

Tuscarawas County, Ohio

Parcel: 15-01728-000

SUMMARY

Owner	HENRY RUTH R 614 SHAFER AVENUE DOVER OH 44622 USA	Taxpayer	HENRY RUTH R 614 SHAFER AVENUE DOVER OH 44622 USA
Tax District	15-DOVER MUNI TWP - DOVER CORPORATION	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	DOVER CITY SD	Subdivision	
Location	614 E SHAFER AVE	Legal	WHOLE 3745
CD Year		124 / 23000	Acres
Ag Year			Sold
Sales Amount			Page

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	680.32	680.32	1,360.64
Special	0.00	3.00	3.00	6.00
Total	0.00	683.32	683.32	1,366.64
Paid	0.00	683.32	0.00	683.32
Due	0.00	0.00	683.32	683.32
Escrow				0.00

VALUE

	Appraised	Assessed
Land	34,400	12,040
Improvement	77,280	27,050
Total	111,680	39,090
CAUV	0	0
Homestead	Y	
OOC	Y	
	111,680	39,090

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	84.000 X 122.000	Eff Front X Eff Depth	34,400

DWELLING

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	1	Cooling	Y
Rec Room Area	0	Year Built	1958	Grade	C+6
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	0	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,439
		Other Fixtures	0	Appraised Value	77,280

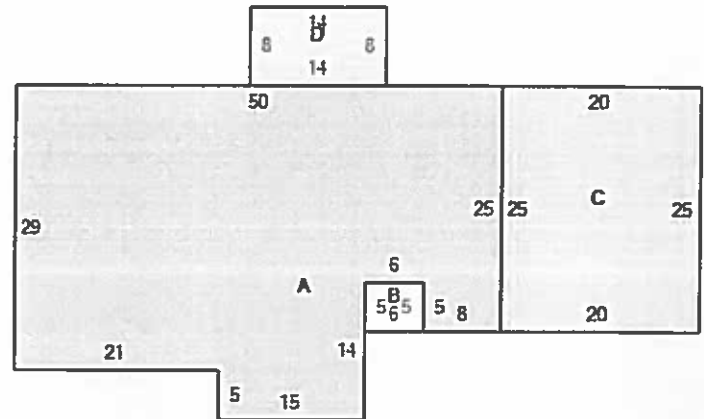
UTILITIES

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

SKETCH

Card 1

Name	Description	Size
A	1SFR/B	1,439
B	OFF	30
C	2CFG	500
D	OFF	112





S McKinley Ave

E Shafer Ave

E Shafer Ave

Madison St

Madison St

E Shafer Ave

Monroe St

Monroe St

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Order/File No.: 041997RP

Commitment No.: 041997RP

1. Effective Date: April 20, 2016 at 07:59 AM

2. Policy or Policies To Be Issued: Amount of Insurance
 - (a) A.L.T.A. Owner's (ALTA Own. Policy (06/17/06))
Proposed Insured:
To Be Determined

 - (b) A.L.T.A. Loan
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple

4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:
Ruth R. Henry, by virtue of that certain quit-claim deed from Austin F. Henry, dated January 2, 1970 and recorded January 30, 1970 in Volume 473, Page 200 of the Tuscarawas County Records and that certain warranty deed from Donald D. Doriche, unmarried, dated August 19, 1959 and recorded August 28, 1959 in Volume 392, Page 116 of the Tuscarawas County Records

5. The land referred to in the Commitment is described as follows:
SEE "EXHIBIT A" ATTACHED HERETO

Alpha Land Title Agency, Inc

By: 

Scott G. Hastings, Esq., Vice President

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

Order/File No.: 041997RP

Commitment No.: 041997RP

The following requirements must be met:

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay all general and special taxes now due and payable including the following:
() Record instrument conveying or encumbering the estate or interest to be insured, briefly described:
5. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and filed for record:

Duly executed deed from Austin J. Henry, attorney-in-fact for Ruth R. Henry, with proper marital status and release of dower, if applicable, vesting title in a party to be determined.

NOTE: The deed referenced above must comply with local rules on descriptions and conveyances pursuant to Section 315.251 and 319.203 of the Ohio Revised Code.

6. Receipt of properly executed purchase agreement.
7. Copy of Driver's license from all parties.
8. Owner's/Sellers Affidavit covering matters of title in a form acceptable to the Company.
9. Survey satisfactory to the Company be provided if survey exceptions are to be deleted.
10. The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or upon otherwise ascertaining details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B Part II

Order/File No.: 041997RP

Commitment No.: 041997RP

Schedule B of the policy or policies to be insured 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. Taxes for the current year.
3. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements or other boundary or location disputes (can be eliminated or amended in mortgagee's policy upon proper evidence being furnished.)
4. Restrictive covenants affecting the property described in Schedule A.
5. Rights or claims of parties in possession, and not of record in the public records; liens for labor, services or material or claims to same which are not of record in said records.
6. Any roadway or easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
7. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or riparian rights, if any.
8. Taxes are \$683.32 per half. Taxes for the first half of 2015 are PAID. Parcel No. 15-01728.000. Taxes for the second half of 2015, and thereafter are a lien, but not yet due and payable. Assessments if any, which have not been certified to County Auditor for collections. (figures are based on the last available tax duplicate).

NOTE: Reflected in the above per half tax amount is a special assessment in the amount of \$3.00 for the Muskingum Watershed.

NOTE: Reflected in the above per half tax amount is a home stead reduction in the amount of \$196.20.

9. All matters as contained in the plat of Recves' Seventh Addition to City of Dover recorded in Plat Book Volume 8, Pages 73-74 of the Tuscarawas County Plat Records.
10. Conditions, restrictions and all other matters as contained in a quit-claim deed from Austin F. Henry, married, to Ruth R. Henry, married, dated January 2, 1970 and recorded January 30, 1970 in Volume 473, Page 200 of the Tuscarawas County Records.
11. Conditions, restrictions and all other matters as contained in a warranty deed from Donald D. Doriche, unmarried, to Austin F. Henry and Ruth R. Henry, dated August 19, 1959 and recorded August 28, 1959 in Volume 392, Page 116 of the Tuscarawas County Records.
12. Durable Power of Attorney for Ruth R. Henry, recorded January 8, 2002 in Volume 1044, Page 221 of the Tuscarawas County Records.

NOTE: Above item is shown for informational purposes only and will not appear in any policy issued as a result of this Commitment.

SCHEDULE B

Part II (Continued)

Order/File No.: 041997RP

Commitment No.: 041997RP

13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
14. The following exception will appear in any loan policy issued as a result of the Commitment:

Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the date of policy.
15. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
16. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained with the legal description of the premises insured herein.
17. Title to that portion of the insured premises within the bounds of any legal highways.
18. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
19. NO FURTHER EXAMINATION HAS OCCURRED ON ANY EASEMENTS, RIGHT-OF-WAYS, AND/OR LEASES. SUBJECT TO ALL LEGAL HIGHWAYS.

"EXHIBIT A"

PROPERTY DESCRIPTION

Commitment No.: 041997RP

Order/File No.: 041997RP

The land referred to in this Commitment is described as follows:

Situated in the City of Dover in the County of Tuscarawas and State of Ohio:

And known as and being Lot Number 3745 in Reeves Seventh Addition to the City Addition to the City of Dover.

Parcel Number: 15-01728.000

Prior Instrument Reference: Volume 392, Page 116 & Volume 473, Page 200, both of the Tuscarawas County Records

4520A

Know all Men by these Presents

That, I, Austin F. Henry, married

in consideration of One Dollar and other valuable consideration, (\$1.00)

to me in hand paid by Ruth R. Henry, married

do hereby Remise, Release and Forfeer Quit Claim
to the said Ruth R. Henry

heirs and assigns forever, the following described Real Estate, situate in the City
of Dover in the County of Tuscarawas and State of
Ohio.

And known as and being Lot Number 3745 in Reeves Seventh Addition to the City
Addition to the City of Dover.

Subject, however, to a permanent easement reserved to the City of Dover, over,
upon and across a 15 foot strip of land immediately West of the East boundar line of
said Lot and extending the full width of the Lot. Said easement has been reserved for
the construction, operation and maintenance of electric power lines.

Said premises are conveyed subject to the following restrictions and conditions
which shall be deemed to run with the land and are imposed upon all of the Lots in said
Addition for the benefit of all of the owners thereof, their successors, heirs and
assigns.

- (1) Said premises shall be used for residence purposes only.
- (2) No dwelling house shall be place on said premises the cost of which shall be less than \$12,000.00.
- (3) Not more than one dwelling house shall be placed on said premises and no tenement or apartment house shall be erected thereon.
- (4) No building shall be placed on said premises the foundation line of which including stoops and porches, shall be nearer than -0 feet to the front line of the lot, nor extend nearer than 5 feet to the respective side lines thereof except in the case of lots on street corners where the minimum distance to the side street shall be 15 feet.

"Deed checked for tract
Description only"
ED F. GASSER
Tuscarawas Co. Engineer
Deputy

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;
To have and to hold the same, with all the privileges and appurtenances thereunto
belonging, to said grantee, her heirs and assigns forever.

In Witness Whereof, the said Austin F. Henry

xxxx

, who

hereby release his right and expectancy of dower in said premises, ha
hereunto set my hand, this 2nd day of January
in the year A. D. nineteen hundred and seventy.
Signed and acknowledged in presence of us:

Joseph I. Tripodi
Joseph I. Tripodi

Austin F. Henry
Austin F. Henry

State of Ohio, TUSCARAWAS County, ss.

On this 2nd day of January A. D. 19 70, before me, a Notary Public
in and for said County, personally came Austin F. Henry

acknowledged the signing thereof to be the grantor in the foregoing deed, and
his voluntary act and deed.
Witness my official signature and seal on the day just above mentioned.

JOSEPH I. TRIPODI, Notary Public - State of Ohio
My Commission Has No Expiration Date.
Enclon 147.03 R.C.

Joseph I. Tripodi



This instrument prepared by Joseph I. Tripodi, Attorney at Law

201

45201

Quit-Deed

AUSTIN F. HENRY

TO

RUTH R. HENRY

TRANSFERRED

TRANSFER FEE 35

SEC. 219.202 R. C. COMPLIED WITH

AMT

JAN 29 1970

Tripodi

DONALD E. KINSER, COUNTY AUDITOR
TUSCARAWAS COUNTY, OHIO
STATE CH. 07899

COUNTY OF Tuscarawas 55

RECEIVED FOR RECORD ON THE

JAN 30 1970

day of 13 at 2 o'clock

and RECORDED JAN 30 1970 in

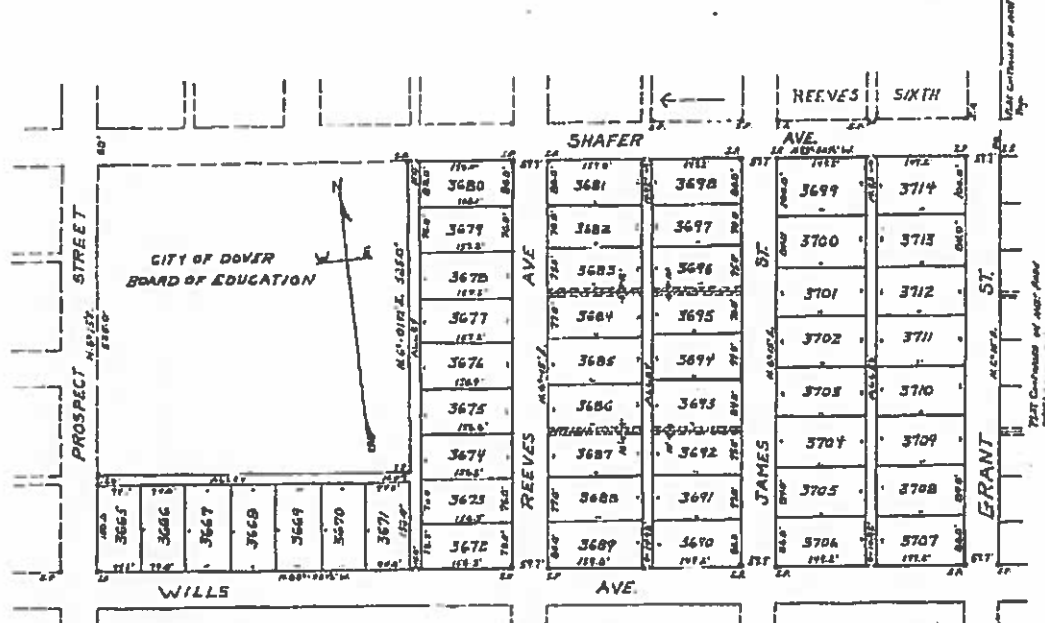
DEED BOOK PAGE

Recorders Office

RECORDERS FEE \$ 30

8173

Record of the
 City of Dover, Delaware
 No. 1000-1000



Note: - Current accounts for the construction, operation and maintenance of electric power lines are reserved to the City of Dover, on the utility strips indicated by dotted lines on this plat. No obstructions of any nature, which will interfere with the construction, operation or maintenance of said power lines on said utility strips, will be permitted.

I hereby certify that the accompanying plat and explanation notes together form a correct representation of the record of the City of Dover, Delaware, which was filed with the Recorder of Deeds on the 21st day of June, 1956. The entire plat is a true and correct copy of the original plat as it appears on the records of the Recorder of Deeds. The tract described in the plat contains 2.45 acres and comprises the following parcels of land as now owned in the City of Dover in the name of the Reeves Realty Company, in severalty: that - all of a 166 acre tract; all of a 2.267 acre tract; all of a 0.74 acre tract; 2.45 acres of a tract containing 0.136 acre and 23.50 acres of a tract containing 24.50 acres. This tract is subdivided into lots, blocks and blocks of land dimensions as indicated on the plat. Iron pin monuments from which to make future surveys are placed at points indicated thereon - I.P.

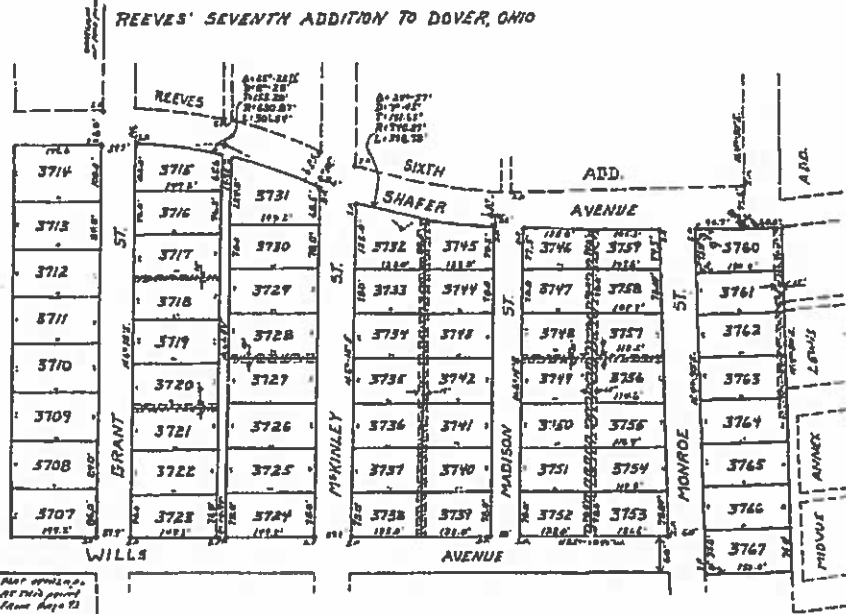
Walter Hartwig
 Reg. Prof'l Civil Engineer, P.E. #526

Approved by Council this 18th day of June, A.D. 1956
 Clifford E. French, Mayor
 Edwin L. Brown, City Clerk
 Edward D. Heiler, Towns Director

Transferred June 23, 1956 - Donald P. Hoagy, County Auditor
 per his duty.

REEVES' SEVENTH ADDITION
 TO
 CITY OF DOVER
 ARNOLD-ROSEN-WARTZBURG-NEW PHILA. O.
 REGISTERED CITY ENGINEER JUNE 1956
 SCALE 1"=100'

Filed # 31592
 Received for Record June 21, 1956 at 8:02 A.M.
 Recorded June 23, 1956 in Plat Book 8, Page 73-74
 June 24, 1956
 Robert E. Moore
 County Recorder



We, Samuel J. Reeves and Walter Rice, President and Secretary, respectively, of The Reeves Realty Company, a Corporation organized under the laws of the State of Ohio, which Company has caused these several Subdivisions to be laid out and plotted, hereby acknowledge the accompanying plat and explanatory notes to be a correct exhibit of said addition and hereby dedicate the streets and ways shown on said plat to public use. All lots in this addition are to be sold subject to the following conditions and restrictions: "said premises shall be used for residence purposes; no dwelling house shall be placed on said premises, the cost of which shall be less than \$10,000.00; no more than one dwelling house shall be placed on any lot and no front or apartment house shall be placed thereon. No building shall be placed on any lot the frontage of which shall be less than 40 feet to the front line of the lot, and the minimum rear yard shall be 10 feet. The respective side lines shall be at least 10 feet wide. The minimum width of the sidewalk shall be fifteen feet."

In testimony whereof, we, as President and Secretary of said Company, have hereunto set our hands this 14th day of June, 1956.

Witness in the presence of: M. Paul Robinson, Notary Public

S. J. Reeves, President (Seal)
Walter Rice, Secretary

State of Ohio County of Tuscarawas ss. I, M. Paul Robinson, the undersigned authority, a Notary Public in and for said County and State, personally appeared the above named Samuel J. Reeves and Walter Rice, President and Secretary, respectively, of The Reeves Realty Company, and acknowledged the foregoing instrument to be their free act and deed for the uses and purposes therein recited.

M. Paul Robinson, Notary Public (Seal)

15478

WARRANTY DEED - No. 102A Vol. 382 p. 116

The Ohio Legal Blank Co. Publishers and Dealers Since 1883

Know all Men by these Presents

That I, Donald D. Doriche, unmarried, the Grantor, who claim title by or through instrument, recorded in Volumes 385, Page 577, County Recorder's Office, for the consideration of at least One and no/100-- Dollars (\$1.00--) received to my full satisfaction of Austin F. Henry and Ruth R. Henry, the Grantees, whose TAX MAILING ADDRESS will be 614 Shafer Avenue, Dover, Ohio do

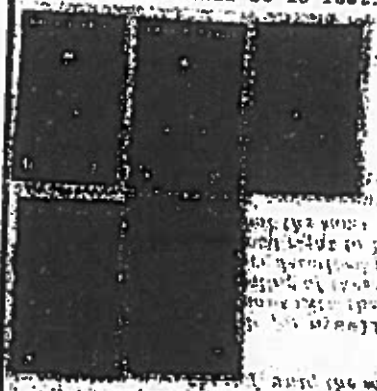
Give, Grant, Convey, Sell and Convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the City of Dover, County of Tuscarawas and State of Ohio:

And known as and being Lot Number 3745 in Reeves' Seventh Addition to the City of Dover.

Subject, however, to a permanent easement reserved to the City of Dover, over, upon and across a 15-foot strip of land immediately West of the East boundary line of said Lot and extending the full width of the Lot. Said easement has been reserved for the construction, operation and maintenance of electric power lines.

Said premises are conveyed subject to the following restrictions and conditions which shall be deemed to run with the land and are imposed upon all of the Lots in said Addition for the benefit of all of the owners thereof, their successors, heirs and assigns.

- 1) Said premises shall be used for residence purposes only.
- 2) No dwelling house shall be placed on said premises the cost of which shall be less than \$12,000.00.
- 3) Not more than one dwelling house shall be placed on said premises and no tenement or apartment house shall be erected thereon.
- 4) No building shall be placed on said premises the foundation line of which, including steps and porches, shall be nearer than 40 feet to the front line of the Lot, nor extend nearer than 5 feet to the respective side lines thereof except in the case of lots on street corners where the minimum distance to the side street shall be 15 feet.



385 111A

392-1117

... do for myself and my heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that...

... do for myself and my heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that...

and that I will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs and assigns, against all lawful claims and demands whatsoever, except as hereinabove set forth.

... do hereby remise, release and forever quit claim unto the said Grantee, their heirs and assigns, all right and expectancy of...

In Witness Whereof I have hereunto set my hand, the 19th day of August, in the year of our Lord one thousand nine hundred and fifty-nine.

Signed and acknowledged in presence of

Handwritten signatures of Charles D. Doriche and Mary A. Doriche.

State of Ohio } Before me, a notary public }
Tuscarawas County, } ss. in and for said County and State, personally appeared }
the above named } Donald D. Doriche,

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Dover, Ohio, this 19th day of August, A. D. 1959.
Notary Public - My com. exp. 1/6/61



This instrument prepared by Attorney Charles T. Barken, Dover, Ohio

Quit Claim Deed

15480

TO

TRANSFERRED 19 AUG 24 1959

BORAIN V. RUSSEY COUNTY AUDITOR

STATE OF OHIO TUSCARAWAS COUNTY OF

RECEIVED FOR RECORD ON THE

day of AUG 24 1959 19

at 20 AUG 28 1959 in

and RECORDED DEED BOOK

Robert E. Moore COUNTY RECORDER

RECORDERS FEE \$ 200

SCOTT HARRISON ATTORNEY-AT-LAW

102 E. THIRD STREET URBICHA, OHIO



614 E. Sharer Ave

RESIDENTIAL PROPERTY DISCLOSURE FORM

POA HAS NOT LIVED in the property for 35 YEARS

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 A.J.H. Date 4/9/16
Owner's Initials _____ Date _____

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



STATE OF OHIO DEPARTMENT OF COMMERCE

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:

614 E. SHAFER Ave

Owners Name(s):

Ruth Henry P.O.A.

Date:

7-9 2016

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: 1981

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 A.J.H. Date 4/9/16

Purchaser's Initials Date

Property Address

6014 E SHAPEL AVE

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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): WATER SOFT, unplugged

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 A.J.K. Date 4/2/16
Owner's Initials _____ Date _____

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

Property Address 6014 E. SHAFER Ave

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 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?

Yes	No	Yes	No
-----	----	-----	----

- | | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| 1) Boundary Agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Boundary Dispute | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 A.J.H Date 4/2/16
 Owner's Initials _____ Date _____

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

Property Address 614 E. SHAKER AVE

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: *Ruth, Henry Austin J. Henry P.O.A.* DATE: 4/9/16
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: 6014 E. SHAFER AVE DUBLIN, OH

Buyer(s): _____

Seller(s): _____

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) Ryan Waller, WA Waller Ac and real estate brokerage M Future 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 JUDY ANNE P.O.A. DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 614 E. SHARON Ave Dover, 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) 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>Austin K. Hough</u> Seller	<u>P.O.A. 4/2/16</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>3/28/16</u> Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>3/28/16</u> Date	_____ Agent	_____ Date