

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: April 14, 2015

Property Address: 30400 Morevian Trail
Tippecanoe, OH 44699

Vested in: Joseph F. Ehrenblat by virtue of Certificate of Transfer recorded February 2, 2012 at Volume 195, Page 1822-1823 Official Records of Harrison County, Ohio.

Parcel No.(s): 06-0000012.000

Legal Description(s): R7 T13 S9 69.184A

Schedule B

Taxes:

Parcel No. 06-0000012.000;

Description: R7 T13 S9 69.184A;

Assessed Valuations: Land \$16,560.00 Improvements \$28,690.00 Total \$45,240.00;

Appraised Valuations: Land \$117,800.00 Improvements \$81,970.00 Total \$199,770.00; CAUV:
47,290.00;

Taxes and Special Assessments are \$795.60 per half after a Homestead Exemption of \$399.92 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 paid;

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 status 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.

"Complete Real Estate Title and Escrow Services"

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44683 • (740) 922-4161 • Fax (740) 922-1473
139 E Main St • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197



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: 30400 Monavian trail

Buyer(s): _____

Seller(s): EHRENBIET Estate

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) WALLICK AUCTIONS and real estate brokerage McINTIRE 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/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE 4/14/15

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE _____



11.9 Acres +/-

2.0 Acres

"MORAVIAN TRAIL ROAD" (C.R.#2)

5.8 Acres +/-

23.5 Acres +/-

25.7 Acres +/-

196'

328'

282'

320'

642'

482'

Auction Conducted By:
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Auctioneers: Don R. Wallick
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