

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



THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fern Avenue NE - P. O. Box 548
New Philadelphia OH 44663
Phone (330) 384-4450 Fax (330) 343-2876
Email: tuscotitle@tuscotitle.net

TAX AND LEGAL REPORT

DATE: October 14, 2015

REQUESTED BY: Brocke Wallick, Wallick Auctions
info@wallickauctions.com

PROPERTY ADDRESS: 397 Walnut St. S., Gradenhutton, OH 44829

PRESENT OWNER: James O. Lindon and Constance Lindon, husband and wife

VOLUME: 557 PAGE: 426 TRANSFER: September 3, 1990

PARCEL NO.: 09-00294-000

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

James O. Lindon and Constance Lindon

PARCEL NO.: 09-00294-000

DESC: Graden PR 20 1.502A

TOWNSHIP NAME AND NUMBER: 09 Clay Twp

VALUATIONS:

LAND: 5,450.00
BUILDING: 29,450.00
TOTAL: 34,900.00
ADJV:

TAXES:

GENERAL TAXES \$
TAX REDUCTION: \$
10% ROLLBACK \$
2.12% REDUCTION \$
HOMESTEAD CREDIT \$ -172.30
TOTAL PER 1/2 YEAR \$ 576.05
UNPAID REAL \$
CURRENT SA: \$ 3.00
PENALTY \$
PRIOR 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 dimensions shown, is derived solely from public records and the internet. While the information is usually reliable, it cannot be guaranteed without a full site examination and a current survey to verify its accuracy.

Tuscarawas County, Ohio

Parcel: 09-00294-000

SUMMARY

Owner	LINDON JAMES O & CONRADENE 3790 N WOODSTER AVE EXT NW APT 414 DOVER OH 44622 USA	Taxpayer	LINDON JAMES O & CONRADENE 3790 N WOODSTER AVE EXT NW APT 414 DOVER OH 44622 USA
Tax District	WILSON TWP-GWADEN/UTICHEN CORP	Class	511-1-FAMILY UNPLATTED 0-40 99 ACS
School District	INDIAN VALLEY SD	Subdivision	
Location	107 S WALNUT ST	Legal	GWADEN PR 21 1466A
CD Year		14 02 / 25000	Area Sold Page
Ag Year			1 302
Sales Amount			

CHARGE

	Pror	1st Half	2nd Half	Total
Tax	0.00	575.88	576.88	1,152.76
Special	0.00	0.00	0.00	0.00
Total	0.00	575.88	576.88	1,152.76
Due	0.00	575.88	576.88	1,152.76
Balance	0.00	0.00	0.00	0.00

VALUE

	Applicable	Assessed
Land	24,140	8,450
Improvement	64,730	29,450
Total	108,270	37,900
GCUV	0	0
Homehead	Y	
CCC	Y	93,580
		32,750

LAND

Type	Dimensions	Description	Value
HS-HOMESITE	1.000	Acres	24,140
HS-RESIDUAL	0.414	Acres	4,140
RS-RIGHT OF WAY	0.000	Acres	0

DWELLING

Code	Description	Value
01-SINGLE FAMILY	Family Rooms	0
1-00	Living Rooms	0
0	Year Built	1959
0	Year Remodeled	0
0	Full Bath	0
0	Half Bath	0
0	Other Features	1,244
0	Appraised Value	73,000

OTHER IMPROVEMENT

Code	Description	Yr Bld	Yr Ren	Size	Condition	Value
1	DETACHED FRAME GARAGE	1979		1,000	GOOD	8,000
1	SHED-SHED	1950		240	FAIR	800
1	SHED-SHED	1960		70	AVERAGE	0

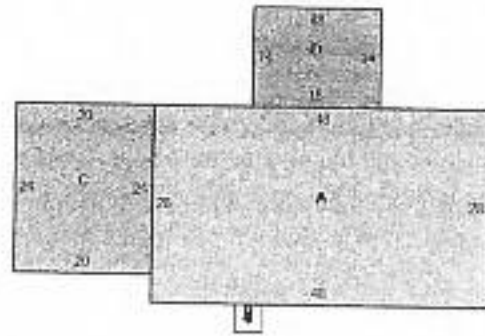
UTILITIES

Water	Sewer	Electric	Gas	Heat	Septic	Other
N	N	N	N	N	N	N

SKETCH

Card 1

Name	Description	Size	
1	DFG-DETACHED FRAME GARAGE	1,227	[2]
2	SHED-SHED	240	
3	SHED-SHED	72	[3]
A	158B	1,344	
B	MST-MV	16	[4]
C	2CRS	480	
D	P-MV	252	



WARRANTY DEED

NO. 557 PAGE 426

35066 Know all Men by these Presents

THAT We, James O. Lindon and Conradene Lindon, husband and wife

, the Grantor s

who claim title by or through instrument, recorded in Volume 384 ; Page 312

Tuscarawas County Recorder's Office, for the divers good causes and considerations hereunto moving, and especially for the sum of Ten - - - - - Dollars (\$10.00) received to our full satisfaction of

James O. Lindon and Conradene Lindon, husband and wife , the Grantees,

whose TAX MAILING ADDRESS will be

397 S. Walnut Street, Gadenhutton, Ohio 44629

do

GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns, the following described premises, situated in the Township of Clay, County of Tuscarawas and State of Ohio:

being a part of Lot 20 of the Gadenhutton Tract and being a part of a three acre tract conveyed to E. M. Milligan and W. R. Mosher by deed recorded in Volume 195, Page 376 of the Tuscarawas County Deed Record and being more fully described as follows, and being the East half of 3 acres.

Beginning at a point in the middle of the road leading from Gadenhutton to Tippecanoe and on the south line of the above mentioned 3 acre tract; said point being 20 rods and 133.75 feet from the west line of said Lot 20; thence North 1 deg. 49' East, 488.75 feet to the middle of the run on the north line of said 3 acre tract; thence with the north line of said 3 acre tract in the middle of the run South 87 deg. 21' East, 193.7 feet to the northeast corner of said 3 acre tract; thence with the east line thereof South 1 deg. 49' West, 490.0 feet to the Southeast corner of said 3 acre tract in the middle of the above mentioned road; thence with the south line of said 3 acre tract North 56 deg. 49' West, 133.75 feet to the place of beginning, containing 1.502 acres, more or less.

TRANSFERRED
CONVYANCE EXAMINED,
SEC 319 202 R. C. COMPLIED WITH
AUG. 2, 1980

SEP - 3 1980

DONALD R. KINSEY
TUSCARAWAS COUNTY AUDITOR
No. 72640

*Deed checked for tract
investigation only
1-3-80
L. J. CASSIDY
Tuscarawas Co. Auditor
Deputy

be the same more or less, but subject to all legal highways.

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TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereto belonging, unto the said Grantees, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns.

VOL 557 PAGE 427

And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns and to the survivor of them, his or her separate heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances whatsoever excepting taxes and assessments,

restrictions and conditions of record and zoning ordinances and further, that said Grantor will warrant and defend the same against all claims of all persons whatsoever, except as above stated.

~~And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns and to the survivor of them, his or her separate heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances whatsoever excepting taxes and assessments,~~

IN WITNESS WHEREOF We have hereunto set our hands, the 18th day of July, in the year of our Lord one thousand nine hundred and seventy nine (1979).

Signed and acknowledged in presence of
James O. Linden
Conradene Linden

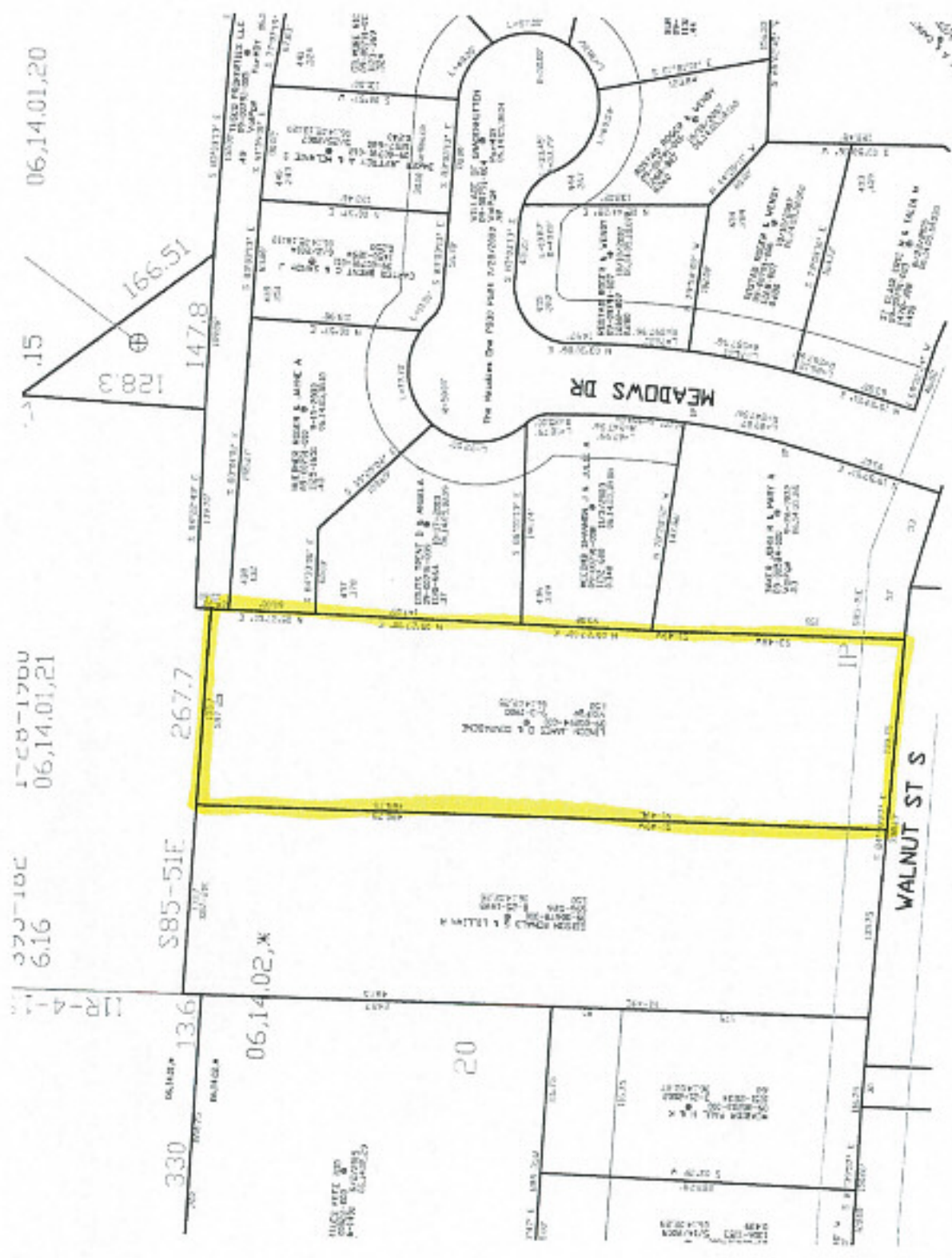
STATE OF OHIO
Tuscarawas County ss. Before me, a Notary Public
in and for said County and State, personally appeared the above named James O. Linden and Conradene Linden, husband and wife who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Gadenhutzen, Ohio this 18th day of July, A.D. 1979

This instrument prepared by: Scott Harrison, Atty Notary Public

Mortgage Deed

From James O. Linden To James O. Linden and Conradene Linden Transferred 10 35000 County Auditor State of Ohio Received for record on the day of SEP 3 1980 at 1:10 o'clock P.M. and Recorded SEP 3 1980 in Deed Book Page Recorder's Fee \$ 5.00 Scott Harrison, Atty Uhrichville, Ohio





STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

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 EL Date 10-9-15
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: 397 S. Walnut St Graden, OH

Owners Name(s): Connie Linden

Date: 10-9, 2015

Owner is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: 9-1-14

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? No

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

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Private Sewer, Septic Tank, Leach Field, Aeration Tank, Filtration Bed, 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 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? 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? No

Owner's Initials BR Date 10-9-15

Purchaser's Initials Date

Property Address 397 S. Walnut St Grafton OH

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: it has been corrected - basement
10 yrs ago

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 checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: _____

X Owner's Initials GL Date 10-9-15
Owner's Initials _____ Date _____

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

Property Address 397 S Walnut St Snaden, OH

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 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 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

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: _____

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 BJ Date 10-9-15
Owner's Initials _____ Date _____

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

Property Address 397 S Walnut St Grady, OH

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.

X OWNER: Conradine Lunden DATE: 10-9-15
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: 397 S. Walnut St. Eadsen, OH

Buyer(s): _____

Seller(s): Cornie London

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 Rubelick Architects and real estate brokerage McIntyre 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 _____

Cornie London 10-9-15
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 397 S. Walnut St. Greener, OH

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) DFW 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>Lawrence Linton</u>	<u>10-9-15</u>		
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	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.
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Strosburg, Ohio 44880
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