

## Walnut Ridge Title

168 E. Market St.  
Cadiz, OH 43907

209 N. Washington St.  
Millersburg, OH 44654

107 W. Court St.  
Woodsfield, OH 43793

T. 740.942.8244  
F. 888.711.9210

October 10, 18

### TAX AND LEGAL REPORT

REQUESTED BY: Brooke Wallick- Wallick Auctions

PROPERTY ADDRESS: 129 Main Street, Deersville, OH 44693

PRESENT OWNER: Ralph Ball & Judy A. Ball

Real Estate Taxes are currently listed on the 2017 tax duplicate in the name(s) of:

Ralph Ball & Judy A. Ball

08-0000117.000 (2.167 Acres)

#### VALUATIONS:

LAND:	5,530
BUILDING:	<u>7,970</u>
TOTAL:	13,500

GENERAL TAXES:	\$865.62
TAX REDUCTION:	\$284.54
10% ROLLBACK:	\$51.12
2 1/2% REDUCTION:	\$11.68
HOMESTEAD CREDIT:	\$335.20
ADJUSTED GENERALS :	\$0.00
TOTAL PER YEAR:	\$183.08
DELINQUENCIES:	

Taxes for the first half of the year 2017 are paid in full.

Taxes for the second half of the year 2017 are paid in full.

**Muskingum Watershed Conservancy District Special Assessment: \$3.00 per half. First half paid. Second Half paid.**

08-0000121.000 (0.623 Acres)

#### VALUATIONS:

LAND:	520
BUILDING:	<u>0</u>
TOTAL:	520

GENERAL TAXES:	\$33.34
TAX REDUCTION:	\$10.96
10% ROLLBACK:	\$1.96
2 1/2% REDUCTION:	\$0.00
HOMESTEAD CREDIT:	\$0.00
ADJUSTED GENERALS :	\$0.00
TOTAL PER YEAR:	\$20.42
DELINQUENCIES:	

Taxes for the first half of the year 2017 are paid in full.

Taxes for the second half of the year 2017 are paid in full.

[illegible]

Year	Item	Value	Cost	Gain
2018	Land	490	490	5530
	Build	780	780	5530
	Cell	12800	12800	7970
	Owner CC	11.40	11.40	7970
	Head ID	359.4	359.4	13500
2019	Head ID	359.4	359.4	4550
	Net Tax	167.52	167.52	4550
	SP-Sum	6.00	6.00	7790
	Head ID	359.4	359.4	4550
	Net Tax	167.52	167.52	7790

id	name	type	sq-ft	value
1	B+	F	832	
		H		
		A		
		MAIN		
		P	384	
		PORCH		
		B	5300	
		C		
		PORCH		
		P	32	

[illegible]

12

[illegible]





# Know all Men by these Presents

that CAMBRIDGE SAVINGS AND LOAN ASSOCIATION, a corporation, incorporated and existing under the laws of the State of Ohio, the Grantor, for the consideration of One Dollar (\$1.00) received to its full satisfaction of RALPH BALL and JUDY A. BALL, the Grantees whose tax-mailing address is Box 5, Deersville, Ohio 44683, does give, grant, bargain, sell and convey unto the said RALPH BALL and JUDY A. BALL, their heirs and assigns forever, the following described real estate:

Situated in the County of Harrison, Village of Deersville and State of Ohio:

Being a part of the Northeast quarter of Section No. 25, Township No. 12, and Range no. 6 in the Steubenville Land District. Beginning for the same at an iron pin in the South line of the aforesaid Quarter Section and in the center of the Cadiz-Deersville Road, from which a stone at the Southeast corner of said Quarter Section bears S 84 deg. 55' E. 502.54 feet and the Northwest corner of a concrete block house bears S. 54 deg. 55' E. 42.70 feet and a tack in a blaze in a 36 inch Buckeye Tree bears N. 82 deg. 28' E. 39.70 feet; thence along the south line of the Quarter Section N. 84 deg. 55' W 323.36 feet to a 1 1/2 inch iron pipe in the center of an old abandoned road; thence N. 15 deg. 35' E. 506.33 feet to an iron pin in the public road, said pin being the North Corporation line of the Village of Deersville, from which a spike nail, in a blaze in a 36 inch Beech Tree bears N. 55 deg. 40' W. 32.19 feet and a spike nail in a blaze in the base of a 18 inch Red Oak tree bears N. 42 deg. 31' E. 32.68 feet; thence along the aforesaid Corporation line S. 74 deg. 32' E. 365.32 feet to a sewer tile filled with concrete set as a market in said line thence continuing along said line N. 73 deg. 41' E. 131.38 ft. to a point in the center of the Cadiz-Deersville Road, from which a stone on the South bank of said road bears N. 73 deg. 41' E. 264.62 feet; thence along the center of the aforesaid Road the following four courses and distances, with iron pins being driven at all angle points; (1) S. 61 deg. 31' W., 99.42 ft.; (2) S. 39 deg. 28' W., 100 feet; (3) S. 27 deg. 42' W., 100 feet; (4) S. 21 deg. 24' W., 261.03 ft. to the place of beginning and containing 3.815 acres, more or less, but subject to all legal highways.

PARCEL NO. 2: Being a part of the Southeast Quarter of Section No. 25, Township No. 12, Range No. 6 in the Steubenville Land District, and being known as Lot No. 1 in the George McElroy's Addition to the Village of Deersville, Harrison County, Ohio.

(Continued on next page)

Beginning for the same at an iron pin in the North line of the aforesaid Quarter Section and in the West line of the Cadiz-Deersville Road, from which a stone at the Northeast corner of said Quarter Section bears S. 84 deg. 55' E. 523.38 feet; thence along the North line of said Quarter Section N. 84 deg. 55' W. 240.5 feet to an iron pin; thence S. 5 deg. 05' W. 120 ft. to an iron pin; thence S. 85 deg. 25' E. 215.8 ft. to an iron pin in the West line of the Cadiz-Deersville Road; thence along the aforesaid line, N. 16 deg. 54' E. 120.67 feet. to the place of beginning and containing 0.623 acres, more or less, but subject to all legal highways.

Tracts surveyed April 9, 1966 by Paul J. McCullough, Registered Surveyor No. 2513.

EXCEPTING FROM THE ABOVE THE FOLLOWING DESCRIBED PROPERTY:

Situated in the Village of Deersville, County of Harrison, State of Ohio, and bounded and described as follows:

Being a part of the Northeast Quarter of Section 25, Township 12, Range 6 of Franklin Township in the Steubenville Land District of Ohio.

To find the place of beginning, start at a stone at the Southeast corner of the aforesaid Quarter Section; thence along the South line of said Quarter Section bearing N. 85 deg. 55' W. 502.54 feet to an iron pin in the Cadiz-Deersville Road (County Highway No. 2) from which the Northwest corner of a concrete block house bears S. 54 deg. 55' E. 42.70 feet and a tack in a blaze in a 36 inch Buckeye Tree bears N. 82 deg. 28' E. 39.70 feet; thence along the aforesaid highway N. 21 deg. 24' E. 236.98 feet to a railroad spike, from which an iron pin on the West side of the highway bears N. 67 deg. 46' W. 20.00 feet, said railroad spike being the Southeast corner and place of beginning for the tract herein conveyed; thence leaving the highway and bearing N 67 deg. 37' 07" W. 343.99 feet to an iron pin in a ditch on the West side of the public road from Deersville to Tappan Lake Beach area; thence N. 15 deg. 35' E. 171.40 feet to an iron pin in the aforesaid road, said iron pin being in the North Corporation line of the Village of Deersville, from which a spike nail in a blaze in a 36 inch iron beach tree on the West side of the road bears N. 55 deg. 40' W. 32.19 feet and a spike nail nail in a blaze in the base of an 18 inch Red Oak tree on the East side of the road bears N. 42 deg. 31' E. 32.68 feet; thence along the aforesaid Corporation line S. 74 deg. 32' E. 365.32 feet to a 4 inch sewer tile filled with concrete set as a marker in said line; thence N. 73 deg. 41' E. 131.38 feet to a point in the center of the Cadiz-Deersville Road (County Highway No. 2) from which a stone on the South Bank of the highway bears N. 73 deg. 41' E. 264.62 feet; thence along the center of the aforesaid highway the following four (4) courses and distances with iron pins driven at all angle points; (1) S. 61 deg. 31' W. 99.42 feet; (2) S. 39 deg. 29' W. 100.00 feet; (3) S. 27 deg. 42' W. 100.00 feet; (4) S. 21 deg. 24' W. 24.05 feet to the place of beginning and containing 1.648 acre, more or less, but subject to all legal highways.

Being a part of a 3.815 acre tract conveyed to the Grantor by deed recorded in Volume 166, Page 33 of the Harrison County Deed Records.

Survey and description by Paul J. McCullough, Registered Surveyor No. 2513. Dated April 23, 1976.

PRIOR DEED REFERENCE: Volume 222, Page 267 and Volume 212, Page 718 of the Deed Records of Tuscarawas County, Ohio.

TO HAVE AND TO HOLD, the above granted and bargained premises with the appurtenances thereunto belonging, unto the said RALPH BALL and JUDY A. BALL, their heirs or assigns forever.

And the said Grantor does for itself and its successors covenant with the said Grantees, their heirs or assigns, that the granted premises are free from all encumbrances whatsoever, by, from, through or under the said Grantor, and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs or assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREFORE, Cambridge Savings and Loan Association, sets its hand and corporate seal, by William W. Whipple, its Executive Vice President and T. A. Myers, its Vice President this 29<sup>th</sup> day of May, 1987.

Signed in the presence of:

CAMBRIDGE SAVINGS AND  
LOAN ASSOCIATION

Robert A. W. [Signature]

By:

[Signature]  
William W. Whipple, Executive  
Vice President

Michael B. [Signature]

By:

[Signature]  
T. A. Myers, Vice President

STATE OF OHIO

COUNTY OF TUSCARAWAS

BE IT REMEMBERED, that on this 29<sup>th</sup> day of May, in the year of our Lord, One Thousand, Nine Hundred, Eighty-seven (1987), before me, the subscribed, a Notary Public, in and for said County and State, personally appeared William W. Whipple, Executive Vice President, and T. A. Myers, Vice President of Cambridge Savings and Loan Association, the corporation, whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that, they affixed such

corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

I have hereunto subscribed my name and  
affixed my Notarial seal, on the day  
and year aforesaid.



*Robert S. Moorehead, Jr.*

Notary Public, Tuscarawas County,  
State of Ohio

ATTORNEY-AT-LAW  
MY COMMISSION HAS NO  
EXPIRATION DATE

Transferred 7-8 1987  
PATRICK J. MOORE, Auditor  
FEE 1.00 BY Jm

43663 ✓

*Rm PA*

LABAN C. BLACKBURN	
Harrison Co. Recorder	
Received	<u>JULY 20</u> 19 <u>87</u>
at <u>1:40</u> o'clock	<u>P</u> M.
Recorded	<u>JULY 20</u> 19 <u>87</u>

*214.00/14*

This conveyance has been examined and the  
Grantor has complied with Section 379.222  
of the Revised Code.

FEE 40.00

DRAFT \_\_\_\_\_

PATRICK J. MOORE, County Auditor

*Jm*

This instrument prepared by: Robert S. Moorehead, Jr.,  
Attorney at Law

TO

DEED VOL 222 PAGE 640

ROBERT S. MOOREHEAD, JR.  
ATTORNEY AT LAW  
814 WHEELING AVENUE  
CAMBRIDGE, OHIO 43725

### Legend

Print

parcels

Item	Value
gid	4937
	<u>Surveys and Print...</u>
pin	080000121000
sum_a...	28125.6182778
sum_p...	706.211595434
first_disc	N
oid_	5775
seqnum	05776
notused	
pin_1	080000121000
blank	
stnam	
sttype	
stnum	00000
suffix	01
procode	500
ownna...	BALL RALPH & JU...
ownna...	
ownna...	
ownna...	
tranna...	
tranna...	
fyrtan1	
tranna...	
tranna...	
fyrtan2	
fyrtan3	
elley	0
fyrtan4	
weigcode	0008
idewlk	0
electric	0
as	0
ubwater	0
ewer	0
riwall	0





## Harrison County Or

**Legend** «

Layer Tree 

Print parcels

Item	Value
------	-------

gid 4933

## Surveys and Print

pin 335500177000

sum 30530 0031101

SUM 0 1675 07963403first disc N

oid\_ 5771

seqnum 05772

notused

pin_1	080000117000
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blank

snam MAIN

style	SI
...	...

DATE: 01

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procname 511
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ownna... BALL RALPH & III

ownna...

ownna... 129 MAIN STREET

ownna...

tranna...

tranna...

lyndan i

... ..

6422

fydtran3alley 0fyrtran4neigcode 0008sidewlk 0

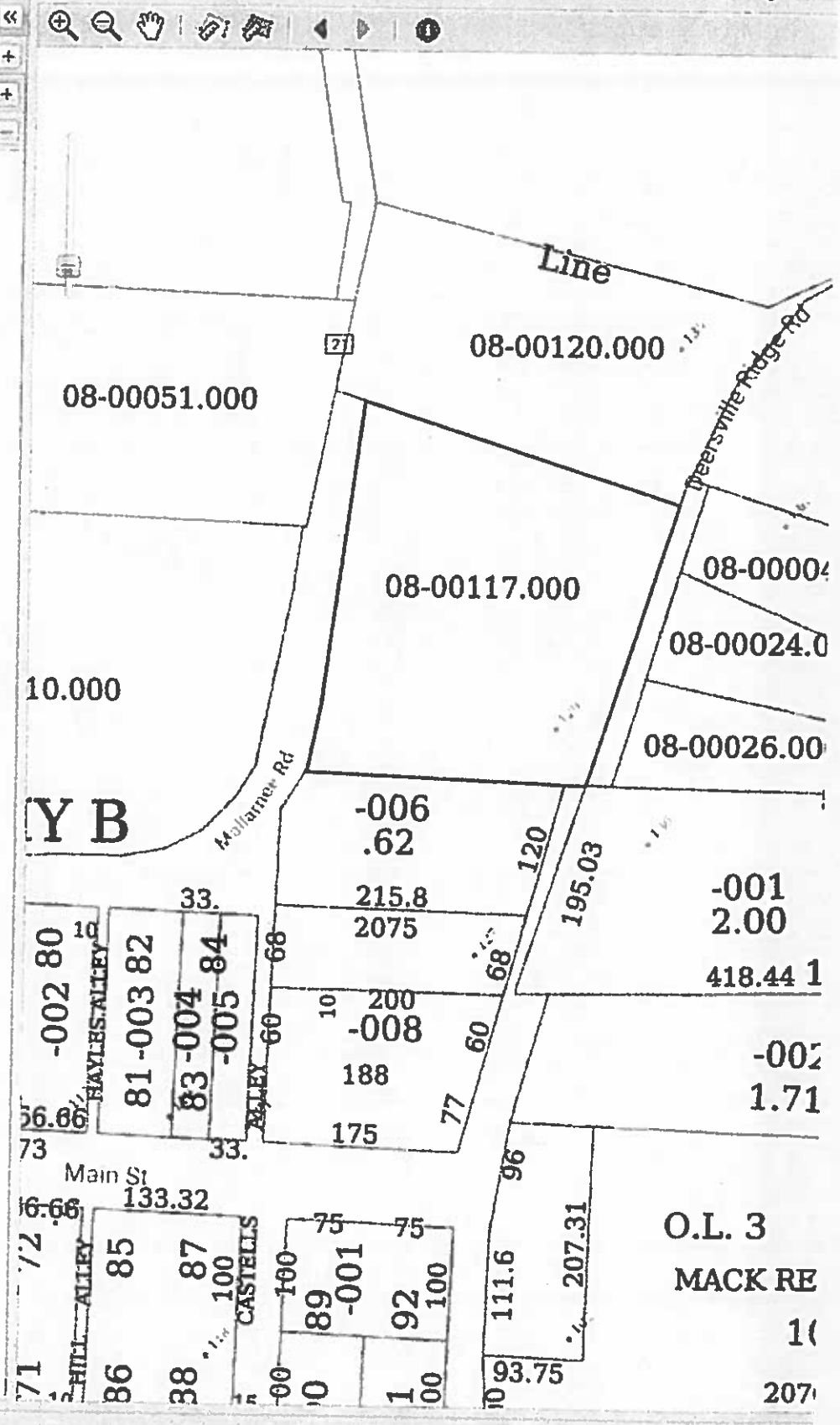
electric 1

gas 0

subwater

... ..

\_\_\_\_\_





# 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: 129 E. Main St. Columbus, OH

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

Seller(s): \_\_\_\_\_

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

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

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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

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

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Don Wallick Architects and real estate brokerage MC-Turf Realty will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

- ☒ represent only the (check one) ☒ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

## CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

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

SELLER/LANDLORD Dean Skinner

DATE 11-9-18

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

SELLER/LANDLORD \_\_\_\_\_

DATE \_\_\_\_\_

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

Property Address 129 E. Main St. Deersville, 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).

MS 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).

MS (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) DW 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>Dean Skurrow</u>	<u>11-9-18</u>	_____	_____
Seller	Date	Seller	Date
<u>Dan Wallace</u>	<u>11-9-18</u>	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date