

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



Tuscarawas County, Ohio

Parcel: 52-00070-000

SUMMARY

| | | | | | |
|-----------------|---|-------------------|-------------|---|------------|
| Owner | DERRICK ROBERT 316 E MAIN ST PORT WASHINGTON OH 43087 USA | | Taxpayer | DERRICK ROBERT 316 E MAIN ST PORT WASHINGTON OH 43087 USA | |
| Tax District | 52-SALEM TWP-PORT WASHINGTON CORP | | Class | 510-SINGLE FAMILY OWNER OCCUPIED | |
| School District | INDIAN VALLEY SD | | Subdivision | | |
| Location | 316 E MAIN ST | | Legal | VAC RESIDEN 459A 458A | |
| CD Year | | Map # / Routing # | 10 / 34200 | Acres | 0.920 |
| Ag Year | | Ag District | | Sold | 00/22/2013 |
| Sales Amount | | Volume | 1422 | Page | 97 |

CHARGE

| | Prior | 1st Half | 2nd Half | Total |
|---------|-------|----------|----------|--------|
| Tax | 0.00 | 467.70 | 467.70 | 935.40 |
| Special | 0.00 | 3.00 | 3.00 | 6.00 |
| Total | 0.00 | 470.70 | 470.70 | 941.40 |
| Paid | 0.00 | 470.70 | 0.00 | 470.70 |
| Due | 0.00 | 0.00 | 470.70 | 470.70 |
| Escrow | | | | 0.00 |

VALUE

| | Appraised | Assessed |
|-------------|-----------|----------|
| Land | 8,540 | 2,580 |
| Improvement | 75,000 | 25,270 |
| Total | 83,540 | 27,850 |
| CAUV | 0 | 0 |
| Homestead | Y | |
| OCC | Y | |
| | 75,340 | 25,720 |

TRANSFER HISTORY

| Date | Buyer | Conveyance | Deed Type | Land Only | Sales Amount | Valid |
|------------|-----------------------|------------|--------------------|-----------|--------------|-------|
| 05/22/2013 | DERRICK ROBERT | 930700 | AFFIDAVIT | N | \$0 | N |
| 05/16/2002 | DERRICK ROBERT & MARY | 90705 | JOINT SURVIVORSHIP | N | \$0 | N |

LAND

| Type | Dimensions | Description | Value |
|--------------|-------------------|---------------------|-------|
| FR-FRONT LOT | 100.000 X 200.000 | EF Front X EF Depth | 4,270 |
| FR-FRONT LOT | 100.000 X 200.000 | EF Front X EF Depth | 4,270 |

DWELLING

| Card 1 | Style | Stories | Rec Room Area | Finished Basement | Rooms | Bed Rooms | Other Features | Heating | Cooling | Grade | Fireplace Openings | Fireplace Stacks | Living Area | Appraised Value |
|--------|------------------|---------|---------------|-------------------|-------|-----------|--|---------|---------|-------|--------------------|------------------|-------------|-----------------|
| | 01-SINGLE FAMILY | 1.00 | 0 | 0 | 5 | 3 | Family Rooms Dining Rooms Year Built Year Remodeled Full Baths Half Baths Other Features | 0 | 0 | 1965 | 0 | 0 | 1,350 | 67,000 |

OTHER IMPROVEMENT

| Card | Description | Yr Bt | Yr Rem | Size | Condition | Value |
|------|--|-------|--------|-------|-----------|-------|
| 1 | POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING | 1977 | | 1,080 | AVERAGE | 6,050 |
| 1 | CANOPY-CANOPY | 1996 | | 200 | FAIR | 710 |

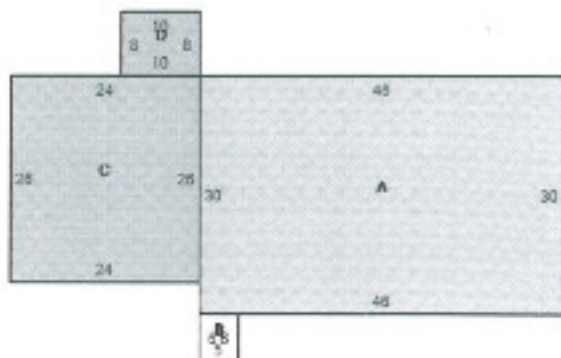
UTILITIES

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

SKETCH

Card 1

| Name | Description | Size |
|------|--|---------|
| 1 | POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING | 1,060 |
| 2 | CANOPY-CANOPY | 200 [2] |
| A | 1SB/B | 1,380 |
| B | MST=NV | 30 [4] |
| C | 2CBG | 624 |
| D | P=NV | 80 |



Tuscarawas County, Ohio

Parcel: 52-00069-000

SUMMARY

| | | | |
|-----------------|---|-------------------|---|
| Owner | DERRICK ROBERT 316 E MAIN ST PORT WASHINGTON OH 43837 USA | Taxpayer | DERRICK ROBERT 316 E MAIN ST PORT WASHINGTON OH 43837 USA |
| Tax District | 52-SALEM TWP-PORT WASHINGTON CORP | Class | 500-RESIDENTIAL VACANT LAND |
| School District | INDIAN VALLEY SD | Subdivision | |
| Location | SCHOOL ST | Legal | VAC BELDEN 1.72A |
| CD Year | | Map # / Routing # | 15 / 35000 |
| Ag Year | | Acres | 1.720 |
| Sales Amount | | Ag District | 05/22/2013 |
| | | Volume | 1422 |
| | | Page | 97 |

CHARGE

| | Prior | 1st Half | 2nd Half | Total |
|---------|-------|----------|----------|--------|
| Tax | 0.00 | 62.13 | 62.13 | 124.26 |
| Special | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | 62.13 | 62.13 | 124.26 |
| Paid | 0.00 | 62.13 | 0.00 | 62.13 |
| Due | 0.00 | 0.00 | 62.13 | 62.13 |
| Escrow | | | | 0.00 |

VALUE

| | Appraised | Assessed |
|-------------|-----------|----------|
| Land | 7,610 | 2,990 |
| Improvement | 0 | 0 |
| Total | 7,610 | 2,990 |
| CAUV | 0 | 0 |
| Homestead | N | |
| DOC | N | 0 |

TRANSFER HISTORY

| Date | Buyer | Conveyance | Deed Type | Land Only | Sales Amount | Valid |
|------------|-----------------------|------------|--------------------|-----------|--------------|-------|
| 05/22/2013 | DERRICK ROBERT | 900709 | AFFIDAVIT | N | \$0 | N |
| 05/16/2002 | DERRICK ROBERT & MARY | 90705 | JOINT SURVIVORSHIP | N | \$0 | N |

LAND

| Type | Dimensions | Description | Value |
|--------------|-------------------|-----------------------|-------|
| FR FRONT LOT | 245.000 X 256.000 | Eff Front X Eff Depth | 7,610 |

UTILITIES

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

07/21/2015
VOL 422 PNE0099

Situated in the County of Tuscarawas, in the State of Ohio and in the Village of Port Washington:

TRACT #1: Being Lots Number Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28) and Fifty-Five (55) in the Belden Allotment as recorded in Plat Book 8 at Pages 59 and 60 on the Plat Records of Tuscarawas County, said lots being now vacated and being known as part of a 4.720 acre tract and being more fully described as follows:

Beginning at an iron pin at the most Southerly corner of Lot No. 24 being also the intersection of the Northwesterly line of North Main Street and the northeasterly line of Arch Street in said Village; thence from said beginning and with the Northwesterly line of Main Street, North 35°25' East, 250.0 feet to an iron pin at the most Southerly corner of a 0.459 acre tract (Vol. 438, Page 316); thence 1 leaving said street line and with the Southwesterly line of the 0.459 acre tract North 54°35' West, 200.0 feet to an iron pin at the most Westerly corner thereof; thence with the northwesterly line of said tract, North 35°25' East, 50.0 feet to an iron pin; thence North 88°11' West, 81.35 feet to an iron pin; thence South 28°31' West, 259.57 feet to an iron pin on the Northeasterly line of Arch Street; thence with said street line the following two (2) courses: Southeasterly by a curve to the right having a radius of 246.9 feet a distance 36.73 feet and South 54°35' East, 200.0 feet to the place of beginning, containing 1.72 acre, more or less.

Description by D.Y. Miskimen, Registered Surveyor #4043.

Parcel Number 52-00069.000.

TRACT #2: Situated in the Village, County and State aforesaid and being Lots Number Thirty-One (31) and Thirty-Two (32) in Belden Allotment as recorded in Plat Book 8 at Pages 59 and 60 of the Plat Records of Tuscarawas County, said lots being now vacated and being a part of a 4.720 acre tract in the Second Quarter of Township 6, Range 2, and being more fully described as follows:

Beginning at an iron pin at the most Easterly corner of Lot Number 32 on the Northwesterly line of North Main Street and being located South 35°25' West, 100.0 feet from its intersection with the southwesterly line of Bremer Street; thence from said beginning and with the northwesterly line of North Main Street South 35°25' West, 100.0 feet to an iron pin; thence leaving said line, north 54°35' West, 200.0 feet to an iron pin; thence North 35°25' East 100.0 feet to an iron pin; thence South 54°35' East, 200.0 feet to the place of beginning, containing 0.459 acre, more or less.

Survey and description by D.Y. Miskimen, Registered Surveyor #4043.

Parcel Number 52-00070.000.

TRACT #3: Situated in the Village, County and State aforesaid and being Lots Number Twenty-Nine (29) and Number Thirty (30) in Belden Allotment as recorded in Plat Book 8 at Pages 59 and 60 of the plat records of Tuscarawas County, said lots being now vacated and being a part of a 4.720 acre tract in the Second Quarter of Township 6, Range 2 and being more fully described as follows:

VOL 422 PAGE 100

Beginning at an iron pin at the most Easterly corner of Lot Number 30 on the Northwesterly line of North Main Street and at the most Southerly corner of a 0.459 acre tract heretofore conveyed to Robert Derrick, said pin being further located South 35°25'West along the line of north Main Street, 200.0 feet from its intersection with the Southwesterly line of Bremer Street; thence from said beginning and with the Northwesterly line of North Main Street, South 35°25'West, 100.0 feet; thence leaving said line, North 54°35'West, 200.0 feet; thence North 35°25'East, 100.0 feet to an iron pin at the most Westerly corner of the aforementioned 0.459 acre tract; thence with the Southwesterly line thereof, South 54°35'East, 200.0 feet to the place of beginning, containing 0.459 acre, more or less. Description by D.Y. Miskimen, Registered Surveyor #4043. Parcel Number 52-00070.000.



08-15-WLE-0717-6-2015
S 04°10'28" W
N3-15E 1142 212

KENNEDY B & JOYCE M
52-00134-000
1356-1142
5/23/2011
0.650
08.15.36

JONES JAY I & M TERESA
52-00140-000
1020-2900
6-25-2001
48
08.15.27

PFEIFFER ROXIE
52-00413-000
1330-2677
5/20/2010
0.480
08.15.28

WRIGHT GERALD V & JULIA I
52-00427-000
603-348
4-23-1986
824
08.15.29

WRIGHT GERALD V & JULIA E
52-00536-000
603-348
6-23-1986
820
08.15.30

WRIGHT GERALD V & JULIA E
52-00536-000
603-348
6-23-1986
820
08.15.31

KENNEDY B & JOYCE M
52-00134-000
1356-1142
5/23/2011
0.650
08.15.34

WRIGHT GERALD V & JULIA I
52-00427-000
603-348
4-23-1986
824
08.15.32.000

SUDON PROPERTY & LLC
52-00688-000
1229-1763
7/14/2006
2271
08.15.9.000

SCHOOL ST

ST

R/W VACATED

E MAIN

EMER ST



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: 316 E. MAIN ST Post Washington, OH

Buyer(s): _____

Seller(s): Derrick 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) Don Wallick and real estate brokerage McEntire 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 _____

Mary Stull SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

John W. Armstrong SELLER/LANDLORD _____ DATE _____

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

Property Address 316 E. MAIN ST Port Washington

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) JW 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.

Seller [Signature] Date 7-17-15 Seller John W. Armstrong Date 7-17-15

Purchaser [Signature] Date 7-17-15 Purchaser _____ Date _____

Agent [Signature] Date 7-17-15 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.
955 N. Wooster Avenue
Brimley, Ohio 44880
info@WallickAuctions.com
http://www.WallickAuctions.com



Toll Free: 1-888-348-9445 - Tel: 330-878-0075 - Fax: 330-878-7218