

**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:** July 6, 2017

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

**PROPERTY ADDRESS:** 9618 NE Lakewood Dr., Mineral City, OH 44656

**PRESENT OWNER:** John Popick and Linda Popick

**VOLUME: 8      PAGE: 153      TRANSFER:** September 20, 2000

**PARCEL NO:** 62-00578-000

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

John Popick and Linda Popick

**PARCEL NO.:** 62-00578-000

**DESC.** 7-15-22 PR SE 29.38\_A-157)

**TOWNSHIP NAME AND NUMBER:** 62-Warren Twp

**VALUATIONS:**

LAND: .00  
BUILDING: 42,120.00  
TOTAL: 42,120.00  
AUV:

**TAXES:**

GENERAL TAXES: \$  
TAX REDUCTION: \$  
10% ROLLBACK: \$  
2 1/2% REDUCTION \$  
HOMESTEAD CREDIT \$  
TOTAL PER YEAR \$ 1926.08  
UNPAID REAL \$  
CURRENT SA: \$  
PENALTY: \$  
PRIOR DEL: \$  
TOTAL DUE: \$ 0

Special Assessments: None

Taxes for the first half year 2016 are PAID.  
Taxes for the second half year 2016 are PAID.

**BY: Jessica Murphy**  
**FILE No.:** TL-17-3048

**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: 62-00578-000

## SUMMARY

Owner	MUSKINGUM WATERSHED C D JOHN & LINDA POPICK 2961 DESIERTO VERDE BULLHEAD CITY AZ 86429 USA	Taxpayer	MUSKINGUM WATERSHED C D JOHN & LINDA POPICK 2961 DESIERTO VERDE BULLHEAD CITY AZ 86429 USA
Tax District	62-WARREN TWP-TUSC VALLEY SD	Class	510-SINGLE FAMILY OWNER OCCUPIED
School District		Subdivision	
Location	9618 NE LAKEWOOD DR	Legal	7 15 22 PR SE 29.38A (A-157)
CD Year		Acres	29.380
Ag Year		Sold	09/20/2000
Sales Amount	87,000	Map # / Routing #	
		Ag District	
		Volume	

## CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	963.04	963.04	1,926.08
Special	0.00	0.00	0.00	0.00
Total	0.00	963.04	963.04	1,926.08
Paid	0.00	963.04	963.04	1,926.08
Due	0.00	0.00	0.00	0.00
Escrow				0.00

## VALUE

	Appraised	Assessed
Land	0	0
Improvement	120,350	42,120
Total	120,350	42,120
CAUV	0	0
Homestead	N	
OOC	N	0

## TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
09/20/2000	MUSKINGUM WATERSHED C D	1558	MISCELLANEOUS	N	\$87,000	Y
07/17/1995	SUSAN ZIEGLER & JOAN SALKIN	1938	MISCELLANEOUS	N	\$59,500	Y
08/12/1988	MUSKINGUM WATERSHED C D	999	UNKNOWN	N	\$40,000	Y

## DWELLING

Card 1	Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N	
Rec Room Area	0	Year Built	1956	Grade	C+7	
Finished Basement	0	Year Remodeled		Fireplace Openings	1	
Rooms	5	Full Baths	1	Fireplace Stacks	1	
Bed Rooms	3	Half Baths	0	Living Area	864	
		Other Fixtures	0	Appraised Value	87,740	

## OTHER IMPROVEMENT

Card	Description	Yr Bit	Yr Rem	Size	Condition	Value
1	MISC-MISCELLANEOUS	1900		0	AVERAGE	45,000
1	DPG-DETACHED POLE GARAGE	2007		624	GOOD	7,610

## UTILITIES

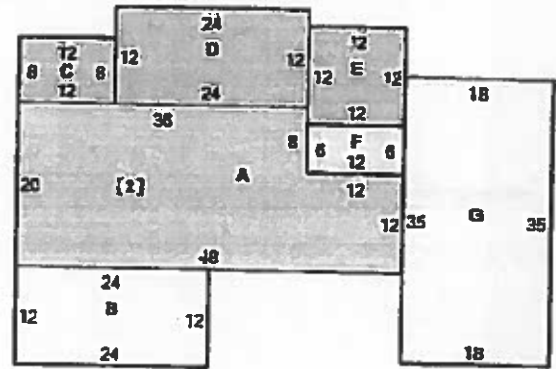
Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
-------	---	-------	---	----------	---	-----	---	------	---	--------	---

# SKETCH

Card 1

Name	Description	Size
1	MISC-MISCELLANEOUS	0
2	DPG-DETACHED POLE GARAGE	624
A	1SFR	864
B	OFF	288
C	P=NV	96
D	EFP	288
E	P=NV	144
F	ATTSHED	72
G	1CFG	630

[2]



Vol 8 Page 153

200000012472  
Filed for Record in  
TUSCARAWAS COUNTY, OH  
DOLORES HIXSON  
On 09-20-2000 At 02:14 pm.  
BILL SALE 14.00  
Volume 8 Page 153 - 154

### BILL OF SALE AND CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, that the Last Will and Testament of JOAN C. SALKIN, deceased, of Cuyahoga County, and State of Ohio, was admitted to probate on March 15, 2000 by the Probate Court of Cuyahoga County, Case No. 2000 EST 32058, and that said Will named SUSAN G. ZIEGLER as Executrix with the power and authority to "to sell any and all of my estate upon such terms and conditions as she may deem just and proper."

AND WHEREAS, on the 15<sup>th</sup> day of March, 2000, said SUSAN G. ZIEGLER was duly confirmed, appointed and qualified by said Court as Executrix of said Will and she is still Executrix as will further appear by the records of said Court;

AND WHEREAS, SUSAN G. ZIEGLER, Unmarried, of 483 Thackeray Trail, Richmond Heights, Ohio, is the owner of an undivided one-half interest in a cottage on Lot A-157, Warren Township, Tuscarawas County, Ohio;

AND WHEREAS, JOAN C. SALKIN, Unmarried, was the owner of an undivided one-half interest in the same property at the time of her death;

THEREFORE, SUSAN G. ZIEGLER, Individually, and SUSAN G. ZIEGLER, as Executrix of the ESTATE OF JOAN C. SALKIN, the Grantors, for the total consideration of \$87,500.00 paid by JOHN and LINDA POPICK of 2961 Desierto Verde, Bull Head City, Arizona 86429, the Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey, transfer and deliver unto said Grantees, their heirs and assigns, the following described property, to-wit: A cottage on Lot A-157, Warren Township, Tuscarawas County, Ohio.

ALSO, the leasehold interest in and to the following described realty:

Being the parcel indicated as Lot A-157 on the Drawings, the same being a part of a parcel having District File No. T-12-A, and acquired by the District by Deed recorded in Book 221, Page 320 of the Deed Records of said County, together with a right-of-way for ingress and egress from the public highway to said premises over the access rights-of-way, streets, and drives shown on the Drawings, which right-of-way, however, shall not be exclusive to the Lessee, and said premises are further described as follows:

As shown on Drawing Serial No. 1213 of the Muskingum Watershed Conservancy District, attached to Lease No. 5504-R. Said Lot is located Section 22, Township 15N, Range 7W.

PARCEL # 62-00578.000.

TO HAVE AND TO HOLD the same unto the said Grantees, their heirs, executors, administrators, heirs and assigns, forever.

800000012472  
TITLESOURCE  
PICK UP

Vol 8 Page 154

And the said Grantors hereby covenant to and with the said Grantees that the said Grantors are the lawful owners of the above described property; that the same is free from all encumbrances whatsoever, except real estate taxes for the first half of the year 2000, which shall be prorated as of the date of closing; that said Grantors have good right to sell the same as aforesaid; and that said Grantors will warrant and defend the same against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of August, 2000.

Signed and Delivered  
in the Presence of:

Judith A. Runyeon  
Witness' Signature

Susan G. Ziegler  
SUSAN G. ZIEGLER

Judith A. Runyeon  
Witness' Printed Name

[Signature]  
Witness' Signature

Susan G. Ziegler, executrix  
SUSAN G. ZIEGLER, EXECUTRIX OF  
ESTATE OF JOAN C. SALKIN

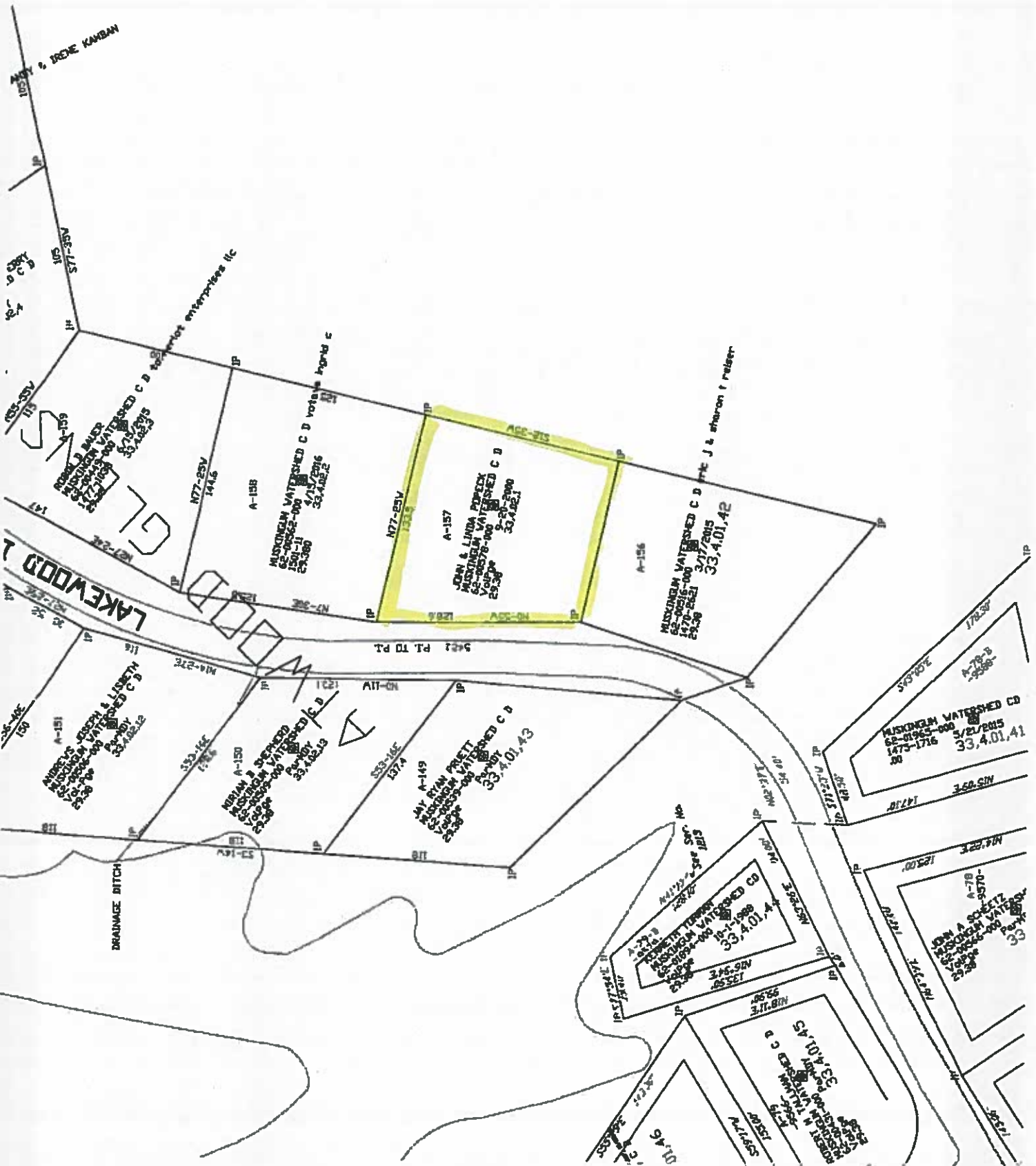
[Signature]  
Witness' Printed Name

This Instrument Prepared By David J. Briggs, Attorney at Law

**TRANSFERRED**  
TRANSFER FEE 1.50  
CONVEYANCE BLANKS  
SEC. 519-302 R. C. COMPLIED WITH

SEP 20 2000

MT 345.00  
MATT JUDY  
Tuscarawas County Auditor





STATE OF OHIO  
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

9668 LAKEWOOD DR NE

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 JHP Date 6-7-17  
Owner's Initials JKL Date 6-7-17

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:

9618 Lakewood Dr Min. City

Owners Name(s):

John + Linda Popick

Date: 6-7, 2017

Owner [X] is [ ] is not occupying the property. If owner is occupying the property, since what date: 2001
If owner is not occupying the property, since what date:

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 [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, 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 JMR Date 6-7-17
Owner's Initials LJP Date 6-7-17

Purchaser's Initials Date
Purchaser's Initials Date



Property Address 9618 Lakewood Dr NE

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 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 MP Date 6-7-17 Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Owner's Initials RT Date 6-7-17 Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 9618 Lakewood Dr NE

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) Property leased from Muskingum Watershed  
± 1600/yr

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   4) Shared Driveway    
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 JMP Date 6-2-17  
Owner's Initials JKY Date 6-2-17

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

Property Address 9618 Lakewood Dr NE

**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: *John M. Popich*  
OWNER: *Shirley K Popich*

DATE: 6-7-17  
DATE: 6-7-17

**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: \_\_\_\_\_



# 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: 9618 Lakewood DR NE

Buyer(s): \_\_\_\_\_

Seller(s): POPICK

### 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 WATLICK and real estate brokerage REDFIN 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 \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

[Signature] 6-7-17  
SELLER/LANDLORD DATE

[Signature] 6-7-17  
SELLER/LANDLORD DATE

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

Property Address 9618 Lakewood DR NE

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>John M. Opech</u>	<u>6-7-17</u>	<u>Linda K. Pappas</u>	<u>6-7-17</u>
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>6/7/17</u>		
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>6/7/17</u>		
Agent	Date	Agent	Date