

real estate reports

Subject Property

Nw State Route 751
Stone Creek
OH 43840
APN: 3000128002

Prepared For:

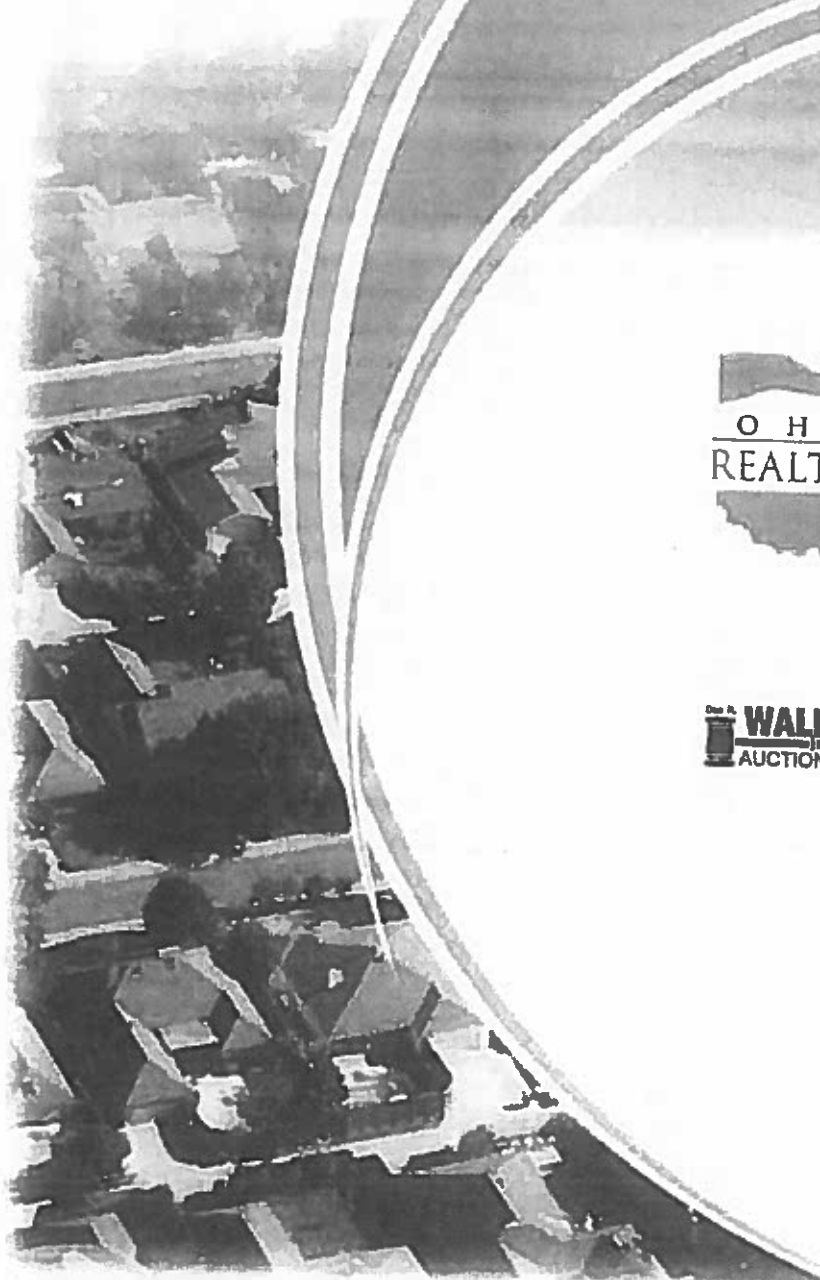
Data Provided By:

Mary Hogue-Scott
4512 Dressler Road NW
Canton OH 44718
330-204-6087
maryhoguescott@ohiorealtitle.com



Requested By:

Don R. Wallick Auctions
McInturf Realty
1110 Tuscarawas Ave. NW
New Philadelphia OH 44663
Phone: 330-878-0075
Email: brooke@wallickauctions.com



Tuscarawas County, Ohio
Parcel: 30-00128-001

SUMMARY

Owner	SELLARDS KAREN S 3369 LOMBARDY RD SHERRODSVILLE OH 44675 USA	Taxpayer	SELLARDS KAREN S 3369 LOMBARDY RD SHERRODSVILLE OH 44675 USA
Tax District	30-JEFFERSON TWP-NEW PHILADELPHIA SD	Class	111-CASH-GRAIN OR GEN.CAUV
School District	NEW PHIL. SD	Subdivision	
Location	6856 SW STATE ROUTE 751	Legal	3 7 16-25 NE NE SE SE 44.615A
CD Year		28 / 6010	Acres 44.615
Ag Year			Sold 08/08/2018
Sales Amount		1559	Page 1634

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	206.88	206.88	413.76
Special	0.00	0.00	0.00	0.00
Total	0.00	206.88	206.88	413.76
Paid	0.00	206.88	206.88	413.76
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	98,830	34,590
Improvement	18,920	6,620
Total	117,750	41,210
CAUV	32,200	11,270
Homestead	Y	
OOC	Y	40,770
		14,270

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
06/08/2018	SELLARDS KAREN S	900782	AFFIDAVIT	N	\$0	N
02/19/2010	LLOYD E FOCKLER	80183	TRANSFER ON DEATH DEED	N	\$0	N
10/15/1998	FOCKLER LLOYD E	91403	QUIT CLAIM	N	\$0	N
07/10/1998	FOCKLER LLOYD E & CAROL E	2038	JOINT SURVIVORSHIP	Y	\$0	N
03/13/1995	FOCKLER LLOYD E & CAROL E	582	JOINT SURVIVORSHIP	Y	\$0	N

LAND

Type	Dimensions	Description	Value
HS-HOMESITE	1.000	Acres	22,600
T-TILLABLE	10.330	Acres	23,350
WD-WOODS	26.000	Acres	52,880

OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	MOBILE HM-MOBILE HOME	1974	1995	980	AVERAGE	0
1	TOP-TRAILER OPEN PORCH	1986		192	AVERAGE	960
1	DPG-DETACHED POLE GARAGE	1976		930	FAIR	4,030
1	SHED-SHED	1900		64	AVERAGE	0
1	TFA-TRAILER ADDITION	1995		384	AVERAGE	13,160
1	CANOPY-CANOPY	1986		1,050	AVERAGE	100
1	SHED-SHED	1977		720	POOR	300
1	LEAN TO-LEAN TO	1994		112	AVERAGE	50
1	SHED-SHED	1960		120	AVERAGE	0
1	SHED-SHED	1978		700	POOR	300
1	SHED-SHED	2001		140	AVERAGE	0
1	CARPORT-CARPORT	2010		320	AVERAGE	0

UTILITIES

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

Card 1

Name	Description	Size						
1	MOBILE HM-MOBILE HOME	980						
10	SHED-SHED	700						
11	SHED-SHED	140						
12	CARPORT-CARPORT	320						
2	TOP-TRAILER OPEN PORCH	192						
3	DPG-DETACHED POLE GARAGE	930						
4	SHED-SHED	64						
5	TFA-TRAILER ADDITION	384						
6	CANOPY-CANOPY	1,050		[9]				[11]
7	SHED-SHED	720						
8	LEAN TO-LEAN TO	112					[5]	
9	SHED-SHED	120	[6]	[10]	[12]		[1]	[4]
			[7]				[2]	
				[3]	[8]			



Property Detail

Subject Property : 6856 State Route 751 Sw Stone Creek OH 43840

Owner Information

Owner Name : Fockler Lloyd E

Mailing Address : Po Box 64, Stone Creek OH 43840-0064 B002

Location Information

Legal Description : 3 7 16 Se Se 7.281a

County : Tuscarawas, Oh

Census Tract / Block : 217.00 / 1

APN : 3000126001

School District : New Phil. Sd

Munic/Township : Jefferson Twp-new
Philadelphia

Neighbor Code : 01301

Owner Transfer Information

Recording/Sale Date : Year /

Property Information

Land Use : Agricultural Land

Lot Size : 317,117

State Use : Agric Vac Land
Qual

Lot Acres : 7.28

Tax Information

Total Value : \$15,420

Assessed Year : 2017

Tax Rate Area : 30

Land Value : \$15,420

Tax Year : 2017

Market Value : \$15,420

Total Taxable
Value : \$795

Property Tax : \$42.26

Combined into parcel
30 00128-001

Customer Name : Don R. Wallick Auctions
Customer Company Name : McInturf Realty
Prepared On : 06/27/2015



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Tuscarawas County, Ohio

Parcel: 30-00126-002

SUMMARY

Owner	SELLARDS KAREN S 3369 LOMBARDY RD SHERRODSVILLE OH 44675 USA	Taxpayer	SELLARDS KAREN S 3369 LOMBARDY RD SHERRODSVILLE OH 44675 USA
Tax District	30-JEFFERSON TWP-NEW PHILADELPHIA SD	Class	110-AGRICULTURAL VACANT LAND CAUV
School District	NEW PHIL. SD	Subdivision	
Location	NW STATE ROUTE 751 REAR	Legal	3 7 16 SE SE 2.148A
CD Year		19 / 33020	Acres 2.148
Ag Year		1559	Sold 06/08/2018
Sales Amount			Page 1634

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	4.36	4.36	8.72
Special	0.00	0.00	0.00	0.00
Total	0.00	4.36	4.36	8.72
Paid	0.00	4.36	4.36	8.72
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	3,700	1,300
Improvement	0	0
Total	3,700	1,300
CAUV	550	200
Homestead	N	
OOC	N	0

TRANSFER HISTORY

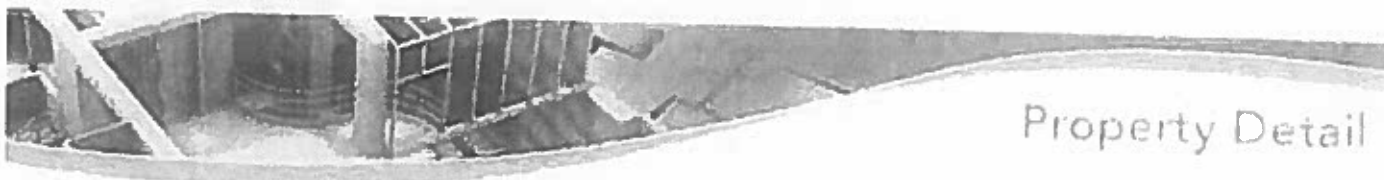
Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
06/08/2018	SELLARDS KAREN S	900782	AFFIDAVIT	N	\$0	N
02/19/2010	LLOYD E FOCKLER	90183	TRANSFER ON DEATH DEED	N	\$0	N
03/11/2008	LLOYD E FOCKLER	900258	QUIT CLAIM	N	\$0	N

LAND

Type	Dimensions	Description	Value
T-TILLABLE	1.110	Acres	2,510
WD-WOODS	0.660	Acres	1,190
RW-RIGHT OF WAY	0.378	Acres	0

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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Property Detail

Subject Property : **Nw State Route 751 Stone Creek OH 43840**

Owner Information

Owner Name : **Fockler Lloyd E**

Mailing Address : **Po Box 64, Stone Creek OH 43840-0064 8002**

Location Information

Legal Description : **3 7 16 Se Se 2.148a**

County : **Tuscarawas, Oh**

Census Tract / Block : **214.00**

APN : **3000126002**

School District : **New Phil. Sd**

Munic/Township : **Jefferson Twp-new
Philadelphia**

Neighbor Code : **01301**

Owner Transfer Information

Recording/Sale Date : **Year /**

Property Information

Land Use : **Agricultural Land**

Lot Size : **93,567**

State Use : **Agric Vac Land
Qual**

Lot Acres : **2.15**

Tax Information

Total Value : **\$3,700**

Assessed Year : **2017**

Tax Rate Area : **30**

Land Value : **\$3,700**

Tax Year : **2017**

Market Value : **\$3,700**

Total Taxable
Value : **\$193**

Property Tax : **\$8.72**

Customer Name : **Don R. Walick Auctions**
Customer Company Name : **McInturf Realty**
Prepared On : **05/27/2018**



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Exhibit A

Parcel #1 and #2

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

Being located in the Southeast Quarter of Section 16 and the Northeast Quarter of Section 25, Township 7, Range 3 of the United States Military District and being part of a 40.00 acre tract (A) in the Southeast Quarter of the Southeast Quarter of Section 16 and part of a 40.00 acre tract (B) in the Northeast Quarter of the Northeast Quarter of Section 25 conveyed to Lester C. Fockler and Laona M. Fockler by deed as recorded in volume 446 at page 498 of the deed records of Tuscarawas County, Ohio, and being more fully described as follows:

Beginning at a stone found at the Northeast corner of Section 25 and the Southeast corner of Section 16; thence from this TRUE PLACE OF BEGINNING, following the East line of Section 25, South 3 deg. 44 min. 01 sec. West, 1340.00 feet to an iron pin set at the Southeast corner of the said 40.00 acre tract (B) and the Northeast corner of a 40.00 acre tract (volume 485, page 808 of the deed records of Tuscarawas County, Ohio), thence following the bounds of the two (2) said 40.00 acre tracts, North 86 deg. 34 min. 10 sec. West, 1313.00 feet to an iron pin set at the Southwest corner of the said 40.00 acre tract (B) and on the East line of a 39.042 acre tract (volume 653, page 810 of the deed records of Tuscarawas County, Ohio); thence continuing with the said 40.00 acre tract (B) and the following East lines of the said 39.042 acre tract and a 3.544 acre tract (volume 625, page 86 of the deed records of Tuscarawas County, Ohio), North 3 deg. 44 min. 01 sec. East, 973.74 feet (passing through iron pins found at 348.29 feet and 947.06 feet) to a point in the center of State Route #751; thence following the centerline of the said road, with a curve to the left having a radius of 2000.00 feet, an arc length of 508.11 feet, and a chord bearing and distance of North 52 deg. 34 min. 40 sec. East, 506.75 feet to a railroad spike east; thence continuing with the said road, North 45 deg. 18 min. 00 sec. East, 500.62 feet to a railroad spike set in the centerline thereof, thence continuing with the same, with a curve to the right having a radius of 1600.00 feet, an arc length of 100.49 feet, and a chord bearing and distance of North 48 deg. 54 min. 00 sec. East, 100.48 feet to a point in the centerline thereof; thence leaving the said road, South 11 deg. 18 min. 30 sec. East, 138.16 feet (passing through an iron pin set at 52.00 feet) to an iron pin set; thence North 57 deg. 47 min. 10 sec. East, 622.16 feet to an iron pin set on the East lines of said 40.0 acre tract (A) and Section 16; thence following the said bounds, South 4 deg. 32 min. 15 sec. West, 640.00 feet to the true place of beginning containing 45.778 acres more or less, of which 7.281 acres are out of Section 16 and 38.497 acres are out of Section 25, and being subject to all legal highways, right of ways, easements and leases of record.

Survey and description by Ronald L. Smith, Registration No. 5324. All iron pins set were 5/8" by 30" with a cap stamped Ron Smith 5324. The bearings were oriented to the 3.544 acre tract.

Reserving to prior grantors for their joint lives the gas and oil royalties and existing well.

Saving and excepting therefrom the following:

The following described parcel conveyed by Lloyd E. Fockler and Carol E. Fockler to Gordon L. Flanagan and Vivian L. Flanagan by a survivorship deed recorded July 10, 1998 in volume 707, page 166 of the deed records of Tuscarawas County, Ohio:

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

Being a part of the Northeast Quarter of Section 25 in Township 7, Range 3 of the United States Military District and also being a part of a 45.778 acre tract conveyed to Lloyd E. and Carol E. Fockler by deed in volume 661, page 3 of the deed records of Tuscarawas County, Ohio, and being more fully described as follows:

Commencing at an iron pin found at the northwest corner of the northeast quarter of the

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northeast quarter of Section 25;

Thence with the west line of said quarter section South 03 deg. 44 min. 01 sec. West, 368.28 feet to a point in the northerly bounds of said 45.778 acre tract and State Route 751 for the TRUE PLACE OF BEGINNING;

Thence with said road and the arc of a curve to the left having a radius of 2000.00 feet, a central angle of 03 deg. 47 min. 08 sec., an arc length of 132.14 feet and a chord which bears North 57 deg. 57 min. 49 sec. East, 132.12 feet to a point;

Thence leaving said road and the bounds of said 45.778 acre tract South 22 deg. 42 min. 05 sec. East 246.91 feet to an iron pin set and passing on line an iron pin set at 50.00 feet;

Thence South 54 deg. 48 min. 29 sec. West, 279.22 feet to an iron pin set in the west line of said 45.778 acre tract and the west line of said quarter quarter section;

Thence with the bounds and west line North 03 deg. 44 min. 01 sec. East, 319.43 feet to the TRUE PLACE OF BEGINNING, containing 1.183 acres of land, more or less and being subject to all legal highways, right of ways, easements and leases of record.

Survey and description by Ronald L. Smith, Registration No. 5324. All iron pins set were 5/8" by 30" with a cap stamped Ron Smith 5324. Bearings are oriented to the 45.778 acre tract (volume 891, page 3 of the deed records of Tuscarawas County, Ohio).

Parcel ID #30-00126.001 and #30-00126.001

Parcel #3

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

Being a part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 7, and Range 3. Also being a part of the 32.719 acre tract of the Leona M. Focker Trustee of the Leona M. Focker Irrevocable Trust dated 4 September 2007 as recorded in volume 1272, page 931 of the official records of Tuscarawas County, Ohio. Also being Auditor's Parcel ID #20-00126.000.

For description, beginning at the Southeast Corner of Section 16 at a stone found; thence with the East line of Section 16, North 04° 32' 15" East 640.00 feet to an iron pin found at THE TRUE PLACE OF BEGINNING;

Thence with the Grantor's South line and the North line of the Lloyd E. Focker 45.778 acre tract, South 57° 47' 10" West 622.160 feet to an iron pin found;

Thence North 11° 18' 30" West 88.160 feet to an iron pin found;

Thence North 11° 18' 30" West 52.000 feet to the center of State Route #751;

Thence with the center of said road and with a curve to the right, a radius of 2615.789 feet, an arc length of 672.409 feet, a chord of 670.559 feet, and a chord bearing of North 57° 38' 09" East to the East line of Section 16;

Thence leaving said road and with the East line of Section 16, South 04° 32' 15" West 30.00 feet to an iron pin set at the South end of a concrete culvert;

Thence South 04° 32' 5" West 133.278 feet to the place of beginning, containing 2.148 acres, more or less, and being subject to all legal highways.

Bearings are oriented to the East line of Section 16 for angular calculations only.

Requested By: Jete: 09/10/2019

Vol: 1559 Page: 1637

Iron pins set are 5/8" x 30" with place cap I.D. "J.V. NEWBURN, RLS #6494."

The above description is based on a survey performed by Jesse V. Newburn, Registered Surveyor Number 6494, on December 4, 2008.

Parcel ID #30-00126.002



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

Owner has not lived in property

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 KS Date 7/15/18
Owner's Initials _____ Date _____

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



2013

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:

68516 STR+751 Stonecreek, OH

Owners Name(s):

Karen Sellards

Date: 7-25, 2018

Owner ☐ is ☒ is not occupying the property. If owner is occupying the property, since what date: _____

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☐ Holding Tank☐ Unknown☐ Private Water Service☐ Cistern☐ Other _____☐ Private Well☐ Spring☐ Shared Well☐ PondDo 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☐ 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 ☐ 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 KS Date 7/25/18

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Purchaser's Initials _____ Date _____

(Page 2 of 5)

Owner has not lived on property

Property Address 6854 St Rt 751 Stone Creek OH

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 KS Date 7/25/18
Owner's Initials _____ Date _____

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

Owner has not lived in property

Property Address 6856 St Rt 751 Stone Creek OH

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 TC Date 7/25/18
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Owner has not lived on property

Property Address 6956 STRITS Stonecreek, 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.

OWNER: Kam Sellers DATE: 7-25-18

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

(Page 5 of 5)

*Owner has not lived
in property*



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: 6854 St Rt 751 Stonecreek, OH

Buyer(s): _____

Seller(s): Karen Sallards

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____
represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) _____ work(s) for the buyer and
Agent(s) _____ work(s) for the seller. Unless personally
involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form.
As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____
and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained
on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties'
confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction
has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Don McWalter Auction and real estate brokerage McEnturf 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 _____

Karen Sallards 7-25-18
SELLER/LANDLORD DATE

SELLER/LANDLORD _____ DATE _____

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

Property Address 6856 St Rt 751 Stone Creek, OH

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) DKW 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>Kan Sellack</u>	<u>7-25-18</u>		
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date