# Don R. Wallick Auctions, Inc.

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# Connolly, Hillyer & Welch Title Services, Inc.

### TAX & LEGAL REPORT Schedule A

Effective Date: April 3, 2015

Property Address: 37070 Cadiz Dennison Rd. Cadiz, Ohio 43907 & 37080 Cadiz Dennison Rd. Cadiz, Ohio 43907

Vested In: Cecil B. West and Betty L. West by virtue of Survivorship Deed recorded July 18, 2003 at Volume 141, Page 224-227 Official Records of Harrison County, Ohio.

Parcel No.(s): PARCEL I: 29-0000741.000

PARCEL #: 29-0000461.000 PARCEL III: 29-0003463.000 PARCEL IV: 29-0000462.000

Legal Description(s): PARCEL I: R6 T12 S2 NW SW .621A

PARCEL II: Lot 24 PARCEL III; Lot 22 PT PARCEL IV: R6 T12 S2 Lot 23

#### Schedule B

#### Taxes:

PARCEL I:

Parcel No. 29-0000741.000;

Description R6 T12 S2 NW SW .621A:

Assessed Valuations: Land 3,470.00 Improvements 16,320.00 Total 19,790.00; Appraised Valuations: Land 9,910,00 Improvements 46,630,00 Total 56,540,00:

Taxes and Special Assessments are \$202.86 per half per half after a Homestead Exemption of \$158.36. Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for the first half of tax year 2014 are due and delinquent in the amount of \$223.15; Taxes and Special Assessments for the second half of tax year 2014 are payable and due July 27,

2015: Taxes and Special Assessments for tax year 2015 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 statues for insured premises.

#### PARCEL II:

Parcel No. 29-0000461.000;

Description Lot 24:

Assessed Valuations: Land 1,250.00 Improvements 12,560.00 Total 13,810.00; Appraised Valuations: Land 3,570.00 Improvements 35,890.00 Total 39,460.00;

Taxes and Special Assessments are \$259.88 per half;

Taxes and Special Assessments for tax year 2013 are peld;

Taxes and Special Assessments for the first half of tax year 2014 are due and delinquent in the amount of \$285.87

"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 44863 • (740) 922-4161 • Fax (740) 922-1473 139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197 Tax and Legal Report Ref. West Page 2

Taxes and Special Assessments for the second half of tax year 2014 are payable and due July 27, 2015;

Taxes and Special Assessments for tax year 2015 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 statues for insured premises.

#### PARCEL III:

Parcel No. 29-0000463,000:

Description Lot 22 PT;

Assessed Valuations: Land 550.00 Improvements 0 Total 550.00; Appraised Valuations: Land 1,570.00 Improvements 0 Total 1,570.00;

Taxes and Special Assessments are \$10.23 per half;

Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for the first half of tax year 2014 are due and delinquent in the amount of 11.25;

Taxes and Special Assessments for the second half of tax year 2014 are payable and due July 27, 2015;

Taxes and Special Assessments for tax year 2015 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 statues for insured premises.

#### PARCEL IV:

Parcel No. 29-0000462.000:

Description R6 T12 S2 Lot 23;

Assessed Valuations: Land 880.00 Improvements 0 Total 880.00;

Appraised Valuations: Land 2,510.00 Improvements 0 Total 2,510.00;

Taxes and Special Assessments are \$16.37 per half;

Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for the first half of tax year 2014 are due and delinquent in the amount of \$18.01

Taxes and Special Assessments for the second half of tax year 2014 are payable and due July 27, 2015;

Taxes and Special Assessments for tax year 2015 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 statues for insured premises.

## Map Office Approval:

That Harrison 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.

#### EXHIBIT A

Situated in the Township of Stock, County of Harrison, and State of Ohio:

Farcel I: Being Lot No. 23 of the Fist of Lots for Refl Word in Stock Tup., Naryimon County, chic, being part of the S.M. Gr. of Ser. 2. Tup. 12, Aunga S, and recorded in Fist Book S, page 12 of Marrison County, chic.

Seing the property known as Treat I and conwayed unto the Grantors herein by Deed of Georgy Sheets, Hargaret Sheets, and Jacob W. Frasts dated the left day of Movember, 1980 and of second in the Office of the Recentee of Maxilson County, State of Chic, in Beed Book 145, at Page 337.

Parcel II: Seing a part of the southwest quarter of Sec. 2, Tep. 17. E. 6, and being the north part of Sec. 2, Tep. 17. E. 6, and being the north part of Lot 22 of Earl World's Tist of lots as recorded in Pocket Sight, Folder Peur of the Marrison County Research of Flats, County Courthouse, Cadiz, Chio, dearribed as follows, Saginaing for the sums at a stake at the rorthwesterly corner of Lot 22; these along the rorthwesterly corner of Lot 21; these stake at the Pertheesterly corner of Lot 21; these slong the satisfact por one of Lot 21; these slong the satisfact property line of Lot 23; these slong the satisfact planes A. 75° 35' N. 56:15 feet to an ison pin in the westerly line M. 12° 29' E. 39:1 feet to the place of beginning, containing 1,084 square feet, more or last.

Surveyed Aug. 14, 1985 by Faul J. McCullough, R.S. 82513.

There is also conveyed with this deed the sight to use a driveway along the west side of the above described tract and extending in a southwesterly direction to intersect U.S. Rocks \$250 se a means of ingress and egress.

Being the mame property occowed unto the Grantons becale by Deed of Dright Rose, at ox., dated the 21st day of August, 1965 and of record in the Office of the Recorder of Karrison County, State of Ohio, in Deed Book 154, at Pape 14.

Parcel III:

point No. 24 in the Earl Ward Plat of Lots recorded in Plat Book No. 5, Page 12, of the records of Marrison County, Onic.

Granteen, their heirs and ensigns, shall have the sight of ingress and agrees to the shows described lands over a randway now in existence is feet wide on the property of the transcer.

Seing the same property conveyed anto the Grantors - Netein by Deed of tari ward, at us., dated the 29th day of March, 1955, and of record in the Office of the County Recorder of Estricon Chunty, State of Chio, is Deed Scot 116, at Page 403.

he the sede more or less, but subject to all legal highways.

D: 141na 226

Tweel IV:

Being Lot NUTDer-25.pg the Plat of Lots for Senting in Section 2, Township, Number Of Section 2, Township, 10, Range 8, and recorder in Plantaco 5, Page 12 of Market County, Onto.

Parcel V:

Situated in the State of Chio, County of Harrison and the Township of Stock. Being part of the Southwest Quarter of Section 2, Township 12, Range B and a portion of a 32 acm and 22 perch tract recorded as Second Tract in Volume 145, Page 203 of the Harrison County Record Creecs. Beginning at a track spike (set) in old U.S. Route 250 at the Southernmost corner of the parcel herein described where a 12 inch diameter from pril (found) at the Southwest corner of Let 22 in Plat of Lots for Barl Ward in Stock Township as recorded in Pocies 8, Folder 4, of the Harrison County Record of Plats bears South 33" 51" 00" East 33.75 feet, bearing on the Westarty line of Lot 22 being North 32" 25" 00" East, thence from said place of beginning and following old U.S. Route 260 North 33" 51" 00" West 139.79 feet to a militare Iron pin (found); thence North 51" 23" 00" West 250 and following a creek, North 37" 27" 01" East 110.21 feet to a point in the creek; thence North 27" 55" 49" East 30.72 feet to a point in the creek; thence North 27" 55" 49" East 30.72 feet to a point in the creek; thence North 27" 55" 49" East 30.72 feet to a point in the creek; thence North 27" 56" 49" East 30.72 feet to a point in the creek; thence North 27" 56" 49" East 30.72 feet to a point in the creek; thence North 27" 56" 49" East 30.72 feet to a point in the creek; thence North 27" 56 (49" East 30.72 feet to a point in the creek; thence North 27 feet on the West side of a private roboway, passing through a 17 inch diameter from pin (set) if thence South 31" 28" 52" West 68.45 feet to a 1/2 inch diameter iron pin (set); thence South 45" 04" 25" West 67.52 feet to the place of beginning. Containing 0.621 acre.

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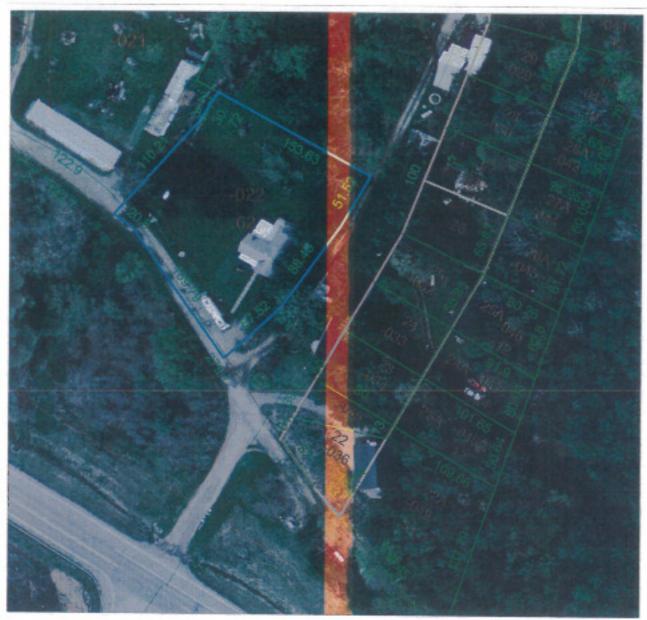
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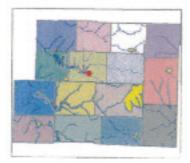
# Harrison County GIS - Public Access System

Parcel Records Printout: Date: April, 7 2015

Data 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.









# STATE OF OHIO DEPARTMENT OF COMMERCE

# 37070 Cadiz Dennisch Rd 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 Owner's Initials A. Date 2-19-15

Owner's Initials A. Date 2-19-15

Purchaser's Initials Date Purchaser's Initials Date



## STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENT	TAL PROPERTY DISC	LOSURE FORM	
Pursuant to section 5302.30 of the Revised Code	and rule 1301:5-6-10 of the A	dministrative Code.	
TO BE COMPLETED BY OWNER (Please P	leiak		
Property Address:	10.000	0 0	1 +
Property Address. 37070	CAda Den	risan Rd Cro	1,2
Owners Name(s): CECIL B An	CAdiz Den Detty L h	JOST	
Date: 2-19 .2	015		
Owner is is is not occupying the property. I	Former is accompany the prop	artru nimaa suhar data: 200	3
, ,	wher is not occupying the prop		
110	wher is not occupying the prop	serty, since what date:	
THE FOLLOWING STATEMENTS O	F THE OWNER ARE BASE	ED ON OWNER'S ACTUAL KNO	WLEDGE
A) WATER SUPPLY: The source of water sup		appropriate boxes):	
Public Water Service	Holding Tank	Unknown	
rivate Water Service	Cistern	Other	
✓ Private Well	☐ Spring		
Shared Well	Pond		
Do you know of any current leaks, backups or of			e water? Yes
No If "Yes", please describe and indicate any	repairs completed (but not lor	iger than the past 5 years):	
Is the quantity of water sufficient for your housel	hold use? (NOTE: water usage	will vary from household to househo	ild) Fes No
B) SEWER SYSTEM: The nature of the sanita	ry sewer system servicing the		j:
☐ Public Sewer ☐ Leach Pield	Private Sewer Acration Tank	Septic Tank	
Unknown	Other_	Filtration Bed	
If not a public or private sewer, date of last inspe		Inspected By:	
Do you know of any previous or current leaks, Yes No Fir"Yes", please describe and it	backups or other material prot ndicate any repairs completed	blems with the sewer system servicing (but not longer than the past 5 years):	g the property?
Information on the operation and maintenance	e of the type of sewage system	n serving the property is available t	from the
department of health or the board of health of			_
C) BOOF: Do you know of any previous or a	urrent leaks or other material	arablams with the sand or min outlant	o Die Dv
C) ROOF: Do you know of any previous or of if "Yes", please describe and indicate any repairs	completed (but not longer the	problems with the root or rain guiters	? Mares LING
Couple Spots Nec		n the past 5 years):	
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<ul> <li>D) WATER INTRUSION: Do you know of an defects to the property, including but not limited</li> </ul>			
If "Yes", please describe and indicate any repairs		neur or crawt space? 1 1 es 12 No	
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Owner's Initials Date 1/17/15		Purchaser's Initials	Date
Owner's Initials 102 W Date 2-19-15	(Page 2 of 5)	Purchaser's Initials	Date
	(Fage 2 Of 5)		

Property Address 37070 Godiz Den.	rison Rd
Do you know of any water or moisture related damage to floors, wal condensation; ice damming; sewer overflow/backup; or leaking pipe If "Yes", please describe and indicate any repairs completed:	ls or ceilings as a result of flooding; maisture seepage; moisture s, plumbing fixtures, or appliances? Yes No
Have you ever had the property inspected for mold by a qualified in: If "Yes", please describe and indicate whether you have an inspection	
Purchaser is advised that every home contains mold. Some people is size, purchaser is encouraged to have a mold inspection do	
E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMI EXTERIOR WALLS): Do you know of any previous or current than visible minor cracks or blemishes) or other material problems vinterior/exterior walls?  Yes No If "Yes", please describe and indicate any repair problem identified (but not longer than the past 5 years):	movement, shifting, deterioration, material cracks/settling (other
Do you know of any previous or current fire or smoke damage to if "Yes", please describe and indicate any repairs completed:	the property? Yes No
F) WOOD DESTROYING INSECTS/TERMITES: Do you kno insects/termites in or on the property or any existing damage to the p If "Yes", please describe and indicate any inspection or treatment (b	property caused by wood destroying insects/termites? Yes No
G) MECHANICAL SYSTEMS: Do you know of any previous of mechanical systems? If your property does not like the mechanical	
YES NO N/A	YES NO N/A
/ _	Water softener
	. Is water softener leased?
	Security System
	. Is security system leased?
	Central vacuum
	Built in appliances
7) Lawn sprinkler 12)  If the answer to any of the above questions is "Yes", please describe	Other mechanical systems
than the past 5 years):	and indicate any repairs to the mechanical system (out not longer
H) PRESENCE OF HAZARDOUS MATERIALS: Do you knowledge the desired hazardous materials on the property?	
1) Lead-Based Paint	No Unknown
2) Asbestos	
Urea-Formaldehyde Foam Insulation	
4) Radon Gas	
a. If "Yes", indicate level of gas if known  5) Other toxic or hazardous substances	
If the answer to any of the above questions is "Yes", please describe property:	and indicate any repairs, remediation or mitigation to the
Owner's Initials CMD Date 3/19/15 Owner's Initials 6510 Date 2-19-15	Purchaser's Initials Date
Owner's Initials 85 to Date 2-19-15	Purchaser's Initials Date
(Page :	3 of 5)

Information may be obtained from records contained within the recorder's office in the county where the property is lot  J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  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 crosion property in 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 violation building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes 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).	
J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  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 crossion proaffecting 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 violatio building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes 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).	), oil or
Information may be obtained from records contained within the recorder's office in the county where the property is let  J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:  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 crosion properties to 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 violation building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes 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 history.	
Is the property located in a designated flood plain?  Is the property or any portion of the property included in a Lake Eric Coastal Erosion Area?  K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or crossion proaffecting 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 violation building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?  Yes 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	al rights. ocated.
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 violatic building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes 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 such designation may limit changes or improvements that may be made to the property). Yes No	376
building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property?   Yes 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 firstrict? (NOTE: such designation may limit changes or improvements that may be made to the property).   Yes You	oblems
district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes You	
	ric
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 prop including but not limited to a Community Association, SID, CID, LID, etc. Yes No If "Yes", please describe (amount)	perty,
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 2) Boundary Dispute 3) Recent Boundary Change 4) Shared Driveway 5) Party Walls 6) Encroachments From or on Adjacent Property If the answer to any of the above questions is "Yes", please describe:	督
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 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 Date 2/19/15  Owner's Initials Date 2/19/15  Purchaser's Initials Date Date	
(Page 4 of 5)	

Property Address 37070 CAD. 2 Denniscon Rd

# 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: CECIL WEST 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 <u>prior</u> 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 appro-	val 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: Buyer(s): Seller(s): I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES The buyer will be represented by \_ BROWNSASE The seller will be represented by and BOOKERACE 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: work(s) for the buyer and ☐ Agent(s) work(s) for the seller. Unless personally Agent(s) 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 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 LICK-KICTIONS and real estate brokerage 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. 35 ( 557 497 050 SECLERILANDI, ORD

#### 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.

for	possible le	ad-based paint hazar	ds is recommende	ed prior to purchase.	
Sel	lier's Disci	osure			
(a)	Presence	of lead-based pain	t and/or lead-ba	sed paint hazards (ch	eck (i) or (ii) below):
	0	Known lead-based (explain).	1 paint and/or le	ad-based paint hazard	ds are present in the housing
1979	(ii) X				-based paint hazards in the housing.
(b)	Records	and reports availab	le to the seller (c	theck (i) or (ii) below):	
	(i)				rds and reports pertaining to lead- sing (list documents below).
	(1)	Seller has no report hazards in the hou		ertaining to lead-based	paint and/or lead-based paint
Pur	rchaser's	Acknowledgment (	initial)		
(c)		Purchaser has rece	elved copies of a	Il information listed a	bove.
(d)		Purchaser has rece	elved the pamph	let Protect Your Family	from Lead In Your Home.
(e)	Purchase	r has (check (i) or (ii)	) below):		
	00				period) to conduct a risk assess- and/or lead-based paint hazards; or
	(11)	walved the opport lead-based paint a			Inspection for the presence of
Age	ent's Ackn	owledgment (initia	Ď		
(f)	AW		d the seller of th	ne seller's obligations i ensure compliance.	under 42 U.S.C. 4852(d) and is
Cer	tification	of Accuracy			
The	following		the Information rue and accurate.	above and certify, to the	best of their knowledge, that the
Sell	er er	allest	2/19/15 Date	X Betty X	West 2.19-3015
Pur	chaser	1. Wil	2/19/15	Purchaser	Date
Age	apri		Date	Agent	Date



## STATE OF OHIO DEPARTMENT OF COMMERCE

## RESIDENTIAL PROPERTY DISCLOSURE FORM

37080 CADI Dennison Rd - CABIN

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 Date J-19-15
Owner's Initials BLW Date J-19-15

Purchaser's Initials Date

Purchaser's Initials Date





# STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PRO	PERTY DISCLOSURE FORM
Pursuant to section 5302.30 of the Revised Code and rule 130	1:5-6-10 of the Administrative Code.
TO BE COMPLETED BY OWNER (Please Print)	5 2
	Jiz Denngon Rd CAdiz
Owners Name(s): Cecil B A-d	Beth L West
Date:, 20	
Owner is not occupying the property. If owner is not occupying the property. If owner is not occupying the property.	cupying the property, since what date: cupying the property, since what date:
A TOTAL CONTRACTOR OF THE PROPERTY OF THE PROP	NER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE
A) WATER CURRI V. Th.	1 777 1
A) WATER SUPPLY: The source of water supply to the pr     D. Public Water Service	
Private Water Service Cistern	Tank Unknown Other
Private Well Spring	Other
Shared Well Pond	
Shared wen	
Do you know of any current leaks, backups or other material p No If "Yes", please describe and indicate any repairs comp	roblems with the water supply system or quality of the water? Yes leted (but not longer than the past 5 years):
Is the quantity of water sufficient for your household use? (NO	TE: water usage will vary from household to household) Wes 🗌 No
	1
B) SEWER SYSTEM: The nature of the sanitary sewer syst  Public Sewer  Private:	em servicing the property is (check appropriate hoxes):
Leach Field Aeration	
Unknown Other_	_
If not a public or private sewer, date of last inspection:	Inspected By:
Do you know of any previous or current leaks, backups or o Yes No If "Yes", please describe and indicate any re	ther material problems with the sewer system servicing the property?  spairs completed (but not longer than the past 5 years):
Information on the operation and maintenance of the type department of health or the board of health of the health d	of sawage system serving the property is available from the istrict in which the property is located.
C) ROOF: Do you know of any previous or current leaks of if "Yes", please describe and indicate any repairs completed (by the completed of the complete of the	or other material problems with the roof or rain gutters? Yes No but not longer than the past 5 years):
D) WATER INTRUSION: Do you know of any previous of defects to the property, including but not limited to any area be If "Yes", please describe and indicate any repairs completed:	r current water leakage, water accumulation, excess moisture or other
	ie virily 4 cos
Owner's Initials Blue Date 2-19-15	Purchaser's Initials Date
Owner's Initials BEW Date 2-19-15	Purchaser's Initials Date
(	Page 2 of 5)

Property Address 37080	Adiz Donneso	n Rd	CABIN
Do you know of any water or moisture related of condensation; ice damming; sewer overflow/ba If "Yes", please describe and indicate any repair	ckup; or leaking pipes, plumbir		
			_/
Have you ever had the property inspected for m		Yes	
If "Yes", please describe and indicate whether y	you have an inspection report as	nd any remediation undert	aken:
Purchaser is advised that every home contai this issue, purchaser is encouraged to have a			n others. If concerned about
E) STRUCTURAL COMPONENTS (FOUN EXTERIOR WALLS): Do you know of any than visible minor cracks or blemishes) or other interior/exterior walls?  Yes No If "Yes", please describe as problem identified (but not longer than the past	previous or current movemen r material problems with the found and indicate any repairs, alteration	nt, shifting, deterioration, o undation, basement/crawl	naterial cracks/settling (other space, floors, or
Do you know of any previous or current fire if "Yes", please describe and indicate any repair	or smoke damage to the propert rs completed:	ty? LYes LINo	
insects/termites in or on the property or any exi If "Yes", please describe and indicate any inspect  G) MECHANICAL SYSTEMS: Do you know mechanical systems? If your property does not YES NO  1) Electrical  2) Plumbing (pipes)  3) Central heating  4) Central Air conditioning  5) Sump pump  6) Fireplace/chimney  7) Lawn sprinkler  If the answer to any of the above questions is "than the past 5 years):	section or treatment (but not long ow of any previous or current beave the mechanical system, m N/A	problems or defects with mark N/A (Not Applicable) ener       softener leased?     ystem   N/A (Not Applicable)	the following existing  ES NO N/A  D D D D D D D D D D D D D D D D D D D
H) PRESENCE OF HAZARDOUS MATER identified hazardous materials on the property?  1) Lead-Based Paint 2) Ashestos 3) Urea-Formaldehyde Foam Insulation 4) Radon Gas a. If "Yes", indicate level of gas if known 5) Other toxic or hazardous substances If the answer to any of the above questions is "'property:	Yes No	Unknown	
Owner's Initials 82 Date \$119/15 Owner's Initials 82 W Date 2-9-45	(Page 3 of 5)	Purchaser's In Purchaser's In	

Property Address 37086 CADIZ Demison Rd	CABIN
UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground natural gas wells (plugged or unplugged), or abandoned water wells on the property?  If "Yes", please describe:	el storuse tenks (existing or removed), oil or Yes No
Do you know of any oil, gas, or other mineral right leases on the property? Yes	No SELLER TO Actual
Purchaser should exercise whatever due diligence purchaser deems necessary with a Information may be obtained from records contained within the recorder's office in	respect to oil, gas, and other mineral rights.
J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: 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 Are	ea?
K) DRAINAGE/EROSION: Do your know of any previous or current flooding, drain affecting the property? Yes No If "Yes", please describe and indicate any repairs, modifications or alterations to the proportions (but not longer than the past 5 years):	
L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIA building or housing codes, zoning ordinances affecting the property or any nonconformin If "Yes", please describe:	
Is the structure on the property designated by any governmental authority as a historic bu district? (NOTE: such designation may limit changes or improvements that may be made if "Yes", please describe:	
Do you know of any recent or proposed assessments, fees or abatements, which could a If "Yes", please describe:	iffect the property? Yes No
List any assessments paid in full (date/amount)  List any current assessments:monthly fee Length o	f payment (years months)
Do you know of any recent or proposed rules or regulations of, or the payment of any fee including but not limited to a Community Association, SID, CID, LID, etc.  If "Yes", please describe (amount)	s or charges associated with this property, Yes No
M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY W	ALLS: Do you know of any of the
following conditions affecting the property? Yes No	Yes No
1) Boundary Agreement 2) Boundary Dispute 3) Recent Boundary Change If the answer to any of the above questions is "Yes", please describe:     Party Walls	og on Adjacent Property
N) OTHER KNOWN MATERIAL DEFECTS: The following are other known mater	rial defects in or on the property:
For purposes of this section, material defects would include any non-observable physical be dangerous to anyone occupying the property or any non-observable physical condition property.	
Owner's Initials Date 2/19/15 Owner's Initials BLW Date 2/19/15 (Page 4 of 5)	Purchaser's Initials Date Purchaser's Initials Date

Property Address\_

37080 CADiz Dennisa 1d

CABIN

# 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: Bitty L. West DATE: 2-19-15

DATE: 2-19-15

# 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.dor.state.gh.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	d 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 agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have be advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a lat							
	the term "buyer" includes a tenant.)	was Caro	OHW				
		ECIL AND BETTY WET					
3.3	ver(s): CETIL AND BETTY WE						
SUL	ier(s): Cerri NAS RETTY WG						
	L TRANSACTION INVOLVING TWO AG	GENTS IN TWO DIFFERENT I	BROKERAGES				
The	e buyer will be represented by	, and	BROKERADE .				
me.	AGÉNT(8)	and .	District Orde				
I In	e seller will be represented by	, 100	BHOKER46E				
Ift	II. TRANSACTION INVOLVING TWO wo agents in the real estate brokerage		OKERAGE				
гер	resent both the buyer and the seller, check the following relati	onship that will apply:					
	Agent(s)	work(s) f "dual agents", which is further oxy	for the buyer and for the seller. Unless personally plained on the back of this form, parties' confidential information.				
	on the back of this form. As dual agents they will maintain a confidential information. Unless indicated below, neither the has a personal, family or business relationship with either the	neutral position in the transaction e agent(s) nor the brokerage acting e buyer or seller. If such a relation	as a dual agent in this transaction whip does exist, explain:				
Ao	ent(s) Don RWALLICK FUCTIONS and rea	ONLY ONE REAL STATE	URF REALTY WILL				
	be "dual agents" representing both parties in this transaction this form. As dual agents they will maintain a neutral position information. Unless indicated below, neither the agent(s) no personal, family or business relationship with either the buye	in a neutral capacity. Dual agency on in the transaction and they will or the brokerage acting as a dual ag	y is further explained on the back of protect all parties' confidential cent in this transaction has a				
the contract of	represent only the (check one) 🖰 seller or □ buyer in this tr represent his/her own best interest. Any information provide	ransaction as a client. The other point the agent may be disclosed to the	arty is not represented and agrees to ne agent's client.				
		CONSENT					
V	I (we) consent to the above relationships as we enter into this (we) acknowledge reading the information regarding dual ag	s real estate transaction. If there is ency explained on the back of this	s a dual agency in this transaction, I s form.				
Ņ	BUYEVIETANT ONTE	SECTIMENT/NOTONO	DATE				
X	BUTT A West 2-19.15	SECLERICANDICORD	DATE				

37080 Gadiz Dennison Rd

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 Disci	osure	lowl:
<ul> <li>a) Presence</li> </ul>	of lead-based paint and/or lead-based paint hazards (check (i) or (ii) bel	in the bouring
(0	Known lead-based paint and/or lead-based paint hazards are present (explain).	in the nousing
(10)	Seller has no knowledge of lead-based paint and/or lead-based paint ha	azards in the ho
b) Records	and reports available to the seller (check (i) or (ii) below):	
(1)	Seller has provided the purchaser with all available records and report based paint and/or lead-based paint hazards in the housing (list document)	s pertaining to le nents below).
m	Seller has no reports or records pertaining to lead-based paint and/or hazards in the housing.	lead-based pain
Purchaser's	Acknowledgment (InItial)	
d .	Purchaser has received copies of all information listed above.	
d)	Purchaser has received the pamphlet Protect Your Family from Lead in Yo	ur Home.
e) Purchase	r has (check (f) or (ii) below):	
. (0	received a 10-day opportunity (or mutually agreed upon period) to comment or inspection for the presence of lead-based paint and/or lead-based	oca panie naza
(ii)	waived the opportunity to conduct a risk assessment or inspection for lead-based paint and/or lead-based paint hazards.	the presence of
Agant's Ack	nowledgment (initial)	
n/W	Agent has informed the seller of the seller's obligations under 42 U.S.C aware of his/her responsibility to ensure compliance.	.4852d and is
Contification	of Accuracy	
The following	parties have reviewed the Information above and certify, to the best of their knies have provided is true and accurate.	nowledge, that the
0	(A) 1/19/15	
seller-	Date PURCHASER	Date
1200g	Date Purchaser	Date
7////	Date Agent	Date

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

Don R. Wallick Auctions, Inc. 985 N. Wooster Avenue Stresburg, One 44880 info@WallickAuctions com http://www.WallickAuctions.com







Toll Free: 1-856-348-9446 - Tel: 330-678-0075 - Fax: 330-678-7316