

**THE TUSCARAWAS COUNTY TITLE COMPANY**

203 Fair Avenue N.E. - P. O. Box 548  
New Philadelphia OH 44663  
Phone: (330) 364-4450 Fax: (330) 343-2976  
Email: tusctitle@tusctitle.net

**TAX AND LEGAL REPORT**

**DATE:** February 21, 2017

**REQUESTED BY:** Brooke, Wallick Auctions  
brooke@wallickauctions.com

**PROPERTY ADDRESS:** 4200 Belden Dr. SE, Uhrichsville, OH 44683

**PRESENT OWNER:** Gloria J. Boles

**VOLUME:** 1188 **PAGE:** 1185 **TRANSFER:** May 17, 2005

**PARCEL NO:** 39-02076-000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2016 TAX DUPLICATE IN THE NAME OF

Gloria J. Boles

**PARCEL NO.:** 39-02076-000  
**DESC.** 1-7-1 PR 24 .387A .776A  
**TOWNSHIP NAME AND NUMBER:** 39-Mill Twp

**VALUATIONS:**

LAND: 4,680.00  
BUILDING: 17,900.00  
TOTAL: 22,580.00  
AUV:

**TAXES:**

GENERAL TAXES: \$  
TAX REDUCTION: \$  
10% ROLLBACK: \$  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$ -301.62  
TOTAL PER YEAR \$ 476.84  
UNPAID REAL \$  
CURRENT SA: \$ 6.00  
TOTAL DUE: \$ 0

Taxes for the first half year 2016 are PAID.  
Taxes for the second half year 2016 are determined but not yet due.

**BY: Jessica Murphy**  
**FILE No.: TL-17-2825**

**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 title examination and a current survey to verify its accuracy.

Tuscarawas County, Ohio

Parcel: 39-02076-000

SUMMARY

Owner	BOLES GLORIA J 4200 BELDEN DR SE UHRICHSVILLE OH 44683 USA	Taxpayer	BOLES GLORIA J 7822 EDWARDS RIDGE S.E. UHRICHSVILLE OH 44683 USA
Tax District	39-MILL TWP-CLAYMONT SD	Class	511-1-FAMILY UNPLATTED 0-09.99 ACS.
School District		Subdivision	
Location	4200 SE BELDEN DR	Legal	1 7 1 PR 24 387A.778A
CD Year		31 / 12000	Acres
Ag Year		Ag District	Sold
Sales Amount		Volume	05/17/2005
CHARGE		VALUE	

	Prior	1st Half	2nd Half	Total		Appraised	Assessed
Tax	0.00	238.42	238.42	476.84	Land	13,380	4,680
Special	0.00	3.00	3.00	6.00	Improvement	51,150	17,900
Total	0.00	241.42	241.42	482.84	Total	64,530	22,580
Paid	0.00	241.42	0.00	241.42	CAUV	0	0
Due	0.00	0.00	241.42	241.42	Homestead	Y	0
Escrow				0.00	GOC	Y	64,130
							22,440

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
05/17/2005	BOLES GLORIA J	90829	WARRANTY DEED	N	\$0	N
12/07/2004	GAMBS MARY M	89999	MISCELLANEOUS	Y	\$0	N
11/21/1991	GAMBS MARY M	3163	AFFIDAVIT	N	\$0	N
07/23/1991	GAMBS WILLIAM J & MARY M	1971	JOINT SURVIVORSHIP	N	\$0	N

LAND

Type	Dimensions	Description	Value
HF-HOMESITE FRACTIONAL	0.940	Acres	13,380
RW-RIGHT OF WAY	0.223	Acres	0

DWELLING

Card 1						
Style	01-SINGLE FAMILY	Family Rooms	0	Heating		Y
Stories	2.00	Dining Rooms	0	Cooling		N
Rec Room Area	0	Year Built	1910	Grade		C+5
Finished Basement	0	Year Remodeled	1978	Fireplace Openings		0
Rooms	8	Full Baths	1	Fireplace Stacks		0
Bed Rooms	3	Half Baths	0	Living Area		1,580
		Other Fixtures	0	Appraised Value		47,850

OTHER IMPROVEMENT

Card	Description	Yr BR	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1830		400	FAIR	2,900
1	CANOPY-CANOPY	1900		400	AVERAGE	400

UTILITIES

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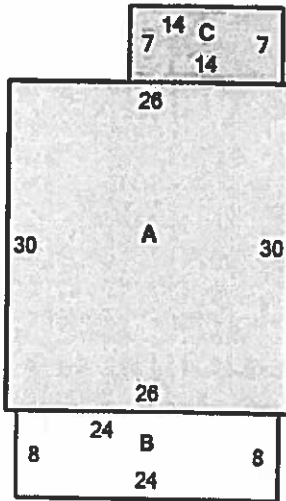
SKETCH

Card 1

Name	Description
1	DFG-DETACHED FRAME GARAGE
2	CANOPY-CANOPY
A	A/2SFR/B
B	OFF/PBA
C	1SFRA/BA

Size

400  
400  
780  
192  
98



[1]

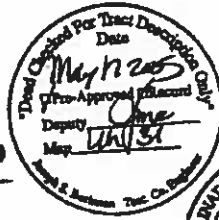
[2]

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**TRANSFERRED**  
TRANSFER FEE 1.00  
CONVEYANCE EXAMINED,  
SEC. 319-382 R. C. COMPLIED WITH

MAY 17 2005

AMT  
**MATT JUDY**  
Tuscarawas County Auditor



200500006669  
Filed for Record in  
TUSCARAWAS COUNTY, OH  
LORI L. SMITH  
05-17-2005 At 09:26 am.  
WARRANTY D 36.00  
OR Volume 1188 Page 1185 - 1187

**GENERAL WARRANTY DEED**

MARY M. GAMBS, a widow and not remarried, for valuable consideration paid, grants with general warranty covenants to GLORIA J. BOLES, whose tax mailing address is 4200 Belden Drive, S.E., Uhrichsville, OH 44683, the following real property:

Situated in the County of Tuscarawas, in the State of Ohio, and in the Township of Mill, and bounded and described as follows:

Being a part of Lot Number Twenty-four (24) in the Spencer Tract in the First Quarter of Township Seven (7) and Range One (1), beginning at a point which is South Eighty-eight (88) deg. East Six Hundred Fifty-three and five tenths (653.5) feet distant from a stone which stone is on the West line of Lot Number Twenty-four (24) and North Two (2) deg. East One Thousand Three Hundred Twenty (1320) feet distant from the Southwest corner thereof; thence South Eighty-eight (88) deg. East Two Hundred Twenty-eight and two tenths (228.2) feet to the middle of the public road; thence in said road North Eleven (11) deg. Fifteen (15) minutes West Six Hundred Eighteen and Three tenths (618.3) feet; thence South Seventy-three (73) deg. Fifty-five minutes West One Hundred Ninety- Two (192) feet; thence South Fourteen (14) deg. Fifteen (15) minutes East Five Hundred Eighty-three and two tenths (583.2) feet to the place of beginning containing Two and Seven Hundred Sixty-three One-thousandths (2.763) acres.

Excepting from the above described premises, the school grounds conveyed by Daniel Kennedy and wife to the School Board of Mill Township which is estimated to contain Seventy-five One-hundredths (0.75) of an acre, leaving a balance of Two and Thirteen One-thousandths (2.013) acres. Further excepting from the 2.013 ac a parcel of 0.769 conveyed out by deed in Vol. 557, pg 779 leaving 1.244 ac. Subject to Deeds of Easement from Olive M. Price et al. to The Ohio Power Company, dated March 13, 1930, recorded in Vol. 211 at Page 472, Tuscarawas County Deed Records, and dated December 11, 1929, recorded in Vol. 211, at Page 170 of said Deed Records.

ALSO: Situated in the Township of Mill, County of Tuscarawas and State of Ohio:

Being a part of Lot No. 24 of the Spencer Tract in the 1st Quarter of Township 7, Range 1. The tract herein conveyed being out of a 74.33 acre tract conveyed in Vol. 416, Page 538 of the Tuscarawas County Deed Records and being more fully described as follows:

Beginning at a point in the center of County Road #62, located S2-54W 1604.1 feet an N61-59E, 545.6 feet and S19-08E, 115.6 feet from the northwest corner of Lot No. 24; thence S19-08E, 75.54 feet to an iron rail corner at the northeast corner of a 2.013 acre tract conveyed by Administrator's Deed recorded in Vol. 353, Page 366 of the Tuscarawas County Deed Records; thence East along the North line of said mentioned 2.013 acre tract N84-32E, 192.0 feet to an iron pin in the Township Road #278, said iron pin being the Northwest corner of said 2.013 acre tract; thence with the center of Township Road #278, N10-39W,

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97.0 feet to a point in the center of County Road #62; thence S77-57W, 202.14 feet to a point in the center of County Road #62 and the true place of beginning, containing .387 acres.

**SAYING AND EXCEPTING THE FOLLOWING:**

Situated in the Township of Mill, County of Tuscarawas and the State of Ohio.

Being a part of Lot 24 of the Spencer Tract in the First Quarter of Township 7, Range 1 and being a part of a 1.244 acre tract (remaining) as conveyed to Mary M. Gambs by a deed recorded in Volume 653, Page 240 of the Tuscarawas County Deed Records, Auditor's Parcel No. 39-02076.000 and being more fully described as follows:

Beginning at an iron pin (found) at the southwest corner of the aforementioned 1.244 acre tract and the northwest corner of a 0.769 acre tract (Volume 648, Page 793), said pin being located N 03° 38' 00" E.1325.87 feet, S 86° 16' 00" E, 658.00 feet and N 07° 31' 00" W, 287.88 feet from a point at the southwest corner of Lot 24;

thence from said beginning and with the west line of said 1.244 acre tract, N 07° 31' 00" W, 100.00 feet to an iron pin (set) on the west line of said 1.244 acre tract;

thence with a new line through said 1.244 acre tract, N 83° 35' 54" E 201.73 feet to a point on the east line of said 1.244 acre tract, in the center of Belden Drive (TR-278) and on the west line of a 0.850 acre tract as conveyed to Donald L. & Marilyn Garrett (Volume 514, Page 268) and passing on line an iron pin (set) at 182.88 feet;

thence with the east line of said 1.244 acre tract, the center of said road and the West line of said 0.850 acre tract, S 10° 29' 00" E, 100.00 feet to a point at the southeast corner of said 1.244 acre tract, in the center of said road, on the west line of said 0.850 acre tract and the northeast corner of said 0.769 acre tract;

thence with the south line of said 1.244 acre tract and the north line of said 0.769 acre tract, S 83° 32' 00" W 206.90 feet to the Place of Beginning and passing on line an iron pin (found) at 18.85 feet, containing 0.468 of an acre (20,404 square feet), more or less, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to the 0.769 acre tract as described in Volume 648, Page 793 of the Tuscarawas County Deed Records.

All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "D A Bower 5753".

Description prepared from a field survey by D. A. Bower, Registered Surveyor No. 5753 in June 2003.

Subject to all matters of record.

200500006669  
MILLER KYLER  
PICKUP


Parcel #39-02076.000.

Reserving to the Grantor, a life estate with the right to reside in the premises above described for and during her natural lifetime; however, said life estate with right to reside in the premises cannot be transferred to anyone, but may be released to the Grantee herein, in which event no consideration shall be paid by the Grantees.

This deed was prepared at the specific request of the Grantor and the Grantee based solely upon information supplied by the parties to this conveyance and without benefit of any examination of title, abstract, or lien search. The parties hereto have been informed of the implications of transferring title to real estate under these circumstances and have consented to this transfer in this manner.

Prior Instrument Reference: Vol.649, Page 832 and Vol. 653, Page 240, Tuscarawas County Deed Records and Vol. 1173, Page 2569, Tuscarawas County Official Records.

Executed this 10<sup>th</sup> day of May, 2005.

  
Mary M. Gambs

STATE OF OHIO, COUNTY OF TUSCARAWAS: SS

Before me, the subscriber, a Notary Public in and for said County, personally came, MARY M. GAMBS, a widow and not remarried, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, this 10<sup>th</sup> day of May, 2005.

  
Notary Public

Prepared by:  
William A. Kyler  
Miller & Kyler, LPA  
New Philadelphia, Oh 44663



WILLIAM A. KYLER  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission  
Exp. Date  
Section 147.03 O.R.C.

VACATED SEC OF CR 62 RES# 320-203 ROAD RECORD 8-80 1121-95 8-14-2003

363  
S28-01E  
190.03

A & LUANNE  
@  
10/13/2000  
16,31,13,010

1302  
BOARD OF COUNTY COMMISSIONERS  
SIPERS 16,31,20,000 Vol-Pge  
2-000

S23-13E  
S77<sup>th</sup> ST  
151.25  
192-NSN-  
BOLES GLORIA J  
39-02076-000  
1188-1183  
0.776 @  
5/17/2005  
16,31,12,000  
16,31,11-2014  
S7-CIV-1246-11-2014

PURCD ERNEST & BETTY A  
39-00570-002  
1429-736  
0.162  
8/14/2013  
16,31,13,010

ANDERSON CHRISTOPHER B  
39-00825-000  
1491-57  
12/1/2015  
16,31,14,000

S 88°00' E  
650.00'

S85-26E

2100'

441'

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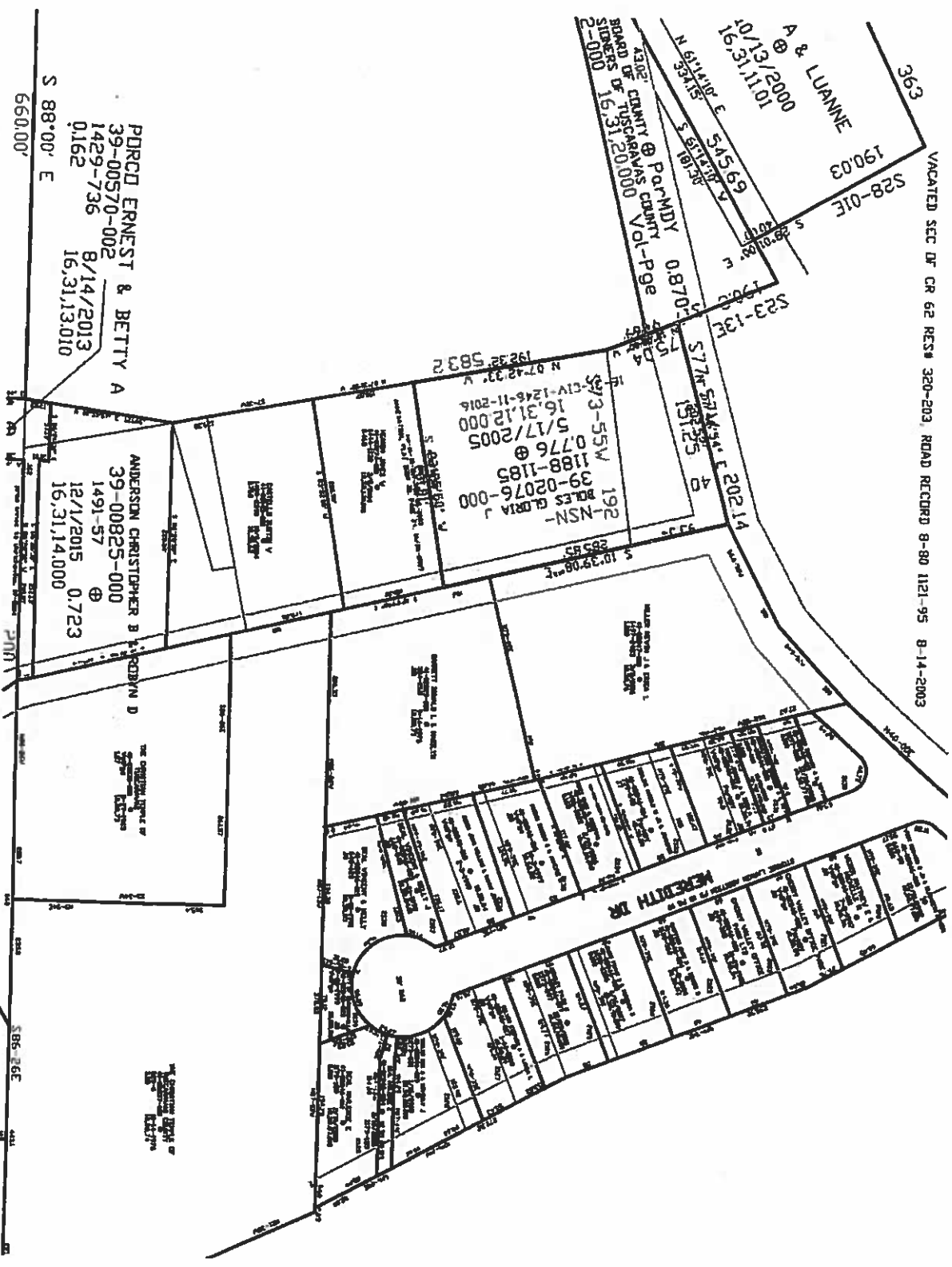
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STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

4200 Belden Dr Stricksville, OH

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 JB Date 8-23-16  
Owner's Initials JB Date 8-23-16

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: 4200 BELDEN AVE S.E. Uhrichsville, Ohio 44683

Owners Name(s): GLORIA J. BOLES

Date: AUG 23, 2016

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: 1968

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):

- [X] Public Water Service [ ] Holding Tank [ ] Unknown
[ ] Private Water Service [ ] Cistern [ ] Other
[ ] Private Well [ ] Spring
[ ] Shared Well [ ] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [ ] Yes No [X] 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) [X] Yes [ ] No

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

- [ ] Public Sewer [ ] Private Sewer [X] 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 [X] 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 [X] 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 [X] No If "Yes", please describe and indicate any repairs completed:

Owner's Initials GJB Date 8-23-16
Owner's Initials GJB Date 8-23-16

Purchaser's Initials Date
Purchaser's Initials Date

Property Address 4200 Belden DR Ukiahville

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances?  Yes  No

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

Have you ever had the property inspected for mold by a qualified inspector?  Yes  No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: \_\_\_\_\_

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes  No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): \_\_\_\_\_

Do you know of any previous or current fire or smoke damage to the property?  Yes  No

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

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?  Yes  No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): \_\_\_\_\_

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs 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 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 AB Date 8-23-16  
Owner's Initials AB Date 8-23-16

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address

4200 Belden Dr SE Uhrichsville

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? Yes No Yes No

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 MB Date 8-23-16  
Owner's Initials MB Date 8-23-16

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 4200 Bebler Dr SE Uhrichsville, 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: Gloria J Bales DATE: 8-23-16  
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](http://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: \_\_\_\_\_

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

Property Address 4200 Belden Dr SE Unichville

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) JW 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>Gloria J. Boles</u>	<u>8-23-16</u>	_____	_____
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>8/23/16</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>8/23/16</u>	_____	_____
Agent	Date	Agent	Date