



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT
Schedule A

Effective Date: October 28, 2015

Property Address: 227 Oak St.
Uhrichsville, Ohio 44683

Vested in: Wilma V. Eberle by virtue of Transfer on Death Deed recorded February 5, 2009 at Volume 1299, Page 2295-2296 Official Records of Tuscarawas County, Ohio.

Parcel No.(s): PARCEL I: 41-02571.000
PARCEL II: 41-02572.000

Legal Description(s): PARCEL I: Whole 1697
PARCEL II: Whole 1696

Schedule B

Taxes:

PARCEL I:

Parcel No.: 41-02571.000;

Description: Whole 1697;

Assessed Valuations: Land \$4,890.00 Improvements \$19,160.00 Total \$24,050.00;

Appraised Valuations: Land \$13,980.00 Improvements \$54,740.00 Total \$68,720.00;

Taxes and Special Assessments are \$339.36 per half, after a Homestead Exemption of \$180.92 per half;

Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for the first half of tax year 2014 are paid;

Taxes and Special Assessments for the second half of tax year 2014 are paid;

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.

PARCEL II:

Parcel No.: 41-02572.000;

Description: Whole 1696;

Assessed Valuations: Land \$3,910.00 Improvements 0 Total \$3,910.00;

Appraised Valuations: Land \$11,180.00 Improvements 0 Total \$11,180.00;

Taxes and Special Assessments are \$97.64 per half;

Taxes and Special Assessments for tax year 2013 are paid;

Taxes and Special Assessments for the first half of tax year 2014 are paid;

Taxes and Special Assessments for the second half of tax year 2014 are paid;

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.

"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 44663 • (740) 922-4161 • Fax (740) 922-1473
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43832 • (740) 498-5196 • Fax (740) 498-5197

Map Office Approval:

That Tuscarawas 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.

JUDETTE
2010
05
104.35

EDGAR ALICA D & BRIAN J
41-00654-000
1360-597
0.000
7/22/2011
104.35

QUILLEN BONNIE BELLE
41-01660-000
VoIPge
0.00
7/19/1996
104.35

HARKLERDAD JANET L
41-00642-000
1437-1191
0.000
11/15/2013
104.35

EFFERS JARROD J & JULIE C
41-00229-000
VoIPge
0.00
1/19/1999
104.35

W 992
E 111
S 25
IP

OAK ST

52

50

CITY OF UHRICHSVILLE
41-01350-000
VoIPge
0.00
Paramdy
18.39.12

EBERLE WILMA V
41-02572-000
1299-2295
0.000
2/5/2009
110

EBERLE WILMA V
41-02571-000
1299-2295
0.000
2/5/2009
110

BURDWAY HAROLD L & EVA K
41-01293-000
586-310
0.00
12/15/1999
110

MILLER SHIRLEY M
41-02679-000
VoIPge
0.00
9/22/1998
110

S62-21E
53

S63-23E
136.8
136

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N WILLIAM
APRIL

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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: 227 OAK ST. UTAICHSVILLE, OH

Buyer(s): _____

Seller(s): WILMA V. EBERLE

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 T. Wallick and real estate brokerage McIntire Realty will

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

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD Robert Eberle P.O.A. DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

227 OAK ST. VITICHSVILLE, OH

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

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) 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>Robert E. ... P.O.A.</u>	_____	Seller	_____
	Date		Date
<u>[Signature]</u>	_____	Purchaser	_____
	Date		Date
<u>[Signature]</u>	_____	Agent	_____
	Date		Date