

**REAL
ESTATE**

AUCTION



BIDDER'S INFORMATION PACKET

FRIDAY DEC. 9, 2011 - 11:01AM



**8.4
Acre
Country Lot & Home**



6908 Junction Rd.
College Corner, OH
45003

\$ 20,000 Minimum Bid

Charles D. Hubler, Attorney at Law
Preble Co. Probate # 2011 1130-A
Catherine Parker, Individually & Administratrix of:
John M. Parker, Dec.

www.kramerauctions.com



KRAMER & KRAMER INC.
AUCTIONEERS • REALTORS 1•937•456•1101 EATON, OHIO



Kramer & Kramer Inc.

Auctioneers – Realtors

420 N. Barron St. / P. O. Box 85, Eaton, Ohio 45320
937-456-1101 / fax 937-456-1201

November 21, 2011

Prospective Bidders:

On behalf of Catherine Parker, Administratrix of the John M. Parker Estate, thank you for expressing an interest in this public auction of real estate. The circumstances driving this real estate auction are different than most, so we will strive to disclose as much information on this property as we can document. The property is located at 6908 Junction Rd, College Corner, OH 45003

This auction will be conducted onsite on Friday December 9th, 2011, with registration starting at 10:00 AM and the auction starting at 11:01. The real estate auction should take approximately 10 to 15 minutes to conduct, and another 15 minutes to finalize papers, should you be the winning bidder.

The terms and conditions of the auction are contained in this packet. This auction is under order of Honorable Wilfred G. Dues, Judge Preble County Probate Court. The Court has final approval of the auction, due to overwhelming debt on the property. The condition of this house is so poor it likely will require demolition. Furthermore, the well is drilled, but is very weak and the pump is either bad or missing. The septic system was pumped out about 3 years ago, but the tank and leach are unknown as to condition or existence. Finally, as a matter of disclosure, Mr. Parker took his life in this house, a material fact that may or may not influence your decision to bid on this property.

This BIP is presented in good faith to assist you, but the real estate is sold “AS-IS”, “Where-IS”, with no warranties whatsoever, implied or expressed. Buyers must rely on their own inspections.

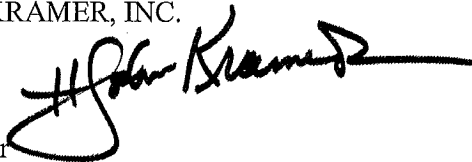
We have not scheduled any open houses for this project; however, the property will be open for inspection 1-hour prior to auction, or by appointment.

Whether you are interested in bidding on this home, or whether you are interested in the auction method of marketing, please come and attend the auction which will be held on site at 6908 Junction Rd, College Corner, OH 45003

Very truly yours,

KRAMER & KRAMER, INC.

H. John Kramer



H. John Kramer, CAI, AARE, CES, GRI
Auctioneer – Realtor – Appraiser

Kramer & Kramer, Inc., Auctioneers – Realtors, Eaton, OH 45320 / 937-456-1101

WHAT YOU THE BIDDER CAN EXPECT . . .

Questions, which we are asked most frequently, are: "What can I expect at the Real Estate Auction?" followed closely by "How do I bid?" "What is the property worth?"; plus various questions on terms and conditions.

It is our hope and goal that this Bidder's Information Packet (BIP) will answer all your questions and also address your concerns. We have attempted to compile much of the necessary information for you.

How do I bid?

It's easy. Truthfully! Once eye contact is made, your body language will usually tell the auctioneer you are interested in bidding. After that, a simple nod of the head, raising of your arm or bid card number, or any other intentional movement will be fine. The best advice is to talk to one of the auctioneers prior to the bidding and express your desire to bid.

What is the property worth?

It is worth what a ready, willing and able Buyer with knowledge will pay a willing Seller. Our job is to provide you the information you need to determine how the property compares to other properties that have sold in the area or similar market. Our BIP will show "recent area sales" which provides you, or your banker, the information needed to formulate your own appraisal. Our advice is two-fold: (1) Decide what the property is worth to you, and (2) be sure you have access to the funds, with a loan confirmation if necessary.

What can I expect at a Real Estate Auction?

You can usually expect the property to be sold. Over 95% of our Real Estate Auctions result in sales; therefore, be prepared to bid your price.

Multiple parcel real estate auctions are similar, but the bid calling can take one to six hours, with 1-1/2 to 2 hours being normal. We have a special handout on Multi-Parcel Real Estate Auctions.

Our procedures are pretty well established. We will start the real estate auction at the time advertised and spend ten to fifteen minutes going over the Bidder's Information Packet, and clarifying any possible changes. Then we have the out calling of the live bids (the auction, if you will), which will last anywhere from five to ten minutes. Usually within fifteen to twenty minutes we are done, then the signing of the documents (all of which are in the BIP), will take a few minutes longer.

Last of all, you can expect to be treated with respect in an honest and ethical manner. The Agency Disclosure Statement describes the legal relationships, but we desire to create or continue a lifetime relationship. Buying real estate at auction is easy and no different than buying a \$2.00 box lot.

***Decide what it is worth to you.
Assure you have the adequate funds.
Bid your price!***

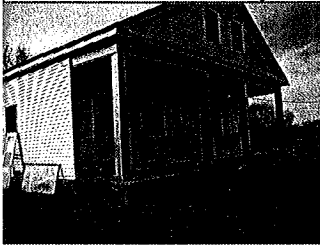
KRAMER & KRAMER INC.
AUCTIONEERS • REALTORS 1-937-456-1101 EATON, OHIO



Agent Detail - 2 Column Report

Listings as of 11/21/11 at 1:37pm

Active 11/18/11 **Listing # 515195** 6908 JUNCTION RD Rd College Corner, OH 45003-9243 **Listing Price: \$0(Auc)**
County: Preble **Cross St:**



Prop Type	Residential	Prop Subtype(s)	Investment
Area	Preble-Eaton	Approx Square Feet	1343 Assessor's Data
Beds	3	Price/Sq Ft	\$
Baths(FH)	1 (1 0)	Lot Sq Ft (approx)	369389 ((Assessor's Data))
Year Built	Unknown	Lot Acres (approx)	8.480
Parcel ID	E18612110000001002		
CDOM	3		

School District Eaton City SD

Directions From Route 725 & 732, go south on Rt 732 for 1.5 miles, then west on Camden-College Corner Road and bear to right onto Junction Road

Property Description 8.4 Acres with house needing to be torn down. \$20,000 minimum bid subject to court approval.

Agent-Only Rmrks AUCTION - AUCTION - AUCTION with \$20,000 minimum opening bid. House and barns are really bad, well is not good, septic is unknown, but we have 8.4 acres of land in Eaton Schools. Auction on site Friday, December 9, 2011 at 11:01 AM. Call for Bidder Information Packet and co-op form. NOTE: Room measurements are not to be relied upon due to the torn up shape of house

Legal Description part section 21, Israel township

Listing Agent H John Kramer (ID:KRAMEJOH109), FAX: 937-456-1201
Listing Office Kramer & Kramer Inc. (ID:KRAM01) Phone: 937-456-1101, FAX: 937-456-1201
Agreement Type Exclusive Right **Listing Date** 11/18/11 **Expiration Date** 01/31/12

Commission **Buyer Broker** 1.0% **Sub Agency** 0.0%

Showing Phone Number(937) 456-1101

Condo Information (Optional)

Auction Date	12/09/11	Semi Annual Taxes	\$395
LConditions	Yes	Assessments	Of Record
Bus.Distance to Trns	Unknown	Lot Dimensions	Irregular 8.4 acres
Room Dimensions			
Entrance	0x0	Living Room	10x10 Level: 1
Dining Room	10x10 Level: 1	Kitchen	10x10 Level: 1
Breakfast Room	0x0 Level: N/A	Family Room	0x0 Level: N/A
Bedroom 1	10x10 Level: 2	Bedroom 2	0x0 Level: N/A
Bedroom 3	0x0 Level: N/A	Bedroom 4	0x0 Level: N/A
Utility Room	0x0 Level: N/A	Rec Room	0x0 Level: N/A
Great Room	0x0 Level: N/A	Study	0x0 Level: N/A
Total Rooms	#5	Baths Level 1	#1.0
Conditions	List Conditions	Age	20+ Years
Acres	6-9.9 Acres	Available Financing	Conventional
Occupancy	At Closing	Levels	2 Story
Construction	Frame	Basement	Cellar
Heating System	Other	Utilities	Well
Easements	Of Record	Zoning	Agricultural

Presented By: H John Kramer / Kramer & Kramer Inc.

Featured properties may not be listed by the office/agent presenting this brochure. Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

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 U.S. Patent 6,910,045

KRAMER & KRAMER INC.

AUCTIONEERS – REALTORS

420 N. Barron St / PO Box 85 / Eaton, OH 45320 / 937-456-1101

www.kramerauctions.com

AGREEMENT TO PURCHASE REAL ESTATE BY PUBLIC AUCTION – Friday, December 09, 2011

1. The undersigned hereinafter called the BUYER, has this day purchased at Public Auction from Catherine A. Parker, Individually and as Administratrix, hereinafter called the SELLER, the following described Real Estate:

Being 8.478 Acres of land, more or less, located in the NW quarter of section 21, Israel Township, Preble County, Ohio, as recorded in the Office of the Preble County Ohio Recorder and subject to all legal highways, easements, rights of way and restrictions of record.

Parcel ID: E18 61 21 1000 000 1002 Mailing Address: 6908 Junction Road, College Corner, OH 45003

2. The property shall include the land, all appurtenant rights, privileges and easements, and all buildings, improvements and fixtures, including but not limited to, such of the following as are now on the property: all electrical, heating, plumbing and bathroom fixtures; all window and door shades, blinds, awnings and screens; storm windows and doors; television antennae; curtain rods; garage door opener and control(s); all landscaping, and all other fixtures.

3. The Buyer has agreed to pay for the premises the sum of:

\$ _____

and deposits herewith the sum of \$5,000.00 and will pay the balance, in cash, upon delivery of the deed, on or before Wednesday, January 11, 2012. The property shall sell free and clear of all mortgages, liens or encumbrances, except as noted on the real estate taxes. Sale is subject to final approval by the Preble County Probate Court, Judge Wilfred G. Dues. The BUYER acknowledges that this sale is not contingent upon financing, and that failure to close on or before the above date shall constitute loss of deposit monies.

4. BUYER will have possession of premises upon payment of balance due and delivery of deed.

5. The semi-annual installment of taxes and assessments, both general and special, including re-spread or reassessed assessments, shall be paid via the short proration method. The

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Buyer shall pay all taxes and assessments becoming due thereafter.

6. In the event of loss of or damage to improvements on said premises by fire or casualty prior to delivery of deed, this agreement shall remain in full force and effect. The seller has no casualty insurance.

7. The BUYER and SELLER agree to accept the sale of this property upon the terms and conditions that were announced by the AUCTIONEERS on sale day. The BUYER acknowledges they were permitted access for any desired inspections of property, and property is being sold in "AS IS" condition with no expressed or implied warranty what so ever. The Buyer acknowledges receipt of copies of 1) This Agreement, 2) Agency Disclosure and 3) Bidder's Information Packet.

DATED: Friday, December 9, 2011

BUYER: X _____ X _____

The undersigned SELLER accepts the above purchase offer and acknowledges receipt of the above mentioned deposit monies as down payment and will deliver deed upon payment of balance due. Deposit monies shall be held in KRAMER & KRAMER INC AUCTIONEERS - REALTORS, Trust Account, US Bank of Preble County, Eaton, Ohio, by:

H John Kramer, Broker _____ Check# _____

SELLER: X _____
Catherine A. Parker, Individually and as Administratrix

DEED MADE TO: _____

ADDRESS ON DEED: _____

CURRENT ADDRESS OF BUYER: _____

PHONE # OF BUYER: _____ TYPE OF DEED: _____

ATTORNEY: Charles D. Hubler, 201 South Barron Street, Eaton, OH 45320 / 937-456-5581 / fax 937-456-5583



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: 6908 Junction Rd College Corner Oh 45203

Buyer(s): _____

Seller(s): CATHERINE PARKER IND + ADMX JOHN PARKER ESTAR

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 H. JOHN KRAMER, and KRAMER & KRAMER, INC.
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) H. JOHN KRAMER and real estate brokerage KRAMER & KRAMER, INC. 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	DATE
	<u>12-9-11</u>	<u>Cath Parker</u>	<u>11-11-11</u>
BUYER/TENANT	DATE	SELLER/LANDLORD	DATE
	<u>12-9-11</u>	<u>IND + ADMX</u>	

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



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Parker Home

6908 Junction Rd

*College Corner
Ohio 45003*

AUCTION COMMISSION PARTICIPATION form

★★ For Licensed Real Estate Agents Only ★★

1. The licensee must be actively licensed in the state in which the Auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee **must register** their prospective bidder, on this approved form, prior to the prospective bidder inspecting the property or making contact, concerning the Auction through Kramer & Kramer, Inc. Auctioneers-Realtors.
3. The participating licensee must attend all viewings of property and the Auction with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least **48 hours prior** to the Auction.
5. No commission will be paid to any participating licensee acting as a principle and buying the property for their own benefit.
6. The participating licensee acknowledges receipt of this agreement and of the Auction's Bidder's Information Packet.
7. In states requiring Agency Disclosures, this Participation Agreement must include an Agency Disclosure form showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
8. Commission participation on this property will be 1.0 % of the selling price, if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction Day.

Prospective Bidder _____ (Print)

Prospective Bidder _____ (Signature)

Participating Licensee _____

Real Estate Company _____

Telephone _____ Fax _____

Date & Time _____

This agreement accepted by Kramer & Kramer, Inc., Auctioneers - Realtors
this _____ day of _____, 2011 at _____

By _____

KRAMER & KRAMER INC.
AUCTIONEERS • REALTORS 1-937-456-1101 EATON, OHIO





DAYTON AREA BOARD OF REALTORS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Property Address: 6908 Junction Rd College Corner 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 (initial)

CP (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

CP (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 Records and Reports available to the seller (check one below):

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

 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 one below):
 Received a 10-day opportunity → PRIOR TO AUCTION (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
 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)

JK (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.

Seller Cath A Pak Date 11/11/11 PADA Date 12/9/11
 Purchaser INDIVIDUALLY + ADMK Date / / Purchaser _____ Date 12/9/11
 Agent JK Date 11/11/11 Agent _____ Date / /

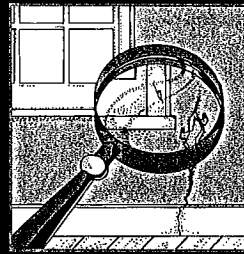
Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



Recycled/Recyclable
Printed with vegetable oil based inks on recycled paper
(minimum 50% postconsumer) process chlorine free.



Protect Your Family From Lead In Your Home



United States Environmental Protection Agency



United States Consumer Product Safety Commission



United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

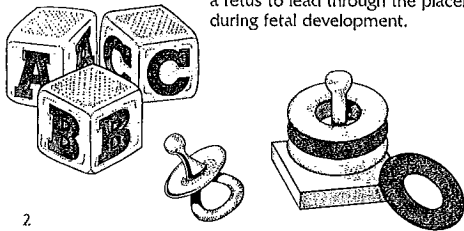
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



2

Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

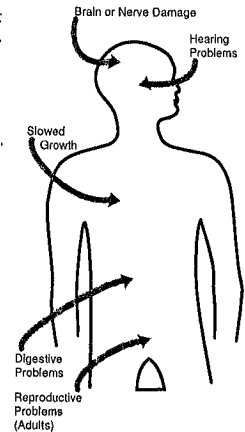
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



Lead affects the body in many ways.

3

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

4

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- ◆ 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

5

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.



You can get your home tested for lead in several different ways:

- ◆ A **paint inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- ◆ A **combination risk assessment and inspection** tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

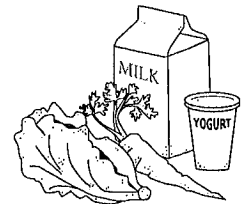
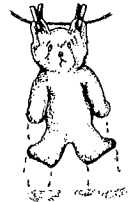
Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

6

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- ◆ **If you rent, notify your landlord of peeling or chipping paint.**
- ◆ **Clean up paint chips immediately.**
- ◆ **Clean floors, window frames, window sills, and other surfaces weekly.** Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. **REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.**
- ◆ **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.**
- ◆ **Wash children's hands often, especially before they eat and before nap time and bed time.**
- ◆ **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ **Keep children from chewing window sills or other painted surfaces.**
- ◆ **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- ◆ **Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products.** Children with good diets absorb less lead.



7

Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
- ◆ 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills; and
- ◆ 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

8

Remodeling or Renovating a Home With Lead-Based Paint

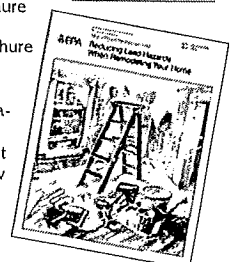
Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.

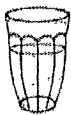


If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



9

Other Sources of Lead



While paint, dust, and soil are the most common sources of lead, other lead sources also exist.



- ◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- ◆ **Old painted toys and furniture.**
- ◆ **Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.**
- ◆ **Lead smelters** or other industries that release lead into the air.
- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- ◆ **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit www.epa.gov/lead and www.hud.gov/offices/lead/.

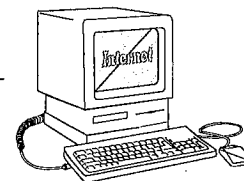


EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: www.cpsc.gov.



Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at www.epa.gov/lead or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

10

11

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center

Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center

Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center

Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development

Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

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U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
June 2003

12

13

Kramer & Kramer, Inc. Auctioneers - Realtors

RADON GAS and MOLD DISCLOSURE and RELEASE

Property 6908 Junction Rd College Station Oh 45803

Date Dec 9, 2011 Seller Callie Stark
-INDIVIDUALLY & ADMP

MOLD INSPECTION. Buyer acknowledges that mold contaminants or other microscopic organisms may exist in the property, of which the seller and the auction firm have not tested for nor do they have any reports. These contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. These conditions may be identified with a typical home inspection. Buyer is hereby advised to obtain a home inspection to better determine the condition of the property. In the event mold contamination is suspected, it is recommended that the buyer satisfy himself/herself as to the condition of the property by having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform such inspections may be found in the yellow pages or on the World Wide Web under microbial or mold inspections or environmental and ecological services. . Buyer is encouraged to obtain the services of a qualified and experienced professional to conduct inspections and tests prior to bidding on the property.

RADON GAS Buyer acknowledges that radon gas may exist in the property, of which neither the seller nor the auction firm is aware. Radon is an invisible and odorless gaseous radioactive element. Buyer is encouraged to obtain the services of a qualified and experienced professional to conduct inspections and tests regarding radon gas prior to bidding on the property.

RELEASE. Buyer acknowledges that the seller nor the auction firm are not qualified to inspect the property for mold contaminants or other microscopic organisms, or radon gas, or to make recommendations or determinations concerning possible health or safety issues resulting from the presence of mold contaminants or microscopic organisms or radon gas. Buyer hereby agrees to release, hold harmless and indemnify the seller and the auction firm, their officers, employees, agents, successors and assigns from any liability or expense whatsoever including attorneys' fees, against any claims of damage or injury due to the alleged presence of mold contaminants or microscopic organisms or radon gas in the property.

PROFESSIONAL ADVICE. Buyer acknowledges that he/she has read this radon gas and mold disclosure and release and fully understands its contents and significance. Buyer further understands that he/she has the right to discuss this radon gas and mold disclosure and release with any individual, and to the extent desired, he/she has availed himself/herself of this opportunity.

Buyer: _____ Date 12-9-11

Buyer: _____ Date 12-9-11

Kramer & Kramer, Inc.

Auctioneers – Realtor

420 N. Barron St. / PO Box 85 / Eaton, OH 45320

MEGAN'S LAW ADDENDUM TO PURCHASE CONTRACT

Effective July 1st, 1997, Ohio Law requires certain classes of sex offenders, most notably sexual predators and habitual sex offenders, as defined in O.R.C. 2950.01 (b)(E) to register with the appropriate county sheriff's office where this person will be residing. The sheriff's office is required to disclose the offender's address to certain classes of people. Due to the nature and sensitivity of the issue Kramer & Kramer, Inc., encourages purchasers to independently consult the sheriff's office regarding this issue.

Kramer & Kramer, Inc. does not warrant the accuracy of the information provided by the sheriff's office and does not maintain a list of sexual predators, and habitual sex offenders in the market areas we serve.

Please sign below as a receipt of this notification. This notification will become part of the purchase contract in this transaction.

Property Address: 6908 Junction Rd College Corner Oh
Auction Date: Fri Dec 9 2011

SELLERS:

✓ Cath A Park

Individually & Jointly

of John M. Parkers

Date

11-11-11

PURCHASERS:

12-9-11

Date

REAL ESTATE AUCTION



FRI. DEC. 9, 2011
11:01 AM

EATON, OH
6908 Junction Road

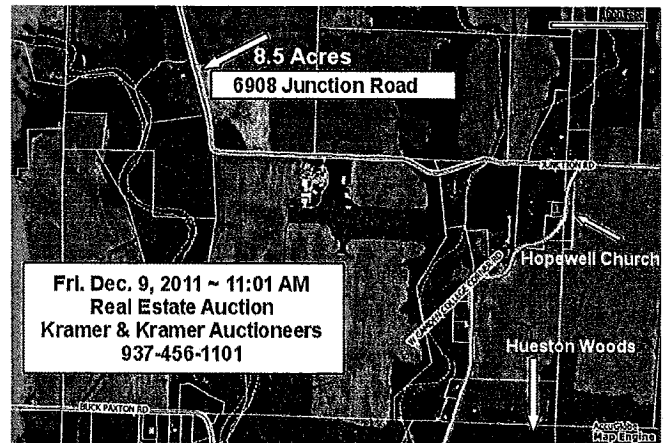
8.4 ACRE COUNTRY LOT & HOME

House & Barns Require Extensive Rehabbing or Demolition

\$20,000 Minimum Bid



8.4 Acres is located less than a mile from Historic Hopewell Church and Ohio State Park Hueston Woods. Situated Eaton Community Schools the location of this secluded lot makes it worth your look to Re-hab or Re-Build House & improvements. Location -Location if you like privacy limited road traffic, being close to nature and State Parks this site is for you. Drive by anytime, house open 1 - hour prior to Auction.



Eaton Schools – Hueston Woods – Hopewell Church

Selling to Settle Estate, this 8.478 Acre Tract is appraised at \$30,000 and must sell for at least 2/3 value, or \$20,000. House had well and septic system working in early 2011, but has been abandoned since spring. Land is great setting but building will require much work. Contact Kramer & Kramer Auctioneer & Realtor for detailed Bidders Information Packet with Terms & Conditions of Auction.

NOTE ~ Auction on site:

12 Miles SW of Eaton; 8 Miles North of Oxford; 1 Mile North of Hopewell Church and Hueston Woods. **Due to bridge work**, you must come to property from North off Rt 725, or from West, off the Fairhaven-College Corner Roads. (1) From Rt 725 & Rt 177, go west 1/2 mile on Rt 725, then south on Simpson Road to Junction Road, OR, (2) From Fairhaven - College Corner Road, 2 miles North of College Corner, go East on Junction Road. **PROPERTY LOCATION**, FROM: St Rt 732 and 725 Interchange, go South 2 miles on St Rt 732, then 1 mile West on Camden College Corner Road, bearing right onto Junction Road to 6908. Property sets on west side of road.



Charles D Hubler, Attorney At Law; Preble County Probate # 2011 1130A
Catherine A Parker, Individually & Administratrix of the Estate of
John M Parker, Deceased

www.kramerauctions.com

KRAMER & KRAMER INC.
AUCTIONEERS • REALTORS 1-937-456-1101 EATON, OHIO



PREBLE COUNTY, OHIO
COMPLAINT PROBATE COURT

NOV -7 AM 9:15

JUDGE

PROBATE COURT OF PREBLE COUNTY, OHIO

CATHERINE A. PARKER, Administratrix
of the Estate of John M. Parker
aka John Max Parker,
Deceased,

Case No. 20111130-A

Plaintiff.

vs.

JOURNAL ENTRY FINDING SALE
NECESSARY, DISPENSING WITH NEW
APPRAISEMENT, WAIVING ADDITIONAL
BOND AND ORDERING SALE

CATHERINE A. PARKER, et al.,

Defendants.

.....

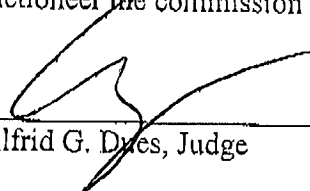
This cause came on to be heard upon the Complaint for authority to sell real estate of the above decedent, the Answer of the Guardian Ad Litem, Jill Hittle, as Guardian Ad Litem for Catherine J. Parker, Mary E. Parker and Richard H. Parker, minor children of the decedent, and the entry of appearance and consent to sale signed by Catherine A. Parker, defendant and Catherine A. Parker as mother and Natural Guardian of Catherine J. Parker, Mary E. Parker and Richard H. Parker, the minor children of the decedent.

The Court is satisfied that all necessary parties-defendants are properly before the Court and that the demand for relief ought to be, and it is hereby, granted; that an appraisalment of the real estate sought to be sold in this cause is contained in the Inventory required by Section 2115.02 (or 2111.14) of the Revised Code, at \$15,000.00. The value of the entire interest in said real estate is \$30,000.00.

The Court, therefore, dispenses with a new appraisalment.

The Court ORDERS the sale of such real estate, without bond.

The Court hereby authorizes the fiduciary to employ a real estate broker, or auctioneer, to assist her in selling the real estate described in the Complaint and, upon completion of said sale, to pay said broker or auctioneer the commission customary in the vicinity of said real estate.



Wilfrid G. Dyes, Judge

This instrument prepared by:
Charles D. Hubler/br

LAW OFFICES OF
CHARLES D. HUBLER
CO., L.P.A.
101 SOUTH BARRON STREET
P.O. BOX 349
BATON, OHIO 45320-0349

PREBLE COUNTY, OHIO
COMMON PLEAS COURT
PROBATE DIVISION

NOV -7 AM 9:15

WILFRID G. DUES
JUDGE

PROBATE COURT OF PREBLE COUNTY, OHIO

CATHERINE A. PARKER, Administratrix
of the Estate of John M. Parker
aka John Max Parker,
Deceased,

Case No. 2011130-A

Plaintiff.

vs.

JOURNAL ENTRY ORDERING
PUBLIC SALE

CATHERINE A. PARKER, et al.,

Defendants.

.....

The Court has heretofore dispensed with additional bond by the fiduciary.

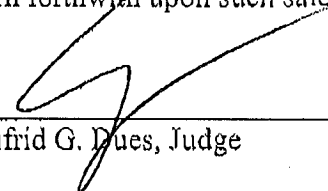
It is now ORDERED that the fiduciary sell the real estate described in the Complaint, either in whole or in parcels, at public auction, to be sold on the premises, on the 9th day of December, 2011 at 11:01 A.M.

The fiduciary must give notice of the time and place of the sale by advertisement at least three weeks successively in some newspaper published in the county where the lands are situated.

The real estate shall not be sold for less than two-thirds of the appraised value.

The terms of the sale and payment of the purchase money, either in whole or in part, shall be for cash.

Complainant if ORDERED to make return forthwith upon such sale.



Wilfrid G. Dues, Judge

This instrument prepared by:
Charles D. Hubler/br

LAW OFFICES OF
CHARLES D. HUBLER
CO., L.P.A.
201 SOUTH BARKON STREET
P.O. BOX 349
EATON, OHIO 45320-0349

FILED
PREBLE COUNTY, OHIO
COMMON PLEAS COURT
PROBATE DIVISION

PROBATE COURT PREBLE

COUNTY, OHIO

2011 NOV -8 AM 10:44

IN THE MATTER OF Estate of John M. Parker, deceased

Case No. 20111130-A

Docket _____

Page _____

ORDER OF PUBLIC SALE

Revised Code, Sec. 2127.29-.32

TO Catherine A. Parker

Greeting:

In obedience to an order and decree of the Court of Common Pleas, Probate Division, within and for said County, made this day, in a certain cause wherein you as Administratrix

_____ are Plaintiff - and

Catherine A. Parker, et al

et al., are Defendants, you are commanded to proceed according to law, to advertise and sell at Public Auction on the premises

("at the _____ door of the Court House" or on "the Premises at _____")

on the 9th day of December 2011, at 11:01 o'clock, A M., for not less

than two-thirds

the appraised value thereof, the following described premises, to wit:

* see attached exhibit "A"

Said Sale to be upon the following terms:

EXHIBIT "A"

Situated in the Northwest Quarter of Section Twenty-One (21), Township Six (6) North, Range One (1) East, Israel Township, Preble County, Ohio and being the West part of an original 145.87 acre tract of land as described in Official Deed Record Volume 247, Page 780 in the Office of the Preble County Recorder and being more particularly described as follows:

Commencing at an iron pin found for the Southeast corner of said Quarter and said tract, said pin located on the centerline of Junction Road; thence South 85° 56' 02" West, along the South line of said Quarter and said tract and following the center of said road, for a distance of 1084.27 feet to an iron pin set; thence North 15° 32' 32" West, continuing along the center of said road, for a distance of 162.74 feet to a railroad spike set at an angle point in said road; thence North 13° 00' 40" West, continuing along said road, for a distance of 218.07 feet to a railroad spike set for the TRUE POINT OF BEGINNING of the tract herein described, said spike witnessed by an iron pin set, South 78° 58' 49" West, for a distance of 29.14 feet;

Thence South 78° 58' 49" West, along a new division line across said tract, for a distance of 614.55 feet to a point in Four Mile Creek, being an angle point along the East line of a 40.049 acre tract of land as described in Official Deed Record Volume 70, Page 284;

Thence North 30° 36' 08" West, along the East line of the 40.049 acre tract and following the center of said creek, for a distance of 347.82 feet to an angle point in said line and said creek;

Thence along a new division line, following the approximate center of an existing open waterway, the following Seven (7) courses:

1. North 13° 26' 23" East, for a distance of 153.82 feet to an angle point in said waterway;
2. North 45° 11' 52" East, for a distance of 126.54 feet to an angle point in said waterway;
3. North 83° 46' 02" East, for a distance of 43.37 feet to an angle point in said waterway;
4. North 32° 51' 50" East, for a distance of 124.40 feet to an angle point in said waterway;
5. North 70° 19' 38" East, for a distance of 59.67 feet to an angle point in said waterway;
6. South 84° 01' 27" East, for a distance of 127.76 feet to an angle point in said waterway;
7. North 65° 15' 09" East, for a distance of 154.04 feet to a railroad spike set on the centerline of said Junction Road;

Thence South 20° 24' 46" East, following the centerline of said road, being a new division line, for a distance of 620.64 feet to a railroad spike set at an angle point in said road;

Thence South 13° 00' 40" East, continuing along the centerline of said road, being a new division line, for a distance of 20.00 feet to the point of beginning, containing 8.478 acres of land more or less and being subject to all legal easements and highways of record. Of the area described above, 0.429 acres are located within the right-of-way of said Junction Road, leaving a net area of 8.049 acres. Bearings are based on an assumed meridian and are used for angular measurements only. The description written above is the result of a field survey made in August of 2007 by Stephen A. Pope, Ohio Registered Land Surveyor #6761.

Property Address: 6908 Junction Road, College Corner, Ohio 45003

P.P.I.D. # E18-6121-100-00-001-002

Data For Parcel E18612110000001002

Base Data

Parcel:	E18612110000001002
Owner:	PARKER JOHN MAX & CATHERINE ANNA
Address:	6908 JUNCTION RD



[+] Map this property.

Mailing Address

Mailing Name:	PARKER JOHN MAX
Address:	6908 JUNCTION RD
City State Zip:	COLLEGE CORNER OH 45003

Geographic

City:	UNINCORPORATED
Township:	ISRAEL TOWNSHIP
School District:	EATON SD

Legal

Legal Description Line 1:	SW PT NW	Low Topography:	NO	Public Water Utilities:	NO
Legal Description Line 2:		Rolling Topography:	NO	Public Sewer Utilities:	NO
Legal Description Line 3:		Standard Topography:	YES	Public Gas Utilities:	NO
Land Use Code:	111 AGRICULTURAL CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	Paved Roads:	YES	Public Electric Utilities:	NO
Map Number:	E18-21-100	Gravel Roads:	NO	Private Water Utilities:	YES
Market Area:	E1800 ISRAEL TWP/EATON SD	Dirt Roads:	NO	Private Sewer Utilities:	YES
Acres:	8.4780	Sidewalks:	NO	Private Gas Utilities:	NO
Level Topography:	NO	Curbs:	NO	Private Electric Utilities:	NO
High Topography:	NO	Standard Roads:	NO	Standard Utilities:	YES

Data For Parcel E18612110000001002

Taxes are calculated based on valuations effective as of tax lien date of January 1, 2010. Second half Tax Bills are due on July 15, 2011. For questions regarding taxes please contact the Preble County Treasurer's office at 937-456-8140.

Tax Data

Parcel: E18612110000001002
 Owner: PARKER JOHN MAX & CATHERINE ANNA
 Address: 6908 JUNCTION RD



[+] Map this property.

Tax Year 2010 Payable 2011

Property Tax

	First Half	Second Half
Gross Property Tax:	\$556.66	\$556.66
Reduction:	(\$146.33)	(\$146.33)
10% Rollback:	(\$41.03)	(\$41.03)
2.5% Rollback:	(\$9.99)	(\$9.99)
Homestead Reduction:	\$0.00	\$0.00
Net General:	\$359.31	\$359.31
Special Assessments:	\$35.10	\$35.10
CAUV Recoupment:	\$0.00	\$0.00
Prior Interest:	\$0.00	\$0.00
General Delinquencies:	\$0.00	\$0.00
Special Delinquencies:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Adjustments:	\$0.00	\$0.00
Due:	\$394.41	\$394.41
First Half Carry-over:		\$0.00
Collected:	(\$394.41)	(\$394.41)
Collected After Due Date:		\$0.00
Balance:	\$0.00	\$0.00

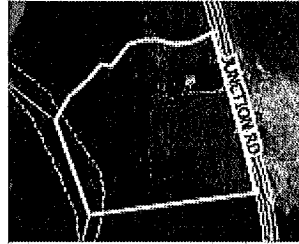
Special Assessments

	First Half	Second Half
Assessment:	1: 17-911-10-911 SYSTEM	
Project Name:	17-911-10-911 SYSTEM	

Data For Parcel E18612110000001002

Valuation Data

Parcel:	E18612110000001002
Owner:	PARKER JOHN MAX & CATHERINE ANNA
Address:	6908 JUNCTION RD



[+] Map this property.

Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$38,800.00	\$8,550.00
Improvements Value:	\$32,800.00	\$11,480.00
Total Value:	\$71,600.00	\$20,030.00
Taxable Value:	\$20,030.00	

Valuation History

Date	Tax Year	Reason	Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Assessed Land Value	Assessed Improvements Value	Assessed Total Value
8/1/2011	2011	REAPPRAISAL	\$38,800.00	\$32,800.00	\$71,600.00	\$8,570.00	\$11,480.00	\$20,050.00
11/14/2008	2008	TRI	\$34,200.00	\$40,700.00	\$74,900.00	\$5,770.00	\$14,250.00	\$20,020.00
3/5/2008	2008	MISC.	\$42,000.00	\$38,300.00	\$80,300.00	\$10,700.00	\$13,410.00	\$24,110.00

GIS parcel shapefile last updated 11/7/2011 4:46:36 AM.

CAMA database last updated 11/4/2011 11:52:32 PM.

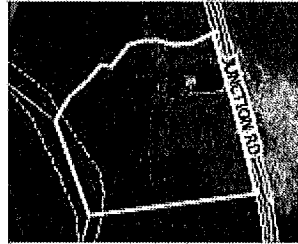
Data For Parcel E18612110000001002

Residential Data

Parcel:

Owner:

Address:



[+] Map this property.

Card of 1

Residential

Year Built:	<input type="text" value="1900"/>	Living Area:	<input type="text" value="1343"/>
Year Remodelled:	<input type="text"/>	Finished Basement Area:	<input type="text" value="0"/>
Grade:	<input type="text" value="D"/>	Air Conditioned Area:	<input type="text" value="0"/>
Condition:	<input type="text" value="A"/>	Unheated Area:	<input type="text" value="0"/>
Occupancy:	<input type="text" value="SINGLE FAMILY"/>	Total Rooms:	<input type="text" value="6"/>
Exterior:	<input type="text" value="ALUMINUM/VINYL"/>	Total Bedrooms:	<input type="text" value="3"/>
Roof Type:	<input type="text" value="GABLE"/>	Total Full Baths:	<input type="text" value="1"/>
Roof Material:	<input type="text" value="SHINGLES"/>	Total Half Baths:	<input type="text" value="0"/>
Value:	<input type="text" value="\$32,800.00"/>	Extra Plumbing Fixtures:	<input type="text" value="0"/>
Number of Stories:	<input type="text" value="1.25"/>		

Residential Detail

Floor	Area	Construction	Number of Rooms	Number of Bedrooms	Number of Full Baths	Number of Half Baths	Number of Fireplaces
1	1020	FR	6	3	1	0	0
.25	1292	FR	0	0	0	0	0
BSMT	510		0	0	0	0	0

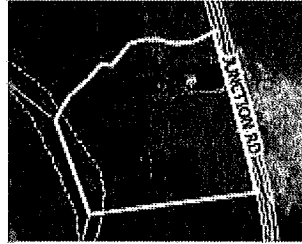
GIS parcel shapefile last updated 11/7/2011 4:46:36 AM.

CAMA database last updated 11/4/2011 11:52:32 PM.

Data For Parcel E18612110000001002

Sales Data

Parcel:	E18612110000001002
Owner:	PARKER JOHN MAX & CATHERINE ANNA
Address:	6908 JUNCTION RD



[+] Map this property.

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type	Valid Sale	Notes
6/16/2008	\$103,000.00	PARKER JOHN MAX & CATHERINE ANNA	779	WDC LB (1)	YES	RECORD: 275-1463 (HUNTINGTON NATIONAL BANK)
9/17/2007	\$0.00	COTTINGIM TODD E & JULIA A	1460	WDE LB (4)	NO	RECORD:

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