

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



Carroll County Real Estate Search

Auditor's Office



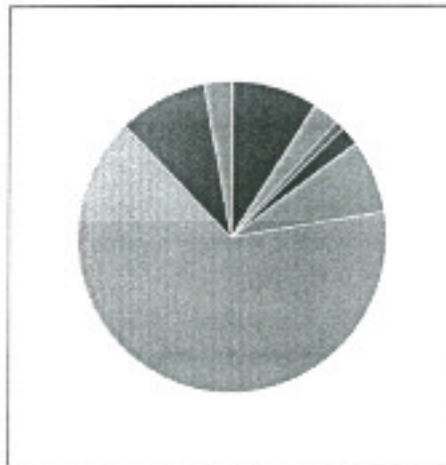
OWNER: CUSTER DOROTHY	Parcel 1 of 2	>> >	PARCEL NO. 29-0000004.000
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New Search Search Results Property Card

Charge/Payments Owner/Values Charge Back HiKey Dwelling Land/Building Birth Sales History Liens

Owner Name	Legal Desc	Mailing Address	son% Values	
CUSTER DOROTHY	S 12 34 PT SE 2.7218A N/	CUSTER DOROTHY	Land	18030
	S		Building	39090
9267 SCIO RD SE		9267 SCIO RD SE	Total	57120
SCIO OH 43988		SCIO OH 43988		
Parcel is receiving the homestead discount				
Property Class		1st Due	2nd Due	Total Due
511		\$0.00	\$191.06	\$191.06
				Payments

Your Tax Dollars Go To...



TAX	(%)
CCDD	9.02
County Home	2.78
Senior Citizens	0.99
	1.98
County School	7.68
Township	9.42
JVS	2.68

Carroll County Real Estate Search

Auditor's Office



OWNER: CUSTER DOROTHY	Parcel 1 of 2	<> >>	PARCEL NO. 29-0000004.000
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[Change / Payments](#) [Owner / Values](#) [Change Basis](#) [History](#) [Dwelling](#) [Land / Building](#) [Sketch](#) [Sales History](#) [Leases](#)

Dwelling / Main Structure Attributes					
Occupancy	1 Single Family				
Notes					
Story Height	1				
Dwelling Computations:				Sq Feet	Value
1st story				1,152	67,700
+ basement / - slab				1,008	11,300
				Base Value	79,000
Basement Finish	0	Attic Finish		0	
Heating	0	Air Conditioning		0	
Garages & Carports	0	Exterior Features		4,300	
New Construction	0				
				Dwelling Sub-Total	83,300
				Grade Adjustment	90%
				Replacement Value	74,970
				Functional Depreciation Adjustment	50
				Dwelling Value	37,490
	Basement	First Floor	Second Floor	Partial Story	Attic
Interior finish					
Plaster/Drywall		X			
Unfinished	X				
Framing					
Wood Joist					
Floors					
Hardwood					
Pine					
Carpet		X			
Concrete	X				
Tile/Linoleum		X			
Rooms		6			
Bedrooms		2			
Family Room					
Formal Dining					
Central Heat	A				
Central Air					
CENTRAL HT					
Plumbing		1			
Extra 3-Fixture					
Extra 2-Fixture					
Extra Fixtures					
Fireplace Stack					
Fireplace Openings					

Carroll County Real Estate Search

Auditor's Office



OWNER: CUSTER DOROTHY	Parcel 1 of 2	>> >	PARCEL NO. 29-0000004.000
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Land / Building Information							
Total Parcel Values from below:		Land:	18,020	Building:	39,080	Total:	57,100

	Front Foot Acres	Effective Frontage	Depth	Factor	Rate	Effective Rate	ext-Value	Inf	Code	Inf	Code	
Homesite	1.00	.00	0	0	12000	12000	12000	0				12000
Small Acre	1.72	RESIDUE			@	3500	6020	0				6020
											Total Value	18020

Topography		Neighbhd Status	
Property Address	9267 SCIO RD (SR 332)		
Neighbhd Code	29 / PERRY HARRISON HILLS SD		
Routing Number	12.000	Property Class	511
Land Note		Building Note	
Call Back Information	R :: E : 060111 : JD		

Building Type	S	H	R	+	cons	FbxFt	Size	Unit Rate	Grade	Year Cond.	Replcmnt Value	Phys. Depr.	Functnl Depr.	Value
DWELLING	1		B		F		1152	0	90%	1945	74970	50	0	37490
GARAGE					0	14X18	252	0		1945PR	5300	70	0	1590
MISC-NV	*						0	0			0	0	0	0
													Total:	39080

Carroll County Real Estate Search

Auditor's Office

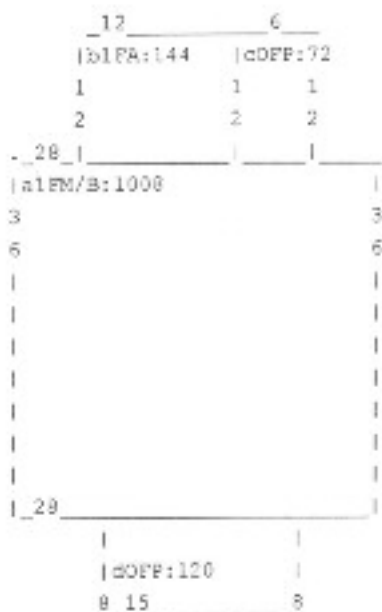


OWNER: CLUSTER DOROTHY	Parcel 1 of 2	>>	>	PARCEL NO. 29-0000004.000
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- [History](#)
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Sketch:

13_1



12_1

Carroll County Real Estate Search Auditor's Office

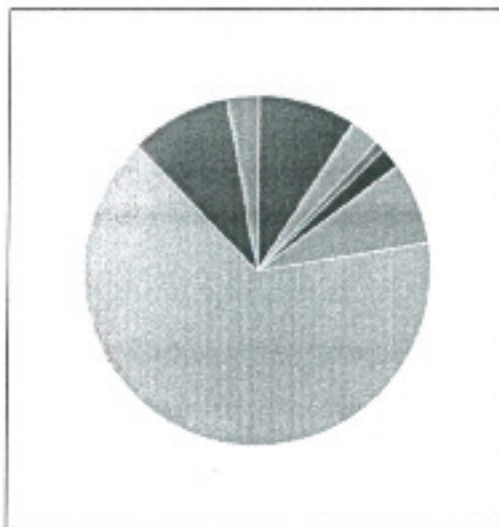


OWNER: CUSTER DOROTHY | < << Parcel 2 of 2 | PARCEL NO. 29-0000012000

[New Search](#) [Search Results](#) [Property Card](#)
[Change / Payments](#) [Owner / Values](#) [Change Data](#) [History](#) [Owning](#) [Land / Building](#) [Sketch](#) [Sales History](#) [Leases](#)

Owner Name	Legal Desc	Mailing Address		100% Values	
CUSTER DOROTHY	S 12 34 SE1/4 .2055A	CUSTER DOROTHY		Land	740
				Building	0
9267 SCIO RD SE		9267 SCIO RD SE		Total	740
SCIO OH 43988		SCIO OH 43988			
Property Class		1st Due	2nd Due	Total Due	
500		\$.00	\$4.45	\$4.45	Payments

Your Tax Dollars Go To...



TAX	(%)
CCDD	9.02
County Home	2.78
Senior Citizens	0.99
	1.98
County School	7.68
	65.25
Township	9.42
JVS	2.88

Carroll County Real Estate Search **Auditor's Office**



OWNER: CUSTER DOROTHY	< << Parcel 2 of 2	PARCEL NO. 29-0000012.000
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[Change / Payments](#) [Owner / Values](#) [Change Basis](#) [History](#) [Dwelling](#) [Land / Building](#) [Sketch](#) [Sales History](#) [Leases](#)

Land / Building Information							
Total Parcel Values from below:		Land:	740	Building:	0	Total:	740

	Front Foot Acres	Effective Frontage	Depth	Factor	Rate	Effective Rate	ext-Value	Inf	Code	Inf	Code	
Small Acre	.21	RESIDUE			@	3500	740	0				740
											Total Value	740

Topography		
Property Address	SCIO RD (SR 332)	Neighborhood Status
Neighborhood Code	29 / PERRY HARRISON HILLS SD	
Routing Number	22.000	Property Class
Land Note		Building Note
Call Back Information	R :: E : 051911 : JD	

HARRISON HILLS RD
 00260
 5/11/15
 2012 CUSTER ESCROW
 2013 CUSTER ESCROW
 2014 CUSTER ESCROW
 5 12 34 251/4 .2055A
 2017 SDCD RD SR
 8110 CR 41245
 2015
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LYNN CARROLL COUNTY, OHIO
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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 _____ Date _____
Owner's Initials _____ Date _____

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: 9267 Scio Rd SE Scio, OH 43988

Owners Name(s): Dorothy Custer

Date: 6-16, 2015

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: 6-2-15

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? [] Yes No [X] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [X] Yes [] No

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? Yes [] No [X] 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 [X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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? [X] Yes [] No If "Yes", please describe and indicate any repairs completed: Basement will get wet if heavy rain

Owner's Initials DC Date 6-16-15

Purchaser's Initials Date

Property Address 9267 Scio Rd

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 checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<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, remediation or mitigation to the property: _____

Owner's Initials DC Date 6-16-15
Owner's Initials _____ Date _____

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

Property Address 9267 Scio Rd

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:

Is the property located in a designated flood plain?

Yes

No

Unknown

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 abatelements, 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?

1) Boundary Agreement

Yes

No

4) Shared Driveway

Yes

No

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:

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.

Owner's Initials DC Date 6-16-15
Owner's Initials _____ Date _____

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

Property Address 9267 Scio 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: Barolley M. Custer DATE: 6-16-15
OWNER: _____ DATE: _____

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: 9267 Scio Rd SE Scio, Ohio

Buyer(s): _____

Seller(s): DOROTHY CUOTER

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

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

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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

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

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) DON R WALLICK AUCTIONS and real estate brokerage MCINTURF 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/AGENT	DATE	<input checked="" type="checkbox"/> SELLER/LANDLORD <u>Dorothy M. Cuoter</u>	DATE <u>6-6-15</u>
BUYER/AGENT	DATE	SELLER/LANDLORD	DATE

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

Property Address _____

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) DMW 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.

<u>X</u> <u>Roxanne M. Custer</u> Seller	_____	Date	_____	Seller	_____	Date
_____	_____	Date	_____	Purchaser	_____	Date
_____	_____	Date	_____	Agent	_____	Date





Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: July 23, 2015

Property Address: 9267 Scio RD SE, Scio, OH

Vested In: Dorothy M. Custer by virtue of instruments recorded October 22, 1987 in Volume 226, Page 506 Deed Records and December 7, 2009 in Volume 57, Page 1267 Official Records of Carroll County, Ohio.

Parcel No.(s): 29-000004.000 -AND- 29-000012.000

Legal Description(s): 5 12 34 PT SE 2.7218A -AND- 5 12 34 SE/4 .2055A

Schedule B

Taxes:

Parcel No. 29-000004.000;
Description 5 12 34 PT SE 2.7218A;
Assessed Valuations: Land 8,310.00 Improvements 13,680.00 Total 19,990.00;
Appraised Valuations: Land 18,030.00 Improvements 39,090.00 Total 57,120.00;
Taxes and Special Assessments are \$191.06 per half after a homestead exemption of \$291.26 per year;

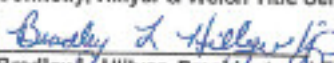
Parcel No. 29-000012.000;
Description 5 12 34 SE/4 .2055A;
Assessed Valuations: Land 260.00 Improvements 0.00 Total 260.00;
Appraised Valuations: Land 740.00 Improvements 0.00 Total 740.00;
Taxes and Special Assessments are \$4.45 per half;

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 statuses 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) 486-5198 • Fax (740) 486-5197

Instrument Book Page
20090004771 OR 57 1267

20090004771
Filed For Record in
CARROLL COUNTY, OHIO
PATRICIA J. DYER, RECORDER
12-07-2009 4:02:56 pm
AFFIDAVIT 48.00
OR Book 57 Page 1267 - 1270 ✓

DEED CHECKED FOR TRACT
DESCRIPTION ONLY.
D.A. MISKIMEN, CO. ENGINEER
(Signature) DEPUTY
12-07-09

Transfer NOT Necessary
E. Leroy Van Horne *(Signature)*
Carroll County Auditor

AFFIDAVIT

I, Dorothy Custer aka Dorothy M. Custer, currently of 9267 Solo Road SE, Scio, Ohio 43888, having been duly sworn and cautioned according to law, do hereby solemnly swear and affirm that:

- 1.) I, Dorothy Custer, am the surviving spouse of Grant Custer aka Grant A. Custer.
- 2.) The said Grant Custer died on October 23, 2009. A certified copy of the death certificate of the said Grant Custer is attached.
- 3.) Immediately prior to his death, the said Grant Custer and I held title to the following described real property as joint tenants with right of survivorship:

Situated in the County of Carroll and State of Ohio, and more fully described as follows:

TRACT 1:

Known as and being part of the Southeast quarter of Section 34, Township 12 (Perry), Range 5, County of Carroll, State of Ohio, and being all of a tract of land conveyed to A. Custer as recorded in Volume 218, Page 542 of the Carroll County Record of Deeds, further bounded and described as follows:

Beginning at the southeast corner of the Southeast quarter of said Section 34; thence North 88 deg. 29' 25" West and with the Carroll-Harrison County line a distance of 1913.69 feet to an iron pin set and the true place of beginning for the tract of land herein described; thence continuing North 88 deg. 29' 25" West with said county line a distance of 440.88 feet to an iron pin found; thence North 16 deg. 32' 26" East with an easterly line of a 31.2318 acre tract of land conveyed to D. and P. Deremer (Volume 221, Page 241) a distance of 322.74 feet to an iron pin found; thence South 81 deg. 07' 22" East with a southerly line of a 101.46 acre tract of land formerly conveyed to W. and W. Harrison (Volume 214, Page 253) a distance of 353.53 feet to

Instrument
200900004773 02 Book Page
57 1222

an iron pin set 30.00 feet west of the centerline of Scio Road (State Route No. 332); thence South 0 deg. 13' 43" West and with a Westerly line of said 101.46 acre tract a distance of 281.82 feet to the true place of beginning and containing 2.7218 acre of land, more or less, subject to all legal highways as surveyed by Terry L. Hites in April of 1987.

TRACT II:

Known as and being part of the Southeast quarter of Section 34, Township 12 (Perry), Range 5, County of Carroll, State of Ohio and being all of a 0.2055 acre tract of land conveyed to Grant Custer by instrument recorded in Volume 226, Page 234 of the Carroll County Record of Deeds, further bounded and described as follows.

Beginning at the Southeast corner of the Southeast quarter of Section 34; thence North 88 deg. 29' 25" West with the Carroll-Harrison County line a distance of 1883.64 feet to an iron pin found in the center of Scio Road (State Route No. 332); thence continuing North 88 deg. 29' 25" West with said county line a distance of 30.05 feet to an iron pin set; thence North 0 deg. 13' 43" East with the East line of a 2.70 acre tract of land conveyed to A. Custer (Volume 219, Page 542) a distance of 281.82 feet to an iron pin set; thence North 81 deg. 07' 22" West with the North line of said 2.70 acre tract a distance of 363.53 feet to an iron pin found; thence South 81 deg. 32' 34" East with the South line of a 2.17 acre tract of land conveyed to H. Burton a distance of 383.46 feet to a railroad track spike set in the center of said Scio Road; thence South 0 deg. 13' 43" West in said Scio Road and with the West line of a 2.35 acre tract of land conveyed to M. Linard (Volume 195, Page 37) a distance of 281.82 feet to the true place of beginning and containing 0.2055 acre of land, more or less, subject to all legal highways, as surveyed by Terry L. Hites in April of 1987.

PPN: 29-000004.000 & 29-000012.000

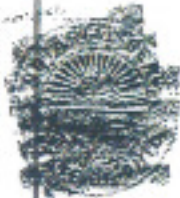
- 4.) The aforesaid joint tenancy with right of survivorship was created by Deed recorded at Volume 226, Page 506 of the Deed Records of Carroll County, Ohio.

In Witness Whereof, I have hereunto set my hand this 1st day of December, 2008.


Dorothy Custer

Instrument 20090004771 DR Book 57 Page 1309

Sworn to before me and subscribed in my presence by the said Dorothy Custer this 1st day of December, 2009.



SEAN R. H. SMITH
Notary Public, State of Ohio
My Commission has no Expiration Date

This Instrument Prepared By
Childers and Smith, Attorneys at Law
Carrilton, Ohio 44815

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Carroll County GIS - Public Access System

Parcel Records Printout: Date: July, 24 2015

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

Data current as of 05/7/15

Record 1

Engineer's Current Parcel Data:

PIN: 290000004000 Acres: 2.7200 Owner: CUSTER DOROTHY

Deed Vol/Pg: 57/1257 Surv #1: 5847 Surv #2: Surv #3: Surv #4:

Legal Description: 5 12 34 PT SE 2.7218A N/

Mail To Address:

Property Address: 9267 SCIO RD (SR 332)

9267 SCIO RD SE

Auditor's Current Parcel Detail Information:

Previous Owner: CUSTER DOROTHY

Tran Date: 120909 Sale Amnt:

Impr SqFt: 1152 Stry Hght: 1 # of Rooms: 6 # of Baths: 1 # of Bedrooms: 02



Commitment No.: PROFORMA

File No.: 2015-0323

COMMONWEALTH LAND TITLE INSURANCE CO.
SCHEDULE A

1. Effective Date: July 23, 2015 at 08:00 AM
2. Policy or Policies to be issued: Amount

(a) _____ Owner's Policy (06/17/06)
Proposed Insured:

(b) _____ Loan Policy (06/17/06)
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Dorothy Custer AKA Dorothy M. Custer, by virtue of instruments recorded October 22, 1987 in Volume 226, Page 506, Deed Records and December 7, 2009 in Volume 57, Page 1267, Official Records of Carroll County, Ohio.

5. The land referred to in the Commitment is described as follows:

PARCEL I

Situated in the County of Carroll and State of Ohio, and more fully described as follows:

Known as and being part of the Southeast quarter of Section 34, Township 12 (Perry), Range 5, County of Carroll, State of Ohio, and being all of a tract of land conveyed to A. Custer as recorded in Volume 219, Page 542 of the Carroll County Record of Deeds, further bounded and described as follows:

Beginning at the southeast corner of the Southeast quarter of said Section 34; thence North 88 deg. 29' 25" West and with the Carroll-Harrison County line a distance of 1913.69 feet to an iron pin set and the true place of beginning for the tract of land herein described; thence continuing North 88 deg. 29' 25" West with said county line a distance of 440.88 feet to an iron pin found; thence North 16 deg. 32' 25" East with an easterly line of a 31.2318 acre tract of land conveyed to D. and P. Deremer (Volume 221, Page 241) a distance of 322.74 feet to an iron pin found; thence South 81 deg. 07' 22" East with a southerly line of a 101.46 acre tract of land formerly conveyed to W. and W. Harrison (Volume 214, Page 263) a distance of 353.53 feet to an iron pin set 30.00 feet west of the centerline of Scio Road (State Route No. 332); thence South 0 deg. 13' 43" West and with a Westerly line of said 101.46 acre tract a distance of 281.82 feet to the true place of beginning and containing 2.7218 acre of land, more or less, subject to all legal highways as surveyed by Terry L. Hites in April of 1987.

Parcel Number: 29-0000004.000

Property Address: 9267 Scio RD SE, Scio, OH 43988

PARCEL II

Situated in the County of Carroll and State of Ohio, and more fully described as follows:

Known as and being part of the Southeast quarter of Section 34, Township 12 (Perry), Range 5, County

SCHEDULE A
(Continued)

of Carroll, State of Ohio and being all of a 0.2055 acre tract of land conveyed to Grant Custer by Instrument recorded in Volume 226, Page 234 of the Carroll County Record of Deeds, further bounded and described as follows:

Beginning at the Southeast corner of the Southeast quarter of Section 34; thence North 86 deg. 29' 25" West with the Carroll-Harrison County line a distance of 1883.64 feet to an iron pin found in the center of Scio Road (State Route No. 332); thence continuing North 86 deg. 29' 25" West with said county line a distance of 30.05 feet to an iron pin set; thence North 0 deg. 13' 43" East with the East line of a 2.70 acre tract of land conveyed to A. Custer (Volume 219, Page 542) a distance of 281.82 feet to an iron pin set; thence North 81 deg. 07' 22" West with the North line of said 2.70 acre tract a distance of 353.53 feet to an iron pin found; thence South 81 deg. 32' 34" East with the South line of a 2.17 acre tract of land conveyed to H. Burton a distance of 383.46 feet to a railroad track spike set in the center of said Scio Road; thence South 0 deg. 13' 43" West in said Scio Road and with the West line of a 2.35 acre tract of land conveyed to M. Linard (Volume 195, Page 37) a distance of 281.82 feet to the true place of beginning and containing 0.2055 acre of land, more or less, subject to all legal highways, as surveyed by Terry L. Hites in April of 1987.

Parcel Number: 29-0000012.000

"The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured."

Connolly, Hillyer & Welch Title Services, Inc.

By: _____

Bradley L. Hillyer, Authorized Agent
Agent ID No. 39836.1.81.35

Insurance Fraud Warning

Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing false or deceptive statement is guilty of insurance fraud.

Commitment No: PROFORMA

File No.: 2015-0323

SCHEDULE B

I. Requirements:

1. Payment to or for the account of the persons entitled thereto of the full consideration for the estate or interest and mortgage thereon covered by said policy or policies of title insurance.
2. Instruments in insurable form creating the estate or interest and mortgage thereon to be insured which must be executed, delivered, and duly filed for record:
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had the improvements and/or repairs or alterations thereto are completed, that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice to intent to perfect a lien for labor or material.
5. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
6. Approval of the proposed deed by the Carroll County Map/GIS Office and Carroll County Auditor Office.

SCHEDULE B
(Continued)

- ii. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Special Assessments not yet certified to the County Auditor and/or Treasurer.
 3. Any lien or right to a lien for service, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
 5. Title to that portion of the property, if any, within the bounds of any legal highways.
 6. Any inaccuracy in the specific quantity of acreage contained on any survey, if any, or contained within the legal description of the premises insured herein.
 7. Rights of upper and lower riparian owners and any changes in boundary lines as a result of avulsion, accretion, erosion or reliction.
 8. No Examination has been made of the U.S. District Court of Bankruptcy Court Records.
 9. Oil and gas leases, pipeline agreements or any other instrument related to the production or sale of oil and gas which may arise subsequent to the date of the Policy.
 10. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
 11. Parcel No. 29-000004.000;
Description 5 12 34 PT SE 2.7218A;
Assessed Valuations: Land 6,310.00 Improvements 13,680.00 Total 19,990.00;
Appraised Valuations: Land 18,030.00 Improvements 39,090.00 Total 57,120.00;
Taxes and Special Assessments are \$191.06 per half after a homestead exemption of \$291.26 per year;
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.
 12. Parcel No. 29-0000012.000;
Description 5 12 34 SE/4 .2055A;
Assessed Valuations: Land 260.00 Improvements 0.00 Total 260.00;

SCHEDULE B
(Continued)

Appraised Valuations: Land 740.00 Improvements 0.00 Total 740.00;
Taxes and Special Assessments are \$4.45 per half;
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 statutes for insured premises.

13. Oil & Gas Lease to Charles F. Smith recorded in Volume 47, Page 95 Lease Records of Carroll County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
14. Oil & Gas Lease to Carter-Jones Lumber Co. recorded in Volume 53, Page 147 Lease Records of Carroll County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.
15. Oil & Gas Lease to Chesapeake Exploratuion, LLC recorded in Volume 80, Page 3085 Official Records of Carroll County, Ohio. Subject to terms, conditions and assignment of records, if any. We have made no further examination under the above instrument.

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

Don R. Wallick Auctions, Inc.
955 N. Woodster Avenue
Strosburg, Ohio 44880
info@WallickAuctions.com
<http://www.WallickAuctions.com>



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