

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

Auction



ALBAN TITLE

204 2nd Street NE • New Philadelphia, OH 44663 • www.albantitle.com
Phone: (330) 343-5800 • Fax: (330) 343-5877

TAX AND LEGAL REPORT

DATE: 2/26/15

REQUESTED BY: Brooke Wallick

PROPERTY ADDRESS: 120 W. College St., Scio

PRESENT OWNER: Robert Blanke and Susan Blanke

DEED VOL.: 157 PAGE: 989 TRANSFER: 10/12/2004

PARCEL NO: 21-0000052.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2013 TAX DUPLICATE IN THE NAME OF Robert Blanke and Susan Blanke

DESC: LOT 1 PT .12A

VALUATIONS:

LAND:	2,720
BUILDINGS:	560
TOTAL:	3,280

CAUV:

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES:

REDUCTION:

10% ROLLBACK:

HOMESTEAD:

2 1/2 % REDUCTION:

HOMESTEAD CREDIT:

TOTAL PER 1/2 YEAR:

UNPAID REAL:

CURRENT SA:

ADJUSTMENTS:

PENALTY:

PRIOR DEL R.E.:

TOTAL DUE:

71.25

3.00

74.25

Taxes for the first half 2014 are PAID.

Taxes for the second half 2014 are NOT PAID.

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.



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PARCEL NO: 21-0000053.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2013 TAX DUPLICATE IN THE NAME OF Robert Blanke and Susan Blanke

DESC: LOT 2 PT .12A

VALUATIONS:

LAND:	1,160
BUILDINGS:	8,280
TOTAL:	9,440

TAXES:

GENERAL TAXES:	
REDUCTION:	
10% ROLLBACK:	
HOMESTEAD:	
2 1/2 % REDUCTION:	
HOMESTEAD CREDIT:	
TOTAL PER 1/2 YEAR:	199.64
UNPAID REAL:	
CURRENT SA:	
ADJUSTMENTS:	
PENALTY:	
PRIOR DEL R.E:	
TOTAL DUE:	199.64

CAUV:

Special Assessments:

Map No.:

Taxes for the first half 2014 are PAID.

Taxes for the second half 2014 are NOT PAID.

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.

SELD VILLAGE

00220
12/13/25

SELL DATE: 12/13/25

12/13/25

12/13/25

12/13/25

12/13/25

12/13/25

SELLER	BUYER	DATE	PRICE	ACRES	LOT	BLK	TR	ST	CITY	STATE	ZIP
2011 BLANKS ROBERT A & SUSAN	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04
2012 BLANKS ROBERT A & SUSAN	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04
2013 BLANKS ROBERT A & SUSAN	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04
2014 BLANKS ROBERT A & SUSAN	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04	10/22/04

SELLER	BUYER	DATE	PRICE	ACRES	LOT	BLK	TR	ST	CITY	STATE	ZIP
122 COLLEGE ST	336900	122 W COLLEGE ST	100	157/384							

2015

TYPE	ACRES	VALUE	DATE
land	1.00	1050	10/22/04
total	1.00	1050	10/22/04

2016

TYPE	ACRES	VALUE	DATE
land	1.00	1050	10/22/04
total	1.00	1050	10/22/04

122 W COLLEGE ST

scale: 1.00" per foot, 2.00" per vert



122 W COLLEGE ST

PROPERTY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
occupancy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
status	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
bedroom	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
bathroom	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
roof	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/ceiling	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/wall	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/trim	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/carpets	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/concrete	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
ceiling/beam	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
and plumbing	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

122 W COLLEGE ST

PROPERTY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
status	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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floor/trim	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/carpets	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/concrete	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
ceiling/beam	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
and plumbing	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

122 W COLLEGE ST

PROPERTY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
status	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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floor/wall	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/trim	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/carpets	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
floor/concrete	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
ceiling/beam	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
and plumbing	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

122 W COLLEGE ST

122 W COLLEGE ST

Harrison County GIS - Public Access System

Parcel Records Printout: Date: February, 25 2015

Date current as of 4/01/14

This information was prepared for Harrison County in accordance with Section 5713.09 of the Ohio Revised Code. Harrison County assumes no legal responsibility for the information contained on this print. Users noting errors or omissions are encouraged to contact the Harrison County Map Department.

Record 1

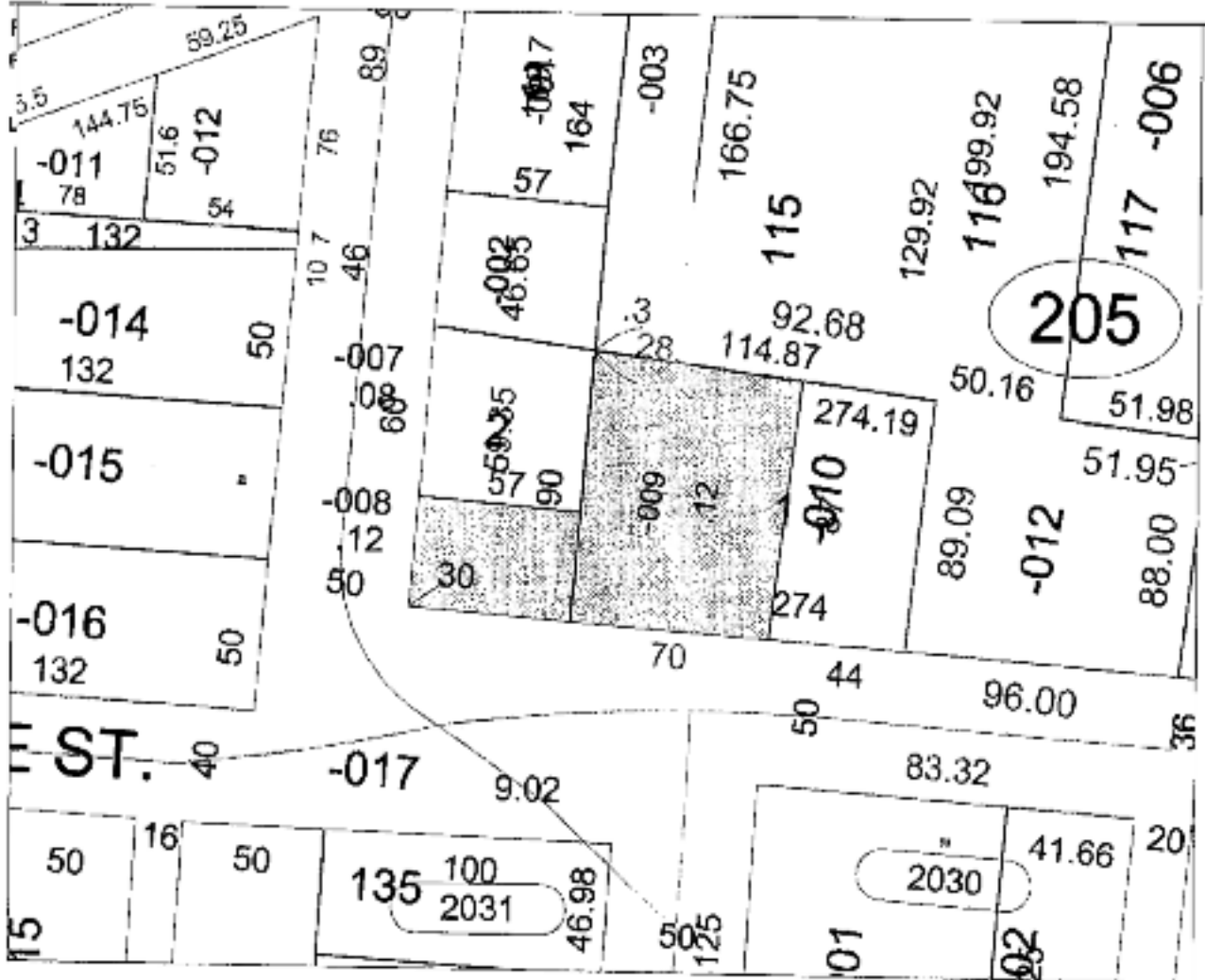
PIN: 21-0000052000

Owner: BLANKE ROBERT & SUSAN

Property Address: 120 COLLEGE ST

Tax Land Value: 247

Legal Description: LOT 1 PT .12A



This conveyance has been examined
and the grantor has completed with
section 319,202 of the revised OHIO DEEDS ACT.
Transfer Date 10-12-04 INSTRUMENT NO.
Conveyance Fee \$ 144.00 RECORDING FEE
Exempt By Pat. R.P.M.
Transfer Fee \$ 1.00
PATRICK J. MOORE, County Auditor 2004-00103705
MARK SEETHAM

WARRANTY DEED

CAF
2004000305
Filed for Record in
HARRISON COUNTY, OHIO
TRACY L. MOORE
10-12-2004 At 08:27 AM
WARRANTY D 35.00
01 241157 Page 985 - 991

KNOWN ALL MEN BY THESE PRESENTS THAT Mary Jane Moore,

unmarried, hereinafter referred to as Grantor, who claims title through instrument
recorded in Volume 64 Page 001, Official Records of Harrison County, Ohio, in
consideration of the sum of Ten Dollars (\$10.00) and other good and valuable
consideration, received to her full satisfaction of Robert G. Blanke and Susan F.
Blanke, husband and wife, hereinafter referred to as Grantees, whose TAX MAILING
ADDRESS is P.O. Box 521, Scio, Ohio 43988, does hereby GRANT, BARGAIN, SELL
AND CONVEY unto said Grantees, as joint tenants with right of survivorship and not as
tenants in common the following described real property:

Situated in the Village of Scio, County of Harrison and State of Ohio:

FIRST TRACT: Being a part of Lot Number Two (2) in Crim's Addition to said
Village of Scio, described as follows:
Commencing at the Southwest corner of said lot, and running East along College
Street fifty-six (56) feet; Thence, North thirty-two (32) feet; Thence, West fifty-six (56)
feet; Thence, South thirty-two (32) feet to the place of beginning. Being the Southwest
corner of said Lot No. 2.
Parcel No. 21-00033


SECOND TRACT: Being the West end of Lot Number One (1), old number, in
Crim's Addition to the Incorporated Village, as shown on the new plat of said town;

The said lot is bounded on the North by lot formerly owned by A. C. Potcock; On the East by formerly owned by William Birney; on the South by College Street; On the West by lot formerly owned by one, Jonathan Lee, or Lot No. 2, old number; The division lines North and south to range, with West line running North and South of William Birney lot on opposite side of street, that is lot formerly owned by said William Birney; The said premises hereby conveyed fronting 70 feet on Street (College) and runs back 90 feet, more or less; Being the same premises conveyed to Edna Brodzinski and Mary Jane Coleman from Jolita Brodzinski by Certificate of Transfer recorded in Volume 164, Page 97, of the Harrison County, Ohio Deed Records.
Parcel No. 21-00052

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns and to the survivor of them, his or her separate heirs and assigns.

And the said Grantor, for herself, her heirs, administrators, executors and assigns, hereby covenants with the said Grantees, their heirs and assigns and to the survivor of them, his or her separate heirs and assigns, that the said Grantor is the true and lawful owner of said premises and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances except taxes which Grantees assume and agree to pay, and further that said Grantor will warrant and defend the same against the lawful claims of all persons whomsoever, except as hereinbefore provided.

IN WITNESS WHEREOF, Mary Jane Miller, unmarried, has hereunto set her hand this 7 day of Oct, 2004.


Mary Jane Miller

STATE OF OHIO
COUNTY OF HARRISON SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Mary Jane Miller, unmarried**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 7 day of Oct, 2004, at Cedar, Ohio.



Janel McGowan
Notary Public

JANEL MCGOWAN
Notary Public, State of Ohio
My Commission Expires Sept. 12, 2005

Sept 17, 2005

The instrument prepared by:
HEIDI RAMTAN OFFICE
146 SOUTH MAIN STREET
CASA, OHIO 43007
(614) 933-9196



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: 122 W College St Saco, OH

Buyer(s): _____

Seller(s): BLANKE

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) Wallace Harsens and real estate brokerage McEnturt 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 _____

AGENT(S) _____ DATE _____

Robert S. Blanche
SELLER(S) DATE 11/13/14

Edward J. Blanke
BUYER(S) DATE 11/13/14



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

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 RLB Date 11/13/14
Owner's Initials RLB Date 11/13/14

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



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

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: 122 W. College St Scio, OH 43988

Owners Name(s): Robert + Susan Blanke

Date: 11-13, 2014

Owner is not occupying the property. If owner is occupying the property, since what date: OWNER HAS NEVER LIVED IN PROPERTY - (Government property)

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, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

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? No

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? No

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. Some leakage of water into basement during periods of rain

Owner's Initials: RB Date: 11/13/14

Purchaser's Initials: Date: Purchaser's Initials: Date:

Property Address 122 W College St. S.C.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____

X Owner's Initials RWB Date 11/13/14
Owner's Initials SL Date 11/13/14

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

Property Address 122 W College St Sci O

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? Yes No

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No

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/HOMELOWNERS' 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 abatezents, 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 Yes No 4) Shared Driveway Yes No

2) Boundary Dispute Yes No 5) Party Walls Yes No

3) Recent Boundary Change Yes No 6) Encroachments From or on Adjacent Property Yes No

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: N.A.

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 RMB Date 11/13/14
Owner's Initials AB Date 11/13/14

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

Property Address 122 W College St SCLD

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: Robert J. Blanka DATE: 11/13/14
OWNER: Susan J. Blanka DATE: 11/13/14

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: _____

122 W College St Scio OH 43988

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

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.

[Signature] 11/13/14
Seller Date

[Signature] 11/13/14
Seller Date

Purchaser Date

Purchaser Date

[Signature]
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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