV 14 1990

Francis G. Fitzpatrick, Notary Public

Recorded in ... of ...

This instrument prepared by Francis G. Fitzpatrick

Need

Survivorship

Larry R. Wallick unmarried

Or

Eugene E. Evans and Janet M. Evans

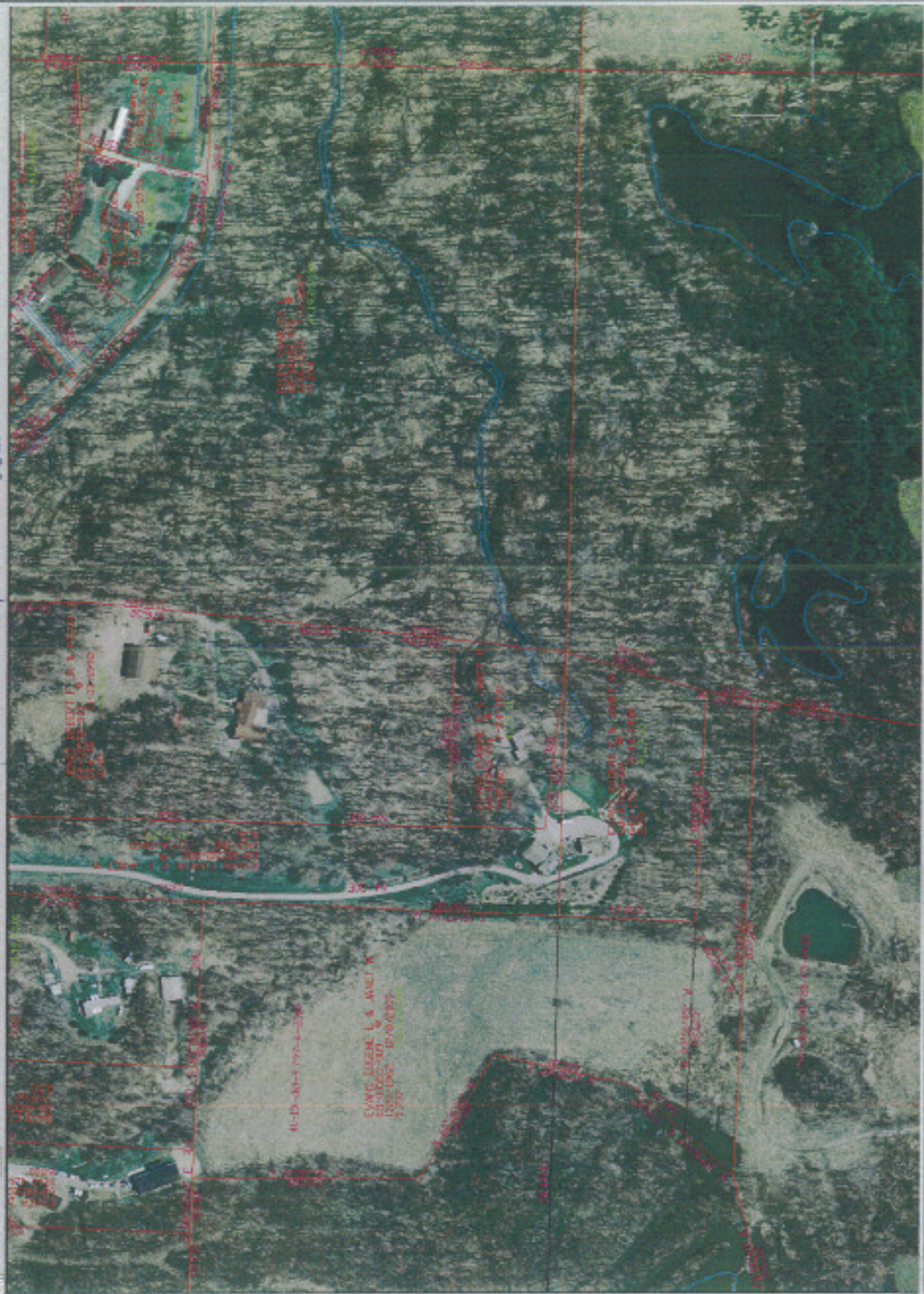
Noted

19

MICROFILMED

FITZPATRICK, ZIMMERMAN & ROSE CO. L.P.A. ATTORNEYS AT LAW 140 Park Ave. N.W. P.O. Box 844 NEW PHILADELPHIA, OHIO 44660

7034 Cherry Run Rd Eureka





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.

Owner's Initials [Signature] Date 7/1/14
Owner's Initials [Signature] Date 5/14/14

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:

EUGENE + JANET EVANS 7034 CHERRY Run Rd. NW, Dundee OH 44624

Owners Name(s):

Date: 6 MARCH, 2014

Owner is not occupying the property. If owner is occupying the property, since what date: June 1991
If owner is not occupying the property, since what date:

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):

- | | | |
|--|--------------|-------------|
| Public Water Service | Holding Tank | Unknown |
| Private Water Service | Cistern | Other _____ |
| <input checked="" type="checkbox"/> Private Well | Spring | _____ |
| 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):

IRON NEW ~~SOFTNER~~ 2013

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):

- | | | |
|--------------|---------------|---|
| Public Sewer | Private Sewer | <input checked="" type="checkbox"/> Septic Tank |
| Leach Field | Aeration Tank | Filtration Bed |
| Unknown | Other | _____ |

If not a public or private sewer, date of last inspection: cleaned 2012 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
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): new RsoF 2013

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
If "Yes", please describe and indicate any repairs completed:

Owner's Initials [Signature] Date 3/14/14
Owner's Initials [Signature] Date 3/14/14

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

Property Address 7034 CHERRY ROAD NW DUNDÉE OHIO 44624

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 | | |
| 2) Plumbing (pipes) | | <input checked="" type="checkbox"/> | | a. Is water softener leased? | | |
| 3) Central heating | | <input checked="" type="checkbox"/> | | 9) Security System <i>N/A</i> | | |
| 4) Central Air conditioning | | <input checked="" type="checkbox"/> | | a. Is security system leased? | | |
| 5) Sump pump <i>N/A</i> | | <input checked="" type="checkbox"/> | | 10) Central vacuum | | |
| 6) Fireplace/chimney | | <input checked="" type="checkbox"/> | | 11) Built in appliances | | |
| 7) Lawn sprinkler <i>N/A</i> | | <input checked="" type="checkbox"/> | | 12) Other mechanical systems | | |

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 | | <input checked="" type="checkbox"/> | |
| 2) Asbestos | | <input checked="" type="checkbox"/> | |
| 3) Urea-Formaldehyde Foam Insulation | | <input checked="" type="checkbox"/> | |
| 4) Radon Gas | | <input checked="" type="checkbox"/> | |
| a. If "Yes", indicate level of gas if known _____ | | | |
| 5) Other toxic or hazardous substances | | <input checked="" type="checkbox"/> | |

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 [Signature] Date 3/1/14 Purchaser's Initials _____ Date _____
Owner's Initials [Signature] Date 7/1/14 Purchaser's Initials _____ Date _____

Property Address 2034 CHERRY ROAD NW DUNDREE OHIO 44624

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: _____

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 [Signature] Date 8/2/04
Owner's Initials [Signature] Date 8/2/04

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

Property Address 7034 CHERRY Run Rd. NW Dundee Ohio 44624

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: EUGENE E EVANS DATE: 14 MARCH 2014

OWNER: JANET M EVANS DATE: 14 MARCH 2014

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: 7034 CHERRY RUN RD NW DUNDEE, OHIO

Buyer(s): _____

Seller(s): EUGENE E. & JANET M. EVANS

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 and real estate brokerage PISSOCCO & MATTHIAS 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/TEENANT _____ DATE _____
 BUYER/TEENANT _____ DATE _____

Eugene E. Evans 4/3/2014
 SELLER/AGENT(S) DATE
Janet M. Evans 3-3-14
 SELLER/AGENT(S) DATE



CONSUMER GUIDE TO AGENCY RELATIONSHIPS 16

We are pleased you have selected PISSOCRA-MATHIAS REALTY to help you with your real estate needs. Whether you are selling, buying or leasing real estate, PISSOCRA-MATHIAS REALTY can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agent become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working with PISSOCRA-MATHIAS REALTY

PISSOCRA-MATHIAS REALTY does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but PISSOCRA-MATHIAS REALTY and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. PISSOCRA-MATHIAS REALTY will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information. *(cont'd on back)*

EVANS, Eugene E
Name (Please Print)

Name (Please Print)

[Signature]
Signature

5/5/2014
Date

Signature

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>



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