

Don R. Wallick Auctions, Inc.

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



THE TUSCARAWAS COUNTY TITLE COMPANY

208 Fair Avenue N.E. - P. O. Box 648
New Philadelphia, OH 44663
Phone: (330) 356-4430 Fax: (330) 543-2979
Email: tustitle@tustitle.net

TAX AND LEGAL REPORT

DATE: September 2, 2015

REQUESTED BY: Brooke Wallick, Wallick Auctions
Info@wallickauctions.com

PROPERTY ADDRESS: 506 Morris St., Uhrichsville, OH 44683

PRESENT OWNER: Goshen Properties LLC

VOLUME: 1151 PAGE: 832 TRANSFER: May 3, 2004

PARCEL NO: 41-05157-000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2014 TAX DUPLICATE IN THE NAME OF

Goshen Properties LLC

PARCEL NO: 41-05157-000

DEBC: Whole 2080

TOWNSHIP NAME AND NUMBER: 41-481 Twp

VALUATIONS:

LAND:	2,980.00
BUILDING:	17,800.00
TOTAL:	20,780.00
ALN:	

TAXES:

GENERAL TAXES:	\$
TAX REDUCTION:	\$
15% ROLLBACK:	\$
2.12% REDUCTION:	\$
HOMESTEAD CREDIT:	\$
TOTAL PER 1/2 YEAR:	\$ 432.58
UNPAID REAL:	\$
CURRENT BAL:	\$ 23.00
PENALTY:	\$
PR-OR DEL:	\$
TOTAL DUE:	\$ 0

Special Assessments: MWCD

Taxes for the first half year 2014 are paid.

Taxes for the second half year 2014 are paid.

BY: Jessica Murphy

PRIOR FILE NO.

This information, including any lot conversions shown, is derived solely from public records and the internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

Tuscarawas County, Ohio
Parcel: 41-03157-000

SUMMARY

Owner	GOSHER PROPERTIES LLC PO BOX 831 NEW PHASE DRVA OH 44662 USA		Taxpayer	GOSHER PROPERTIES LLC PO BOX 831 NEW PHASE DRVA OH 44662 USA	
Tax District	41-NEL TWP-LEHIGHVILLE CONP		Class	S10-SINGLE FAMILY OWNER OCCUPIED	
Rehol District	CLAYMONT SD		Subclass		
Location	596 MORRIS ST		Legal	WHOLE 2003	
DD Year	2016	Map # / Routing #	67.041 28002	Acres	
Ag Year		Ag District		Soil	060322004
Sales Amount	45,000	Volume		Page	

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	432.58	475.94	908.52
Special	0.00	23.00	26.30	49.30
Total	0.00	455.58	502.24	957.82
Paid	0.00	455.58	486.33	941.91
Due	0.00	0.00	45.96	45.96
Finance				0.00

VALUE

	Appraised	Assessed
Land	8,750	2,260
Improvement	61,370	17,860
Total	70,120	20,120
GAIN	1	0
Homestead	N	0
OOD	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Ratio Amount	Valid
05/09/2004	GOSHER PROPERTIES LLC	774	WARRANTY DEED	N	\$25,333	N
04/06/2004	SENEK CIAL OHIO INC	686	SHERIFF DEED	N	\$52,000	N
03/04/2007	BROCK CEDLW & MARYANER	427	JOINT SURVIVORSHIP	N	\$54,300	Y
08/27/1983	MORRIS CHAD EDWARD	3734	WARRANTY DEED	N	\$50,300	N
08/22/1933	FOWLER MARK E & HEDD J	2121	WARRANTY DEED	N	\$41,000	N

LAND

Type	Dimensions	Description	Value
FRONT LOT	60.000 X 120.000	BT From X DP Depth	6,750

DWELLING

Code	Style	Family Rooms	0	Heating	Y
Style	S10-SINGLE FAMILY	Family Rooms	0	Cooling	N
Stories	1.00	Dining Rooms	0	Grade	0-3
Rec Room Area	0	Year Built	1981	Fireplace Counting	0
Finished Basement	0	Year Remodeled		Fireplace Status	0
Roofing	5	Rail/Rails	0	Living Area	1,040
Bed Rooms	3	Hall Beds	0	Appraised Value	57,370
		Other Bedrooms	0		

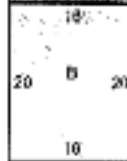
UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size
A	15FR	1,040
B	10HG	338



0382 0370 11 0198 AC	100	2057 491 31	
	50	2058 492 32	BOSE HERBERT E & JEFFREY L HARTUNG 41-03156-000 1173-1129 12-09-2004 .00 18,57,04,27
	50	2059 453 33	JEANDERVIN JOSEPH J 41-03156-001 1105-2295 5-20-2003 .00 18,57,04,27,01
	50	2060 474 34	GOSHEN PROPERTIES LLC 41-03157-000 1151-832 5-3-2004 .00 18,57,04,28 120
	40		CREEK ST VACATED OR NO 133 7/30/1975
	50	2061 490 35	WILLIAMS BARRY D & SUSAN J 41-03125-000 593-635 5-19-1985 .00 18,57,04,29
	50	2062 496 36	WILLIAMS BARRY I & SUSAN J 41-00745-000 650-258 2-13-1992 .00 18,57,04,30
	50	2063 497 37	WILLIAMS BARRY & SUE 41-01207-000 578-460 10-6-1983 .00 18,57,04,31
160			

7.58 ACRES

Sold-CIE

TOWN PG 9, PG 19 B/1925

50			
50			WILLIAMS BARRY 41-02017-000 1505-5 4/9 .00 18,5
50			
50			
50			
40.07			CREEK VACATED OR NO 133 7/30/1975
50			WILLIAMS BARRY 41-01201-000 521-827 6/11 .00 18,5
50			WILLIAMS BARRY 41-01200-000 VolPge 9/7 .00 18,5
50			WILLIAMS BARRY 41-02432-000 VolPge Part .00 18,5



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 Wew Date 9/1/15
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: 506 MORRIS STREET UHRICHSVILLE

Owners Name(s): Goshen Properties LLC

Date: 9-1-2015, 20

Owner is not occupying the property. If owner is occupying the property, since what date: NEVER RENTAL

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

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

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 No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

Owner's Initials WJW Date 9-1-15

Purchaser's Initials Date

Property Address

506 MORRIS STREET UHICKSVILLE

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 type="checkbox"/>	<input checked="" type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input 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 in 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 WJEW Date 9-1-15

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Property Address 506 MORRIS STREET CHICKSVILLE

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? Yes No Unknown

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 abatement, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No

- 1) Boundary Agreement Yes No
- 2) Boundary Dispute Yes No
- 3) Recent Boundary Change Yes No
- 4) Shared Driveway Yes No
- 5) Party Walls Yes No
- 6) Encroachments From or on Adjacent Property Yes No

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

UNKNOWN

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 W&W Date 9-1-16
Owner's Initials _____ Date _____

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

Property Address 506 MORRIS STREET UHRICHVILLE

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: JANE W. S. L. DATE: 9-1-15

OWNER: DBA GOSHEN PROPERTIES LLC 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: 506 Plains St Hubersville, OH

Buyer(s): _____

Seller(s): Bosher Properties LLC

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) Dr. Wallace Whitham 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.

REVISIONARY _____ DATE _____

BUYER/BUYERS AGENT _____ DATE _____

Dr. Wallace Whitham
SELLER/SELLERS AGENT
DR. BOSHER PROPERTIES LLC
BUYER/BUYERS AGENT

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

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Brimley, Ohio 44880
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