

Tuscarawas County, Ohio

Parcel: 15-01561-000

SUMMARY

Owner	ULLOM JOE & STEVEN C DITTMER & POLLY S BURRELL & LESLIE W DONEHUE & SUSAN GRUBBS & WILLIAM C DONEHUE 225 N FAIRVIEW AVE DOVER OH 44622 USA			Taxpayer	ULLOM JOE 225 N FAIRVIEW AVE DOVER OH 44622 USA		
Tax District	15-DOVER CITY/DOVER CSD			Class	510-SINGLE FAMILY OWNER OCCUPIED		
School District	DOVER CITY SD			Subdivision			
Location	225 N FAIRVIEW AVE			Legal	WHOLE 2736-ALLEY 2737-ALLEY		
CD Year		Map # / Routing #		24 / 24000	Acres		
Ag Year		Ag District			Sold		03/08/2019
Sales Amount		Volume		1579	Page		1510

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	929.27	929.27	1,858.54
Special	0.00	3.00	3.00	6.00
Total	0.00	932.27	932.27	1,864.54
Paid	0.00	932.27	0.00	932.27
Due	0.00	0.00	932.27	932.27
Escrow				0.00

VALUE

	Appraised	Assessed
Land	29,980	10,490
Improvement	103,550	36,240
Total	133,530	46,730
CAUV	0	0
Homestead	Y	
OOO	Y	
	133,530	46,730

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
03/08/2019	ULLOM JOE & STEVEN C DITTMER & POLLY S BURRELL & LESLIE W DONEHUE & SUSAN GRUBBS & WILLIAM C DONEHUE	900376	CERTIFICATE OF TRANSFER	N	\$0	N
03/23/2017	DONEHUE CHARLES F	900427	CERTIFICATE OF TRANSFER	N	\$0	N

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	50.000 X 180.000	Eff Front X Eff Depth	14,990
FR-FRONT LOT	50.000 X 180.000	Eff Front X Eff Depth	14,990

DWELLING

Card 1	Style	Stories	Rec Room Area	Finished Basement	Rooms	Bed Rooms	Other Fixtures	Appraised Value
01-SINGLE FAMILY	Family Rooms	1.00	1,050	0	6	2	Other Fixtures	103,550
	Dining Rooms				Full Baths	Half Baths		
	Year Built				Year Remodeled			
	Heating				Fireplace Openings			
	Cooling				Fireplace Stacks			
	Grade				Living Area			
	C+7							
	1							
	2							
	1							
	0							

OTHER IMPROVEMENT

Card	Description	Yr Bilt	Yr Rem	Size	Condition	Value
1	SHED-SHED	1970		144	AVERAGE	0

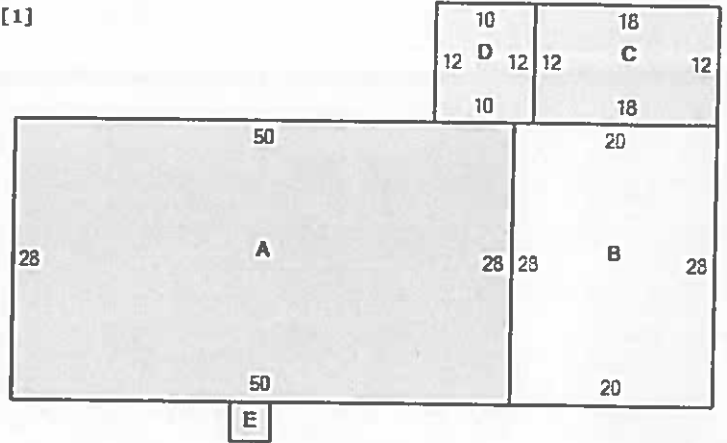
UTILITIES

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

SKETCH

Card 1

Name	Description	Size
1	SHED-SHED	144
A	1SB/B	1,400
B	2CBG	560
C	OFP	216
D	P=NV	120 [1]
E	MST=NV	16





March 15, 2019

20190002111
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
03-08-2019 At 11:44 am.
CERT TRANSF 28.00
OR Volume 1579 Page 1510 - 1511

PROBATE COURT OF Tuscarawas COUNTY, OHIO
Linda A. Kate, JUDGE

ESTATE OF Charles F. Donehue, DECEASED

CASE NO. 2019 ES 99792

FILED

MAR 05 2019

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

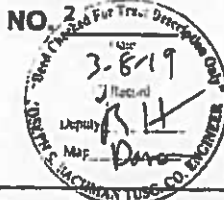
CERTIFICATE OF TRANSFER

[Check one of the following]

Decedent died intestate.

Decedent died testate.

Decedent died on December 8, 2018



owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Joe Ullom	20 Fernwald Dr., Beavercreek, OH 44540	1/6
Steven C. Dittmer	401 Springhouse Road Camp Hill, PA 17011	1/6
Polly S. Burrell	419 Union Ave. E. Dover, OH 44622	1/6
Leslie W. Donehue	939 College Dr. S.E. New Philadelphia, OH 44663	1/6
Susan Grubbs	3932 Old Coopermill Rd. Zanesville, OH 43701	1/6
William C. Donehue	225 N. Fairview Ave. Dover, OH 44622	1/6

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

TRANSFERRED
TRANSFER FEE 2.00
CONVEYANCE EXAMINED
SEC. 319-202 R.C. COMPLIED WITH

12.1 - CERTIFICATE OF TRANSFER

MAR 08 2019
AMT. 0
LARRY LINDBERG
Tuscarawas County Auditor

Amended: March 1, 2014
Discard all previous versions of this form

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

TRACT 1: Situated in the City of Dover, County of Tuscarawas and State of Ohio: Being Lots 93 and 94, inclusive in the Tuscarawas Realty Company's Grandview Allotment; Said Lots are now also known as New Lots 2736 and 2737 of the City of Dover, as renumbered for taxation purposes. Plat Book 7, Page 58.

TRACT 2: Also an area 30' x 100' contiguous to the W end of aforesaid Lots which were formerly Fairview Avenue which was vacated by Ordinance 66-71 and recorded in Vol. 486, Pg. 835 of the Deed Records of Tuscarawas County, Ohio.

TRACT 3: All right, title and interest in the agreement dated 10/26/1973, as to an easement for the purpose of ingress and egress to the aforesaid lots together with all the benefits thereto.

Tract 2 is subject to an easement for ingress and egress by the adjacent property owners, their heirs and assigns, as provided in said Agreement dated 10/26/1973, and recorded in Vol. 504, Pg. 946.

This Real Property or its address is commonly known as 225 N. Fairview Ave., Dover, OH 44622. This Real Property tax Identification number is 1501561000.

FILED

MAR 05 2019

Prior Instrument Reference:

Parcel No: 15-01561-000 Prior: Vol. 1527, Pgs. 1068-1069

PROBATE COURT
TUSCARAWAS COUNTY, OHIO

This instrument was prepared by Attorney Lacey K. Felix

ISSUANCE

This Certificate of Transfer is issued this _____ day of _____, 20_____

MAR 05 2019
Linda A. Kate

Probate Judge

AUTHENTICATION

201900002111
ATTY LACEE FELIX
PICK UP

I certify that this document is a true copy of the original Certificate of Transfer No. 2 issued on MAR 05 2019 and kept by me as custodian of the official records of this Court.

MAR 05 2019

LINDA A. KATE

Date

Probate Judge

By *J. E. Myster*
Deputy Clerk

Tuscarawas County, Ohio

Parcel: 15-01563-001

SUMMARY

Owner	ULLOM JOE & STEVEN C DITTMER & POLLY S BURRELL & LESLIE W DONEHUE & SUSAN GRUBBS & WILLIAM C DONEHUE 225 N FAIRVIEW DOVER OH 44622 USA	Taxpayer	ULLOM JOE 225 N FAIRVIEW DOVER OH 44622 USA
Tax District	15-DOVER CITY/DOVER CSD	Class	599-OTHER RESIDENTIAL STRUCTURES
School District	DOVER CITY SD	Subdivision	
Location	FAIRVIEW AVE	Legal	WHOLE 2738 - ALLEY
CD Year		Map # / Routing #	24 / 23010
Ag Year		Ag District	
Sales Amount		Volume	1579
		Acres	
		Sold	03/08/2019
		Page	1508

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	152.25	152.25	304.50
Special	0.00	3.00	3.00	6.00
Total	0.00	155.25	155.25	310.50
Paid	0.00	155.25	0.00	155.25
Due	0.00	0.00	155.25	155.25
Escrow				0.00

VALUE

	Appraised	Assessed
Land	14,990	5,250
Improvement	2,370	830
Total	17,360	6,080
CAUV	0	0
Homestead	N	
OOO	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
03/08/2019	ULLOM JOE & STEVEN C DITTMER & POLLY S BURRELL & LESLIE W DONEHUE & SUSAN GRUBBS & WILLIAM C DONEHUE	900375	CERTIFICATE OF TRANSFER	N	\$0	N
12/05/2016	DONEHUE CHARLES F	901762	AFFIDAVIT	N	\$0	N
07/02/1996	DONEHUE CHARLES F & GLORIA M	1973	JOINT SURVIVORSHIP	N	\$19,000	Y

LAND

Type	Dimensions	Description	Value
FR-FRONT LOT	50.000 X 180.000	Eff Front X Eff Depth	14,990

OTHER IMPROVEMENT

Card	Description	Yr Blt	Yr Rem	Size	Condition	Value
1	DFG-DETACHED FRAME GARAGE	1957		280	FAIR	1,740
1	CARPORT-CARPORT	1957		240	FAIR	630

UTILITIES

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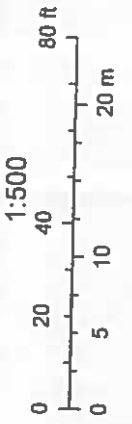
SKETCH

Card 1

Name	Description	Size
1	DFG-DETACHED FRAME GARAGE	280
2	CARPORT-CARPORT	240

[2]

[1]



March 15, 2019

VOL: 1579 PAGE: 1508

201900002110
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
03-08-2019 At 11:44 am.
CERT TRANSF 28.00
OR Value 1579 Page 1508 - 1509

PROBATE COURT OF Tuscarawas COUNTY, OHIO
Linda A. Kate, JUDGE

ESTATE OF Charles F. Donehue, DECEASED

CASE NO. 2019 ES 59792

CERTIFICATE OF TRANSFER

FILED

MAR 05 2019

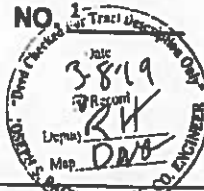
PROBATE COURT
TUSCARAWAS COUNTY, OHIO

[Check one of the following]

Decedent died intestate.

Decedent died testate.

Decedent died on December 8, 2018



owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

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Polly S. Burrell	419 Union Ave. E. Dover, OH 44622	1/6
Leslie W. Donehue	939 College Dr. S.E. New Philadelphia, OH 44663	1/6
Susan Grubbs	3932 Old Coopermill Rd. Zanesville, OH 43701	1/6
William C. Donehue	225 N. Fairview Ave. Dover, OH 44622	1/6

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

TRANSFER FEE
CONVEYANCE EXAMINED
§§C. 319-202 R.C. COMPLIED WITH

MAR 08 2019

AMT
LARRY LINDBERG
Tuscarawas County Auditor

12.1 - CERTIFICATE OF TRANSFER

Amended: March 1, 2014
Discard all previous versions of this form

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

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

Being Lot Numbered 2738, as presently known and numbered in the City of Dover, Tuscarawas County, Ohio, Tuscarawas Realty Co.'s Grandview Allotment. Pl. 7, Pg. 59.

Also Transferring a vacated portion of Fairview Avenue (30 feet by 50 feet) abutting Lot No. 2738 (Ordinance No. 66-71).

FILED
MAR 05 2019
PROBATE COURT
TUSCARAWAS COUNTY, OHIO

Prior Instrument Reference:

Parcel No: 15-01563-001 Prior: Vol. 1519, Pgs. 1640-1641

201900002110
ATTY LACEE FELIX
PICK UP

This instrument was prepared by Attorney Lacey K. Felix

ISSUANCE

This Certificate of Transfer is issued this _____ day of MAR 05 2019, 20_____

Linda A. Kate
Probate Judge

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on MAR 05 2019 and kept by me as custodian of the official records of this Court.

MAR 05 2019
Date

LINDA A. KATE
Probate Judge

By Jill E. Martin
Deputy Clerk



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

225 N. Fairview Drive

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 LWD Date 7-8-19
Owner's Initials _____ Date _____

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



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 225 FAIRVIEW AVE - Down

Owners Name(s): Burnell, William, GRUBBS, DITMER, Donehue

Date: 3-8, 20 19

Owner [X] is [X] is not occupying the property. If owner is occupying the property, since what date: Bill L -> 5 years. If owner is not occupying the property, since what date: SELLING PARENTS HOME

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 [X], 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 [X], Leach Field [], Unknown [], Private Sewer [], Aeration Tank [], Other [], Septic Tank [], Filtration Bed []

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes [] No [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): Replaced 10 years ago

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 LWD Date 3-8-19

Purchaser's Initials Date

Property Address 225 N. Fairview Ave

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" 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 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 LWD Date 3-8-19
Owner's Initials _____ Date _____

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

Property Address 225 Fan View Ave Dover

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No
Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:
Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" 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 LWD Date 3-8-19
Owner's Initials _____ Date _____

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

Property Address 225 Fairview Ave Dover

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: [Signature] DATE: 3-8-19
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: _____



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: 225 N. Fairview Ave Dover

Buyer(s): _____

Seller(s): BURRELL, UILEM, GAUBBS, DITTMER, Donehue

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 R. Wallick and real estate brokerage McIntire 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 _____	<u>Donehue</u> SELLER/LANDLORD	<u>3-8-19</u> DATE
BUYER/TENANT _____	DATE _____	SELLER/LANDLORD _____	DATE _____

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

Property Address 225 N. FAIRMIEW Ave Dover

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>[Signature]</u> Seller	<u>3-8-19</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>3/8/19</u> Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>3/8/19</u> Date	_____ Agent	_____ Date