

DETAILED BIDDER'S PACKET No. _____

Real Estate Auction



465 W Staunton Road, Troy, OH

Monday, June 9, 2025 10:00 AM

The Consumer Guide to Agency Relationships is information provided to you in the process of selling or buying real estate and is included in the Bidder's Packet. We are required to have the signed portion of the Consumer Guide as a matter of record in our file.

I have received a copy of the "CONSUMER GUIDE TO AGENCY RELATIONSHIPS"

Name: _____

Address : _____

Phone: _____

Date: _____

**Jerry Stichter & Greg Taylor, Auctioneers
Associates of Garden Gate Realty, Inc.**

Jerry L. Stichter
Auctioneer – Appraiser – Realtor
2081 S. Greenlee Road, Troy, OH 45373
937-216-9878 jerry@stichterauctions.com
GARDEN GATE REALTY, INC.

Welcome:

We appreciate your interest in the Michael Burkholder real estate auction. For over 80 years only the three families have occupied 465 Staunton Rd. However, time dictates change, therefore an estate settlement requires seeking a new steward for this property.

The “Home on the Hill” has been the ideal choice in real estate throughout American history. You now have the opportunity to purchase a piece of that heritage with the auction of 465 W. Staunton Rd. Built in 1937, this one and half story brick home with two car detached garage is situated on 1.159 acres overlooking the Miami River and the heart of Troy. You will have a country size lot with city utilities where you can enjoy the many inner city and river corridor activities while being close to schools, sporting fields and recreational complexes.

With age, functional obsolescence dominates many things about this property, however, the recipe for fulfillment in purchasing real estate is a new vision that will serve you well in a location that fits your lifestyle. If the satisfaction of renovating an older home is a min-set you are willing to undertake, then you will view the one acre lot, fireplace with gas logs, partial hardwood flooring, plus renovations such as updated roof, HVAC, and recent master bathroom as stepping stones with which to begin your project.

The auction method of marketing allows one time to review the property, discuss the situation and develop a plan of action before your final decision on the day of the auction. The seller is seeking that ultimate consumer while giving all those interested the opportunity to be that person. I believe that this unique property with the potential that it offers is worth your investment of time and consideration. Let us take you through the steps to be a potential customer on auction day.

The auction ensures that every potential customer is included in the sale process. Fair market value will be established because the final bid will be a price at which the property will exchange hands between a willing buyer and willing seller, neither being under compulsion to buy or to sell and both having reasonable knowledge of the relevant facts. With the inclusion of a wide range of potential buyers, providing a market driven review of the home's value, the executor will have the peace of mind that the final bid is a representative solution to the estate settlement.

Thank you for your participation in this process.

Respectfully,

Jerry Stichter and Greg Taylor, Auctioneers
Associates of Garden Gate Realty

INTRODUCTION

Thank you for your interest in this real estate auction.

Jerry L. Stichter, CAI has been a licensed auctioneer in the state of Ohio since 1974 and a licensed real estate agent and REALTOR since 1977. He became a licensed broker in 1997. Jerry is a member of the National Auctioneers Association, Ohio Auctioneers Association and the National, State & Local Boards of Realtors earning numerous awards. He is a past member of the OAA Board of Directors and was inducted into the Ohio Auctioneers Hall of Fame in 2013. He is committed to the auction method of marketing and the benefits it provides to both buyer & seller.

DISCLAIMER & AGENCY DISCLOSURE

This Detailed Bidder's Information Packet is solely intended to provide interested parties with preliminary information only and is not a solicitation of offers and does not constitute an offer to sell. The delivery of this material to any person shall not create any agency relationship between such person and either Seller or Jerry Stichter, Auctioneer/Realtor or Garden Gate Realty, Inc.

The information included herein is believed to be correct, but it is not guaranteed. Some of the information furnished is from outside sources deemed to be reliable but is not certified as accurate by the Seller or "Auctioneer and/or Broker". All of the information contained herein is subject to corrections, errors and omissions, although neither Seller nor Auctioneer and/or Broker have an obligation to investigate or verify the truth or completeness of any information contained herein, nor does Seller or "Auctioneer and/or Broker" have any liability for failure to investigate such information.

The prospective purchaser, offeror, should make a bid based on the offeror's independent investigation of the property herein AND any representations made by the seller or any other party should not be relied upon in making a bid. Neither Seller nor Auctioneer and/or Broker make any representation or warranty, expressed or implied, verbal or written, with respect to the property herein, and the property is being sold in an "AS-IS, WITH ALL FAULTS" condition except as specifically stated in the Real Estate Purchase Agreement.

Prospective purchasers are further encouraged to conduct a personal inspection of the property in order to perform the due-diligence necessary to make a well-informed purchasing decision.

Jerry L. Stichter, Auctioneer/Realtor, Broker Associate of Garden Gate Realty, Inc. represents the seller in the sale of this property.



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Garden Gate Realty, Inc.

1304 W. Main Street, Troy, OH 45373



We are pleased you have selected Garden Gate Realty, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Garden Gate Realty, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

**** Real Estate at Auction**

Auctioneer/Real Estate Agent represents the seller.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Garden Gate Realty, Inc.

Garden Gate Realty, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Garden Gate Realty, Inc. and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Garden Gate Realty, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Garden Gate Realty, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Garden Gate Realty, Inc. has listed. In that instance Garden Gate Realty, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When Garden Gate Realty, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Garden Gate Realty, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Garden Gate Realty, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Garden Gate Realty, Inc. will be representing your interests. When acting as a buyer's agent, Garden Gate Realty, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. **Because it is important that you have this information Ohio law requires that we ask you to sign, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.**

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us



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: 465 West Staunton Road, Troy, OH 45373

Buyer(s): _____

Seller(s): Estate of Michael Burkholder by NATC, Executor

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 principal 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) Jerry Stichter and real estate brokerage Garden Gate Realty will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of
this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential
information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a
personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- ☒ represent only the (check one) ☒ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to
represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

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

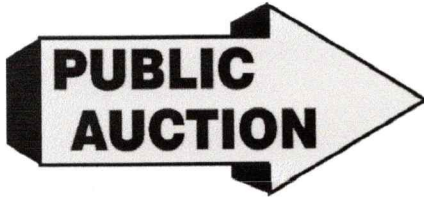
BUYER/TENANT DATE

SELLER/LANDLORD DATE

BUYER/TENANT DATE

SELLER/LANDLORD DATE

Burkholder



**Real Estate at Auction
One & Half Story Brick Home
Unique 1.159 Acre City Lot**

**TROY, OHIO
465 W. Staunton Road**

From I-75, take Exit 74, east on Rt 41 (Main Street), then north on Adams St at Kettering Hospital to Hobart Arena & then east on Staunton Rd to sale site.

Monday, June 9, 2025

Time: 10:00 AM

REAL ESTATE: Located in the City of Troy, this 1937, one & a half story brick residence on a 1.159 acre lot offers you the opportunity to live an urban lifestyle on a country size parcel. Contemporary is not the word here, however "transformable" is. The most recent updates are the roof, replacement windows, gas furnace w/ central air and a new master bathroom. The rest will be up to you. This 2,094 sqft home features an entry w/ curved staircase, living room w/ fireplace, hardwood flooring, 3 bedrooms, 2 ½ bathrooms, family room w/ wood burning stove, dining room, built-ins and peculiarities, plus a basement. This old house needs renovation but you will own the view over-looking the Miami River corridor & the heart of the city topped off by the Miami County Courthouse rotunda. There is a double entrance, curb-edged drive up the hill to the home & the two car detached garage. Each customer's list of possibilities will be different, The property may have had an eccentric past, but your vision will give it a bright future. Start you planning today, so you will know if this is the right property for you.



**OPEN HOUSE: Sunday, May 18 ~ 1:00 to 3:00 PM
Thursday, May 22 ~ 5:00 to 7:00 PM**

Although not your typical home or location, this is a property whose character offers the richness of the past and the opportunity to remain appealing well into the future. We would be glad to provide access and assistance as you make plans to become a ready, willing and able purchaser. ion.

Miami Co. Parcel ID: D08-097860
Yearly Real Estate Taxes: \$2,622.88
Approx Sq Ft 2,094

TERMS: Offered with reserve, with Fifteen Thousand Dollars down the day of the sale and the balance due within 30 days. **NOTE:** An auction transaction simply means that you have time to plan your purchase & understand exactly what it takes to become the new owner. The motivated estate is now bringing this property to market via the auction method whereby all are invited to participate and in concert reach a viable selling price on June 9th.

Photos and details at www.stichterauctions.com

Estate of Michael Burkholder
Miami County Probate Case No. 2023-1454
National Advisors Trust Company, Executor
Jerry Stichter & Greg Taylor, Auctioneers
Garden Gate Realty, Troy, Ohio
Phone: 937-216-9878 or 937- 572- 9542

BIDDING PROCEDURES YOU WILL WANT TO KEEP IN MIND

The following information is presented to assist you in participating in the real estate auction at 465 W Staunton Road, Troy, Ohio.

1. Registration is required at all inspections and at the auction.
2. A negotiable check is required to bid. If you are the successful bidder, you will remit down-payment funds to Garden Gate Realty, Inc. to be held in escrow until closing. These funds are non-refundable. **AUCTION: MONDAY, JUNE 9, 2025 AT 10:00 AM. Earnest Money Down-Payment day of auction is Fifteen Thousand Dollars (\$15,000). Closing on the property is to be within 30 days or before JULY 9, 2025. Real Estate is being sold at AUCTION WITH RESERVE.**
3. All bidding is open and public. You must be a **READY, WILLING & ABLE** purchaser with the desire to purchase the property, complete all requirements to the transaction and close within the time stated. **NOTE: This property is NOT being sold "Subject to Financing."** This means that before you bid at the auction, you should 1) Have enough cash reserves to close at the purchase price, OR 2) Have pre-arranged financing where both you, the purchaser AND the property in its "**AS IS – WHERE IS**" status are approved by your lender. *If you do not have the cash, or if you are not sure that you and/or the property qualify for financing, it is recommended that you do not bid.* It is your responsibility to make your bids known to the auctioneer by raising your hand or simply saying yes out loud as the auctioneer calls for bids.
This is a **One-Day Only Opportunity**. Do not lose the property for lack of preparation.
4. Immediately upon the conclusion of the bidding of real estate the high bidder/purchaser will be required to deposit their check as the non-refundable down-payment and sign the purchase contract & other documents.
5. **BE SURE TO READ THE PURCHASE CONTRACT AND ALL OTHER DOCUMENTS COMPLETELY BEFORE THE AUCTION.**
6. The property is being sold in its existing condition, "**AS IS & WHERE IS**", as described in the Purchase Contract. You will be responsible for inspecting the property as to location, value, condition and potential possibilities. You will be making your offer based upon your best value judgment. We invite you to return and re-inspect the property as we get closer to the auction to evaluate its condition, location and legal description. You may seek evaluations by other professionals concerning this property. We want you to be a well-informed purchaser. Please call **Jerry Stichter, Auctioneer** to set up an appointment.
7. You are guaranteed clear title to the property, subject to permitted exceptions. A formal, professional closing is a necessity and the cost of that closing will be paid by the purchaser.
8. ***Jerry L. Stichter, Auctioneer/Realtor and Greg Taylor, Auctioneer/Realtor represent the Seller in the sale of this property.***

Thank you for your interest in this Real Estate Auction. There can only be one purchaser. Auction marketing allows you to participate competitively on equal terms, do your research, make your plans and be prepared to purchase as this property will soon have a new owner. **GOOD LUCK!**

INFORMATION SHEET for

465 W. Staunton Rd, Troy, Ohio

You will have a view of the many highlights of Troy on a wooded 1.159 acre lot w/ city utilities.

NOTES regarding this property:

- Situated in the City of Troy
- Troy Public Schools
- Older replacement windows, unknown, not all perfect
- Gas furnace w/ central air, circa 2017
- City Utilities
- Two car detached garage
- Roof - Post 2020 tornado
- Lot Size 1.159 Acres

In Lot 100'x507'

Parcel: D08-097860

Approx Sq Feet 2,094 per assessor's record

Yearly Taxes \$2,622.88 includes assessments

Year Built for Home - 1937

Year Built for Garage - 1947

Lot Size 1.159 Acres

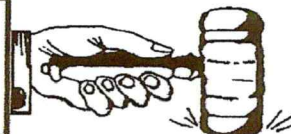
Troy, Ohio 45373

Room Size	Room	Level	Notes
8x12	Entry	1	Curved staircase & central access to first floor rooms
15x21	Living Room	1	Hardwood flooring, gas log fireplace, built-ins, glass pane door to patio area & rear yard of home
11x22	Family Room	1	Open to kitchen, 2 exterior doors, stove & built-ins
9x11	Kitchen	1	Window at sink facing street view, dated & in need of renovation
9x13	Dining Room	1	Between entry & kitchen, more likely office or multi-purpose space
12'6"x 13	Master Bedroom	1	Double closets, built-ins, this room is a frame, mid 60's addition
6x7	Master Bathroom	1	Recently renovated w/ new step-in shower & vanity,, vinyl floor
4'6"x5'	Hall Bath	1	Centrally located, linen storage
	Landing	2	Open space w/ built-in & access to all 2 nd level rooms
12'8"x20'9"	West Bedroom	2	Dormer window w/ street view, 2 large closets, hardwood floor
11'8"x12'8"	SE Bedroom	2	Dormer window w/ street view, 2 added closets, hardwood floor
9x10	NE Hobby room	2	Hardwood floor, 5 ft door to attic, nice window view of rear yard
21x21	Basement	LL	Concrete Floor, Poured wall foundation, crawl space, Irregular
	Front Porch	1	Small circular style w/ columns & brick pavers
24x24	Garage		Detached w/ 2 overhead doors, openers, woodburning stove
NOTE	Ceiling heights	1-2	Level one: 8 feet. Level two: 7 feet & slanted sides in places.
NOTE	Flood Plain		This property has a Miami Conservancy tax assessment, \$534.26 / year

Offered at Auction on
MONDAY, JUNE 9 at 10:00 AM



JERRY STICHTER
AUCTIONEER
REALTOR - APPRAISER



Jerry Stichter Broker Associate of Garden Gate Realty

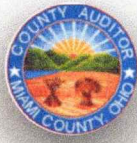


937-216-9878

www.stichterauctions.com



D08-097860



Matthew W. Gearhardt

County Auditor

Miami County, Ohio

www.miamicountyohioauditor.gov

4/13/2025

MOST RECENT PHOTO



D08097860 05/26/2007

LEGAL

OWNER	BURKHOLDER MICHAEL P		
ADDRESS	465 STAUNTON RD		
DESCRIPTION	IN LOT 9389		
SCHOOL DIST	TROY CSD	TAX DIST	D08
ACREAGE	1.1590		

VALUATION

	APPRAISED	ASSESSED
LAND	\$38,100.00	\$13,340.00
IMPROVEMENTS	\$148,200.00	\$51,870.00
CAUV	\$0.00	\$0.00
TOTAL	\$186,300.00	\$65,210.00

TAXES

TAXABLE VALUE	\$65,210.00
ROLLBACKS	Homestead & Owner Occupied
HALF (1ST / 2ND)	\$1,311.44 / \$1,311.44
YEAR (TOTAL / BALANCE)	\$2,622.88 / \$1,311.44

SPECIAL ASSESSMENTS

COUNT	2
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$534.26 / \$267.13

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
10/4/2002	BURKHOLDER MICHAEL P	STAR BANK N A TRUSTEE	1	\$0.00	NO
9/13/2002	STAR BANK N A TRUSTEE	**PARCEL RE-PLATTED	7	\$0.00	YES
9/13/2002	**PARCEL RE-PLATTED	STAR BANK N A TRUSTEE	7	\$0.00	YES
2/11/1994	STAR BANK N A TRUSTEE	UNKNOWN	1	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	100	507	1.1639	0	\$38,120.00

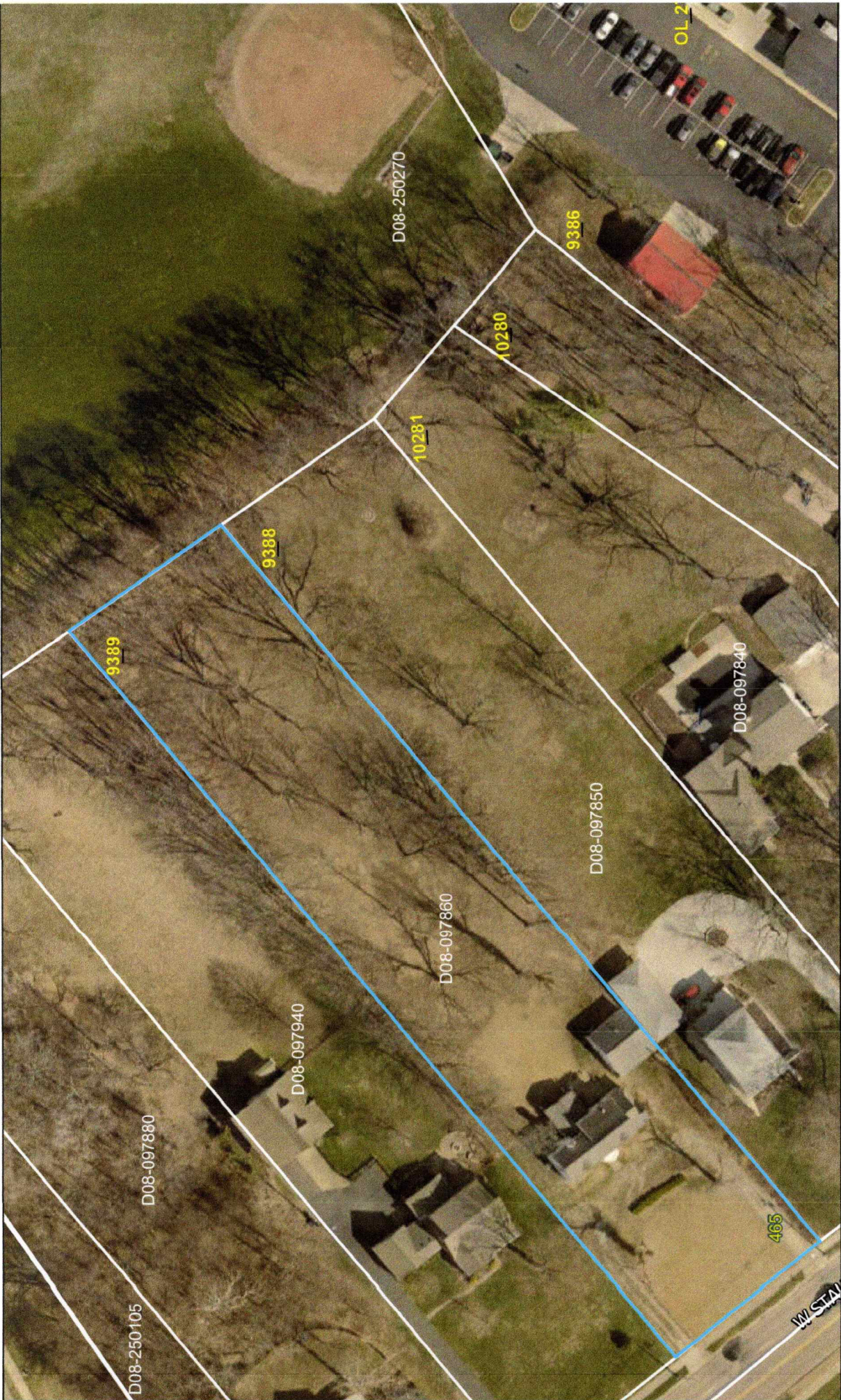
IMPROVEMENTS

DESCRIPTION	BUILT	DIMS	VALUE
Det Conc Blk Garage	1947	24x24	\$8,200.00

RESIDENTIAL

Building (CARD: 1)	Conventional BUILT 1937	Baths (Full / Half)	2 / 0
Area	2,094 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Finished / Total)	Pt Basement / 0 sqft/ 940 sqft	Stories	1.5
Heat Full Type	Base	Heat/Cool	Central
External Wall	Brick	Fireplace Stacks	1

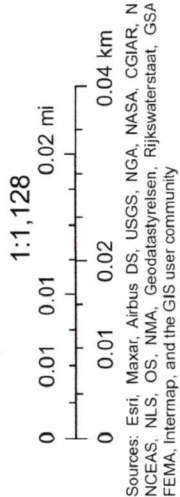
Miami County OH



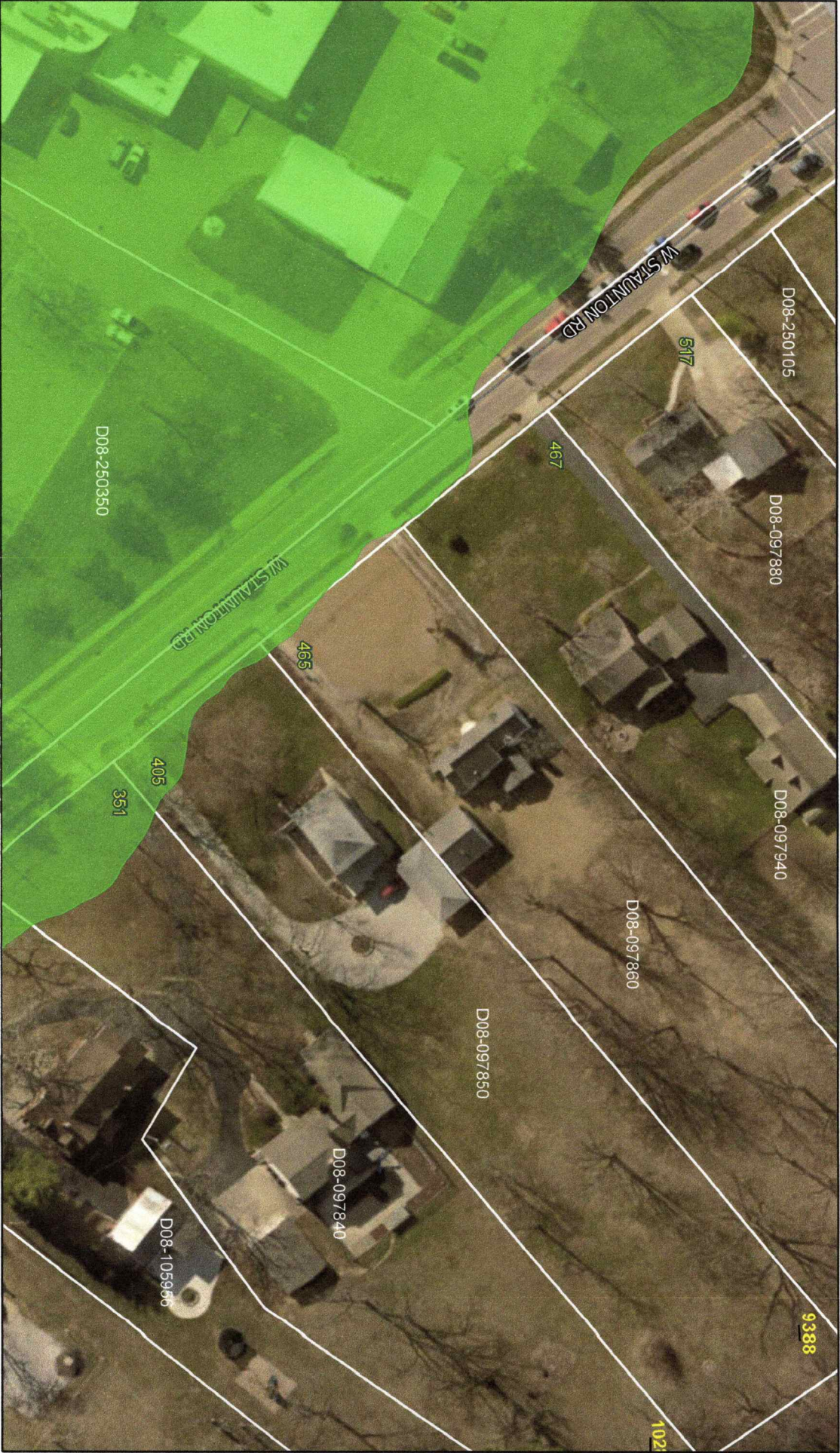
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Parcels

Lot Numbers



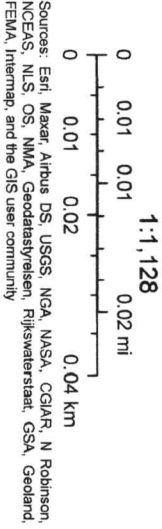
Miami County OH



5/10/2025, 11:12:51 AM

Parcels Flood Map

Lot Numbers  AREA WITH REDUCED FLOOD RISK DUE TO LEVEE



Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form

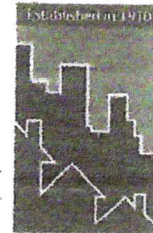
To Be Completed By Owner

Property Address:

465 West Staunton Road, Troy, OH 45373

Owner's Name(s):

Estate of Michael Burkholder, National Advisor Trust Company, Executor



OHIO
ASSOCIATION
OF REALTORS

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☐ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☐ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☒ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☐ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner:

Michael Burkholder, AIP+TD

Date:

5/5/2025

Owner:

Date:

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer:

Date:

Date:

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

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

Property Address 465 W. Stanton Rd.
Troy, OH 45323

Seller's Disclosure

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

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

☒ (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 (initial (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

- (c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

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

- (e) Purchaser has (initial (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.


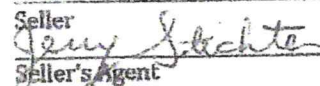
Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) _____ Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

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	Date	Purchaser	Date
Seller	Date	Purchaser	Date
	Date	Purchaser's Agent ¹	Date
Seller's Agent	Date	Purchaser's Agent ¹	Date

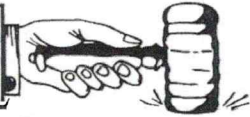
Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

REAL ESTATE PURCHASE CONTRACT

AUCTIONEER
JERRY L. STICHTER, CAI
REALTOR APPRAISER



Garden Gate Realty, Inc.

• Troy, Ohio 45373
937-335-2522

TROY, Ohio, JUNE 9, 2025

To: ESTATE OF MICHAEL P. BURKHOLDER, NATIONAL ADVISORS TRUST CO., EXECUTOR
(Owner(s) of property)

I/We hereby agree to purchase the real estate known as 465 STAUNTON ROAD PARCEL D08-097860

TROY County of MIAMI State of OHIO
and pay as the purchase price therefor, the sum of to be determined
SELLING AT AUCTION WITH RESERVE (\$) Dollars and herewith deposit with

Jerry L. Stichter, Auctioneer / Garden Gate Realty, Inc. Broker earnest money in the sum of
FIFTEEN THOUSAND DOLLARS (\$) Dollars to be held in trust

as agent of seller and Further Conditions as hereinafter set forth. The balance of the purchase price to be paid in cash upon delivery of deed.

Seller shall deliver to Purchaser a recordable deed with release of dower and transferable legal description conveying subject Real Estate free and clear of all encumbrances excepting and subject to all legal highways, applicable zoning ordinances, restrictions and easements of record, rights of tenants in possession, any mortgages or other liens assumed by Purchaser as part of this purchase price, and the next succeeding installment of taxes and assessments.

Make deed to:

If the Seller's title is found to be defective and such defect cannot be remedied within 30 days, then at the option of the Purchaser, all funds and documents shall be returned to parties depositing then and this contract shall be null and void as between Seller and Purchaser, except that any Broker's right to commission shall not be affected thereby.

Further Conditions: REAL ESTATE AND IMPROVEMENTS SOLD AT PUBLIC AUCTION IN "WHERE IS AND AS IS" CONDITION
WITH NO CONTINGENCIES CONCERNING FINANCING OR INSPECTIONS. THIS IS TO BE TREATED AS A CASH OFFER.
PURCHASER WILL FORFEIT EARNEST MONEY DOWNPAYMENT TO SELLER SHOULD PURCHASER FAIL TO CLOSE ON
THE PROPERTY.

Unless otherwise specified, all equipment, fixtures, or Improvements attached to said real estate in any manner shall be transferred with said real estate. Rents to be pro-rated to date of closing, or, buyer(s) will receive rent payments beginning NOT APPLICABLE

Insurance to be pro-rated or cancelled as of date of closing. Possession to be given AT CLOSING

The real estate taxes WILL BE PRORATED TO DATE OF CLOSING USING SHORT PRORATION METHOD.

This offer to purchase shall be treated as made to the owner of sold property and shall remain open for acceptance until 12:00 noon

JUN 10, 2025; and if not accepted the earnest money deposit is to be refunded. If accepted the earnest money deposit shall be forfeited if the buyer(s) fail to complete the purchase by the closing date contained herein.

The undersigned has personally inspected the said property as to location, value, condition and earnings, and this offer to purchase is based on said inspection. This transaction will be closed within 30 days after the acceptance of this offer, JUL 10, 2025. Any extension of possession and/or occupancy of premises by Seller after above date shall require prior agreement in writing by all parties hereto and the Seller to pay Purchaser per diem for the use and occupancy the amount of one thirtieth of one percent (1/30%) of the purchase price for each day of extension.

If any buildings or other improvements on the subject premises are substantially damaged or destroyed prior to the delivery of the deed to the Purchaser, then the said Purchaser shall have the option of accepting the proceeds of any insurance payable as a result of such damage or destruction or of terminating this contract, in which latter case, all funds and documents shall be returned to the parties depositing them. Such option must be exercised within 10 days after Seller has notified Purchaser of such damage or destruction. Seller shall insure the property against all risks until closing.

The parties hereto agree that **GARDEN GATE REALTY, INC.**, or its agents have made no representations or statements concerning herein described property and the condition of same other than that which is included in this contract upon which parties hereto have relied. Further, the parties hereto agree to save **GARDEN GATE REALTY, INC.** and its agents harmless from any liability resulting from any misrepresentations made by the parties hereto, and from any failure of any party hereto in carrying out any obligation hereunder to any other party.

(Purchaser) This is a legally binding contract. If provisions are not understood, legal advice should be obtained. (Address) (Phone)
(Purchaser) (Address) (Phone)

I/We hereby accept the above offer to purchase, this _____ day of _____ and agree, promise and bind myself/ourselves to fully comply with same according to the terms and conditions thereof and pay auctioneer/auction company the commission of _____ % as heretofore agreed upon.

(Owner) (Address) (Phone)
(Owner) (Address) (Phone)



Auctioneer: **JERRY STICHTER, AUCTIONEER 937-216-9878**
Broker/Associate of Garden Gate Realty, Inc.



BIDDER REGISTRATION AND CERTIFICATION

Auction: Monday, June 9, 2025 at 10:00 AM

Property: 465 W Staunton Road, Troy, Ohio

Owner: Estate of Michael Burkholder

Selling at **AUCTION with RESERVE**

By registering for a bid number at this real estate auction, I hereby certify the following:

1. I have received a bidder's packet of pertinent real estate auction information.
2. I have read the bidder's packet and agree to participate in the auction under the terms set forth.
3. I acknowledge that Jerry Stichter, Auctioneer-Realtor is representing the Seller.
4. I certify that I have sufficient US funds to meet the earnest money down payment requirements called for in the terms of this transaction. **(Fifteen Thousand Dollars \$15,000) ****
5. I have fully examined the purchase contract and fully understand that the conditions there-in are those of a legally binding contract which both parties are obligated to fulfill.
6. I understand that I am purchasing this real estate at auction in "Where Is and As Is Condition" and that my bid is treated as a CASH offer with NO contingencies concerning financing or inspections.
7. Announcements made at the time of the auction from the podium take precedence over all printed material. Conduct of the auction and increments of bidding are at the discretion of the auctioneer.
8. I understand and agree that if I am the successful bidder, I will sign the Purchase Contract, Agency Disclosure forms, Residential Property Disclosure forms, Lead Based Paint form as well as any others required to by the State of Ohio Department of Commerce.
9. I agree that if I am the successful bidder, I will turn over the required Earnest Money Deposit to be placed in Garden Gate Realty, Inc. Escrow Account as an earnest money down payment that will be held until the date of closing.

*****10. I understand that if I fail to complete this transaction by the contract date, the Earnest Money Deposit will be forfeited to the seller.*** Initial

Signature of Registrant: _____

Address: _____

City, State & Zip Code: _____

Phone: _____

Name or Names to appear on Deed and manner in which you would like to take title: (Please Print)

