

Tuscarawas County, Ohio
Parcel: 43-05343-000

SUMMARY

Owner	GILES SUSAN & BARBARA VARATTI & PATRICIA COTTERMAN 230 FAIR AVENUE NW NEW PHILADELPHIA OH 44663 USA	Taxpayer	GILES SUSAN 411 W. 15TH ST. DOVER OH 44622 USA
Tax District	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District	NEW PHIL. SD	Subdivision	
Location	230 NW FAIR AVE	Legal	N END 236
CD Year		Map # / Routing #	2.01 / 28000
Ag Year		Acres	
Sales Amount		Sold	04/22/2013
		Page	385

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	624.37	624.37	1,248.74
Special	0.00	3.00	3.00	6.00
Total	0.00	627.37	627.37	1,254.74
Paid	0.00	627.37	627.37	1,254.74
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	22,700	7,950
Improvement	80,010	28,000
Total	102,710	35,950
CAUV	0	0
Homestead	Y	
OOC	Y	
	102,710	35,950

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
04/22/2013	GILES SUSAN & BARBARA VARATTI & PATRICIA COTTERMAN	900559	WARRANTY DEED	N	\$0	N
05/04/1994	GILES ANNA L	1209	WARRANTY DEED	N	\$80,000	Y
05/04/1994	ALLISON JAMES W	1208	FIDUCIARY	N	\$69,000	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	66.000 X 110.000	Eff Front X Eff Depth	22,700

DWELLING

Card 1	Style	Family Rooms	0	Heating	Y
Stories	01-SINGLE FAMILY	Dining Rooms	0	Cooling	Y
Rec Room Area	1.00	Year Built	1957	Grade	C+6
Finished Basement	0	Year Remodeled		Fireplace Openings	1
Rooms	5	Full Baths	0	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	1,335
		Other Fixtures	1	Appraised Value	80,010

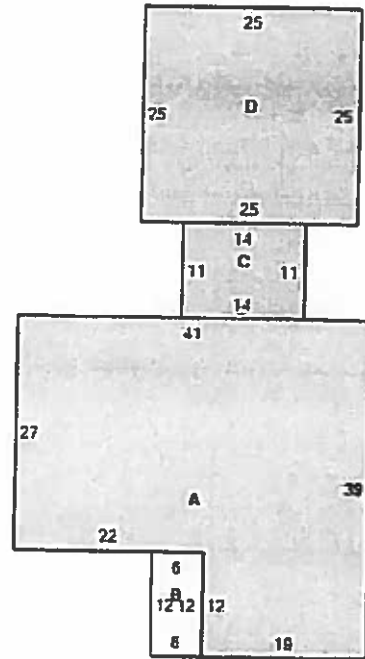
UTILITIES

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

Card 1

Name	Description	Size
A	1SB/B	1,335
B	OFP	72
C	EFRBRZ	154
D	2CBG	625



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Order/File No.: 042147RP

Commitment No.: 042147RP

1. Effective Date: August 11, 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:
Susan Giles, Barbara Varatti and Patricia Cotterman, by virtue of that certain limited warranty deed recorded April 22, 2013 in Volume 1419, Page 385 of the Tuscarawas County Official Records (as to fee simple interest); Anna L. Giles, widowed and not remarried, by virtue of reservation contained in Volume 1419, Page 385 of the Tuscarawas County Official 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.: 042147RP

Commitment No.: 042147RP

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:
 - a. Duly executed deed from Susan Giles, Barbara Varatti and Patricia Cotterman, with proper marital status and release of dower, if applicable, vesting title in a party that is yet 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.
- b. Termination and release of life estate or quit-claim deed from Anna L. Giles as to reservation of life estate contained in Volume 1419, Page 385 of the Tuscarawas County Official Records.
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. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
 11. Further exceptions and/or requirements may be made upon review of the proposed documents or upon ascertaining details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B Part II

Order/File No.: 042147RP

Commitment No.: 042147RP

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 \$627.37 per half. Taxes for all of 2015 are PAID. Parcel No. 43-05343-000. Taxes for the first half of 2016, 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 homestead reduction in the amount of \$200.86.

9. All matters as contained on a plat entitled "Plan of New Philadelphia" recorded in Plat Book Volume 6, Page 19, of the Tuscarawas County Plat Records.
10. Reservation of life estate and all other matters as contained in a Limited Warranty Deed recorded April 22, 2013 in Volume 1419, Page 385 of the Tuscarawas County Official Records.
11. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
12. 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.
13. The following exception will appear in any loan policy issued as a result of the Commitment:

SCHEDULE B
Part II
(Continued)

Order/File No.: 042147RP

Commitment No.: 042147RP

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.

14. Title to that portion of the insured premises within the bounds of any legal highways.
15. 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.
16. 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.
17. 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.: 042147RP

Order/File No.: 042147RP

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

Situated in the County of Tuscarawas, in the State of Ohio, and in the City of New Philadelphia:

Being known as 110 feet off the north end of Lot #236 in said City. Being a tract of 66 feet by 110 feet and fronting 66 feet on Fair Avenue N.W., New Philadelphia, Ohio.

Original Plat of New Philadelphia, PB 6, Pg 19.

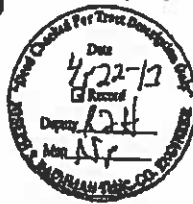
VOL 1419 PAGE 385

TRANSFERRED

TRANSFERRED
COUNTY OF TUSCARAWAS
SEC. 147.03 C. O.R.C.

APR 28 2013

AMT
LARRY LINDBERG
Tuscarawas County Auditor



20130004830
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
04-22-2013 At 08:23 am.
WARRANTY D 28.00
OR Volume 1419 Page 385 - 385

LIMITED WARRANTY DEED

STATUTORY FORM PURSUANT TO OHIO REVISED CODE

5302.07 AND 5302.08

Anna L. Giles, widowed and not remarried, of Tuscarawas County, Ohio, for valuable consideration paid, grants with limited warranty covenants, to Susan Giles, Barbara Varatti and Patricia Cotterman, whose tax-mailing address is 230 Fair Avenue NW, New Philadelphia, Ohio 44663, the following REAL PROPERTY in the County of Tuscarawas, in the State of Ohio, and in the City of New Philadelphia:


Being known as 110 feet off of the north end of Lot # 236 in said City. Being a tract of 66 feet by 110 feet and fronting 66 feet on Fair Avenue N.W., New Philadelphia, Ohio.
Original Plat of New Philadelphia, PB 6, Pg 19.

PARCEL NO.: 43-05343.000

Grantor hereby reserves the use, rents, and benefits from said real property for and during the term of grantor's natural life.

Prior Instrument Reference: Volume 680, Page 629 of the Deed Records of Tuscarawas County, Ohio.

Executed this 24 day of October, 2006.


Anna L. Giles

STATE OF OHIO
COUNTY OF TUSCARAWAS

The foregoing instrument was acknowledged before me this 24 day of October, 2006, by Anna L. Giles, the Grantor and that the same was her free act and deed.

IN TESTIMONY WHEREOF, I have hereunder set my name and official seal.


NOTARY PUBLIC



JAMES M. CARROTHERS
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Exp. Date
Section 147.03 O.R.C.

This instrument was prepared by Stephenson, Stephenson & Carrothers, Attorneys at Law, 206 West High Avenue, PO Box 992, New Philadelphia, Ohio 44663.

c:\wpwin\real\client\giles

20130004830
STEPHENSON
PICK UP

TRANSFERRED
TRANSFER FEE 5.00
CONVEYANCE TAXES
SEC. 319-322 P. C. COMPLIED WITH

MAY 04 1994
3.30
AND
JOHN A. BERTZEL
Tuscarawas County Auditor

004801

680 744 629

GENERAL WARRANTY DEED

(Statutory Form)

JAMES W. ALLISON, A Married Man, of Tuscarawas County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to ANNA L. GILES, whose tax mailing address is 230 Fair Ave. N.W., New Philadelphia, Ohio 44663 the following real property:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio, and described as follows:

Being known as 110 feet off of the north end of Lot #236 in said City. Being a tract of 86 feet by 110 feet and fronting 66 feet on Fair Avenue N.W., New Philadelphia, Ohio.

Real estate taxes shall be prorated to the date of closing.

Prior Reference Vol. , Page

JUDITH A. ALLISON, Wife of Grantor, releases all right of dower therein.

WITNESS our hands this 27th day of April 1994.

Signed and acknowledged in the presence of:

Kenneth K. ...

James W. Allison
JAMES W. ALLISON

Judy A. Miller

Judith A. Allison
JUDITH A. ALLISON

STATE OF OHIO

TUSCARAWAS COUNTY, SS:

Before me, a Notary Public in and for said state, personally appeared the above named JAMES W. ALLISON AND JUDITH A. ALLISON, Husband and Wife, who acknowledged before me that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunto affixed my name and official seal at New Philadelphia, Ohio, this 27th day of April 1994.

Judy A. Miller
Notary Public

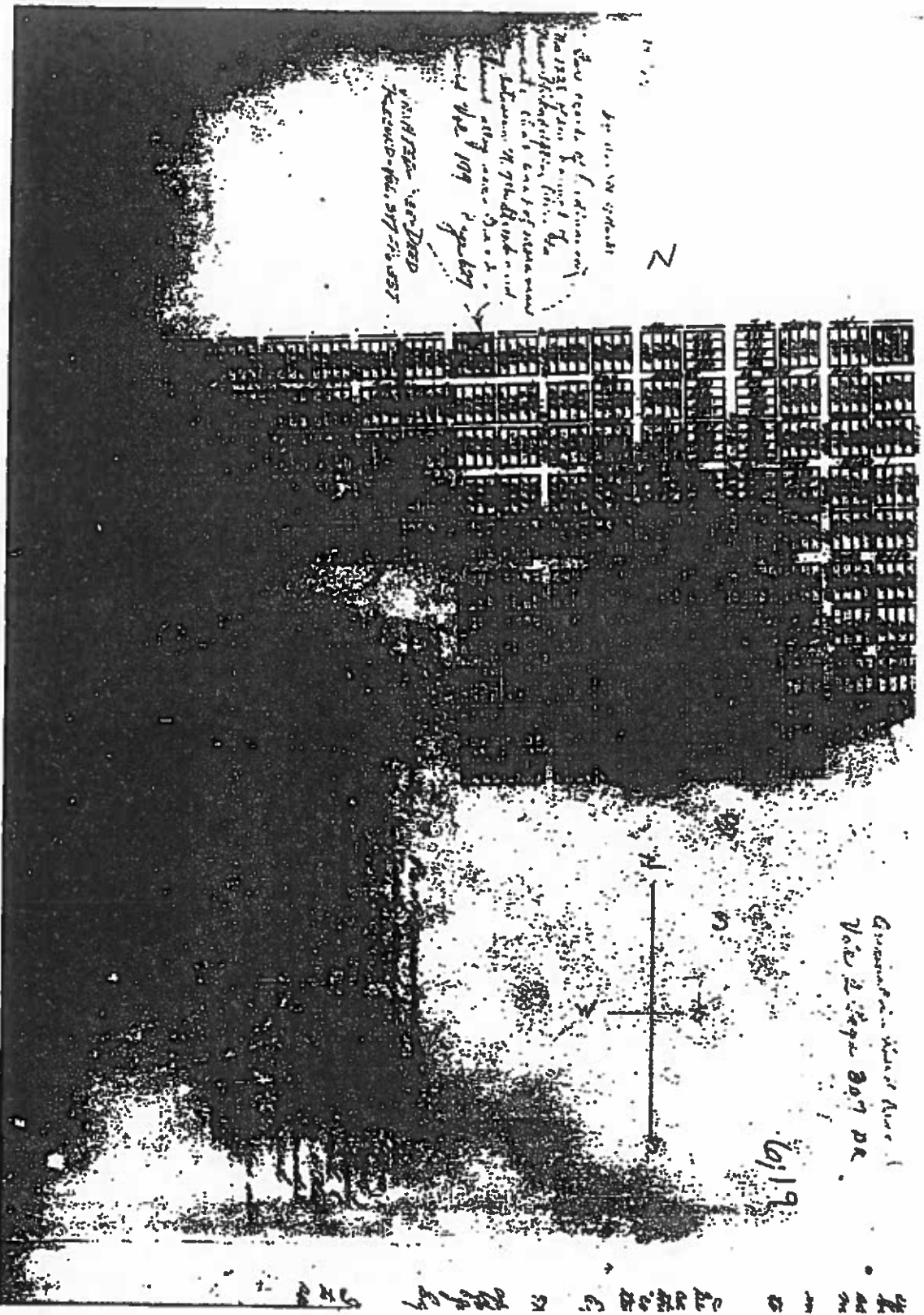
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5-4-94
JOSEPH E. BALDWIN
RECEIVED FOR RECORD
COUNTY RECORDER

JUDY A. MILLIKER, Notary Public
State of Ohio
My Commission Expires Feb. 10, 1995

FITZPATRICK,
ZIMMERMAN & ROSE,
L.D. & P.A.
ATTORNEYS AT LAW
108 FAIR AVE. N.W.
P.O. BOX 600
NEW PHILADELPHIA, OHIO
44663

(ssal)
This instrument prepared by
Attorney J. Gray Miller
New Philadelphia, Ohio

MAY 4 - 1994 5:20pm
Recorded May 4 94 004801
of the 1400
Tuscarawas County, Ohio



See sketch of foundation
 No 100 of plan showing the
 foundation of the building. The
 foundation is 14' wide and 10'
 deep. The 100' is shown
 in the sketch.

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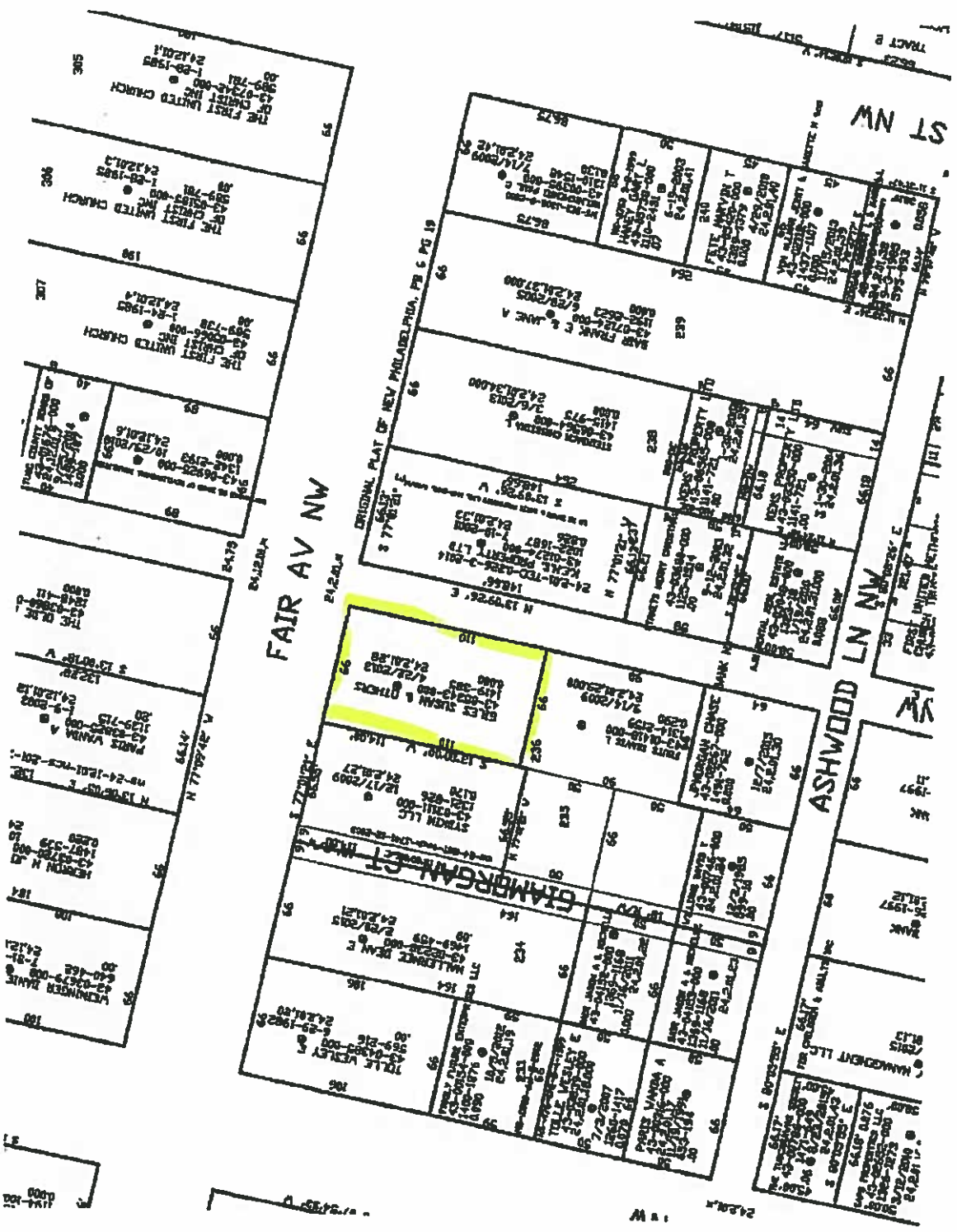
Government House
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6/19



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FAIR AV NW

ASHWOOD LN NW

GIAMBRINI ST NW

ORIGINAL PLAT OF NEW PHILADELPHIA, PG 5 PG 15

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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 SRS Date _____
Owner's Initials de 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: 230 FAIR AVE NW NEW PHILA

Owners Name(s): SUSAN GILES, BARBARA VARATTI, PATRICIA COTTERMAN

Date: _____, 20____

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date: _____ If owner is not occupying the property, since what date: _____

OWNERS HAVE NEVER LIVED IN THIS PROPERTY

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 [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

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 [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

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 If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

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 If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials SRV Date _____ Owner's Initials PC Date _____

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

Property Address 230 FAIR Ave NW New Phila

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 type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input 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: _____

Owner's Initials SRG Date _____
Owner's Initials pb Date _____

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

Property Address 230 Fair Ave NW New Ph, IA

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 type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input 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 SAH Date _____
Owner's Initials PC Date _____

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

Property Address 230 Fair Ave NW New Ph. 1A

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: Patricia Lotterman DATE: _____

X OWNER: Bharat ^{Seller} DATE: _____
Susan R. Giles

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: 230 FAIR AVE NW

Buyer(s): _____

Seller(s): GILES, VARATHI, COTTERMAN

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 Walthick and real estate brokerage RE/Max 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 _____

Patricia Cotterman
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

R. Varathi
SELLER/LANDLORD _____ DATE _____

Susan R. Giles

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

Property Address 230 Fair Ave NW New Phos, OK

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>Susan G. Miles</u>	_____	<u>Patricia Cotterman</u>	_____
Seller	Date	Seller	Date
<u>B. Martin</u>	_____		_____
Purchaser	Date	Purchaser	Date
<u>Har War</u>	_____		_____
Agent	Date	Agent	Date