



SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT " _____ "



FORT REALTY

2018 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for Property known as or located at:

Brown Circle, Hartwell Georgia 30643

This Statement contains Seller's disclosures to Buyer regarding the present condition of the Property, certain past repairs and the history of the Property.

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property (which, unless otherwise noted, shall include the improvements thereon);
- (2) leave no question unanswered;
- (3) answer all questions fully and accurately based upon the best knowledge and belief of all Sellers in the Lot/Land Purchase and Sale Agreement;
- (4) fully explain in the Additional Explanations paragraph any questions to which the answer is "yes" or "don't know" referencing the number of the question for which the additional explanation is being given; and
- (5) promptly revise the Statement and provide a copy of the same to the Buyer and any Broker involved in the transaction if prior to closing there are any material changes in the answers to any of the questions.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. The answers of Seller below should not be a substitute for Buyer conducting a careful, independent evaluation of the Property. Caveat emptor or buyer beware is the law in Georgia. Buyer is expected to use reasonable care to identify defects in the Property and satisfy herself or himself that the Property is suitable for Buyer's needs and purposes. If an independent evaluation of the Property reveals potential problems or areas of concern that would cause a reasonable buyer to investigate further, Buyer may not have legal recourse if Buyer fails to investigate further.

C. DISCLOSURES.

| | Yes | No | Don't Know |
|---|-----|-----|-------------|
| 1. OCCUPANCY: | | | |
| (a) Is the Property vacant? If yes, how long has it been since Seller occupied the Property? _____ | | N/A | |
| (b) Is the Property or any portion thereof leased? | | ✓ | |
| 2. COVENANTS, FEES AND ASSESSMENTS: | | | |
| (a) Is the Property subject to a recorded Declaration of Covenants, Conditions and Restrictions ("CC&Rs") or other similar restrictions? | | ✓ | |
| (b) Is the Property part of a condominium or community in which there is a homeowners' association? [IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123]. | | ✓ | |
| 3. THE PROPERTY: | | | |
| (a) How many acres are in Property? _____ | | | 1.004 |
| (b) What is the current zoning of Property? _____ | | | Residential |
| (c) Will conveyance of Property exclude any mineral, oil and timber rights? | | ✓ | |
| (d) Are there any governmental allotments committed? | | | |
| (e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber? | ✓ | | |
| 4. SOIL, TREES, SHRUBS AND BOUNDARIES: | | | |
| (a) Is there any fill dirt on Property? | | ✓ | |
| (b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)? | | ✓ | |
| (c) Is there now or has there ever been any visible soil settlement or movement? | | ✓ | |
| (d) Is any part of Property located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year? | | ✓ | ✓ |
| (e) Are there any drainage or flooding problems on Property? | | ✓ | |
| (f) Are there any diseased or dead trees? | | ✓ | |
| (g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner? | | ✓ | |

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Yes No Don't Know

5. TOXIC SUBSTANCES:

- (a) Are there any underground tanks or toxic or hazardous substances such as asbestos? Yes No Don't Know
- (b) Has Property ever been tested for radon or any other environmental contaminates? Yes No Don't Know

6. OTHER MATTERS:

- (a) Have there been any inspections in the past year?
If yes, by whom and of what type? _____ Yes No Don't Know
- (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? Yes No Don't Know
- (c) Have you received notices by governmental or quasi-governmental agency affecting Property? Yes No Don't Know
- (d) Are there any existing or threatened legal actions affecting Property? Yes No Don't Know
- (e) Is there any system or item on Property which is leased or which has a fee associated with its use? Yes No Don't Know
- (f) Are there any private or undedicated roadways for which owner may have financial responsibility? Yes No Don't Know
- (g) If Property is served by well water, is the well on Property? Yes No Don't Know
- (h) Has the Property been enrolled in a Conservation Use Program?
If yes, when was the Property enrolled? _____ Yes No Don't Know
- (i) Are there any other latent or hidden defects that have not otherwise been disclosed? Yes No Don't Know

7. AGRICULTURAL DISCLOSURE:

Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No Don't Know

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

8. UTILITIES:

Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property. [The utilities listed below that are not checked do not serve Property.]

- Electricity
- Natural Gas
- Telephone
- Cable Television
- Garbage Collection
- Public Sewer
- Public Water
- Private/Well Water
- Shared Well Water
- Other _____

9. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES": [Explanations should reference the number of the question for which more detailed information is being provided.]

Additional pages are or are not attached.

SELLER'S REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: Christopher A. Groehl

Date: 1/28/18

Seller: _____

Date: _____

Additional Signature Page (F149) is is not attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's Lot/Land Property Disclosure Statement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Additional Signature Page (F149) is is not attached.

FILED IN OFFICE
HART COUNTY COURT

516 84-85
7-18-2005

2005 JUL 19 AM 10:02

Conrad Brown
CLERK

Return Recorded Document to:
ANDERSEN, TATE, MAHAFFEY & MCGARITY, P.C.
6650 SUGARLOAF PARKWAY, SUITE 800, DULUTH, GEORGIA 30097

HART County, Georgia
Real Estate Transfer Tax
Paid \$ 150.00
Date 7-18-2005
Conrad Brown
Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

File #: 05-5279H

This Indenture made this 14th day of July, 2005, between S. ANDREW SULLIVAN and DONNA B. SULLIVAN, of the County of GWINNETT, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHRISTOPHER GOECKEL, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1119TH GMD OF HART COUNTY, GEORGIA, BEING LOT A, AS PER PLAT RECORDED IN PLAT BOOK 2J, PAGE 8, HART COUNTRY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

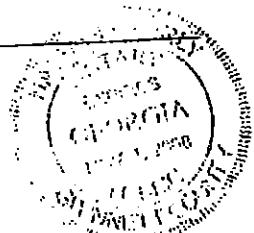
This Deed is given subject to all easements and restrictions of record, if any, and those restrictions and covenants as set forth in exhibit "A" attached hereto and made a part hereof.
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set granlor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Wm L Manley
Witness
[Signature]
Notary Public



S. Andrew Sullivan
S. ANDREW SULLIVAN
BY: *Donna B Sullivan* HIS ATTORNEY IN FACT
Donna B Sullivan (Seal)
DONNA B. SULLIVAN

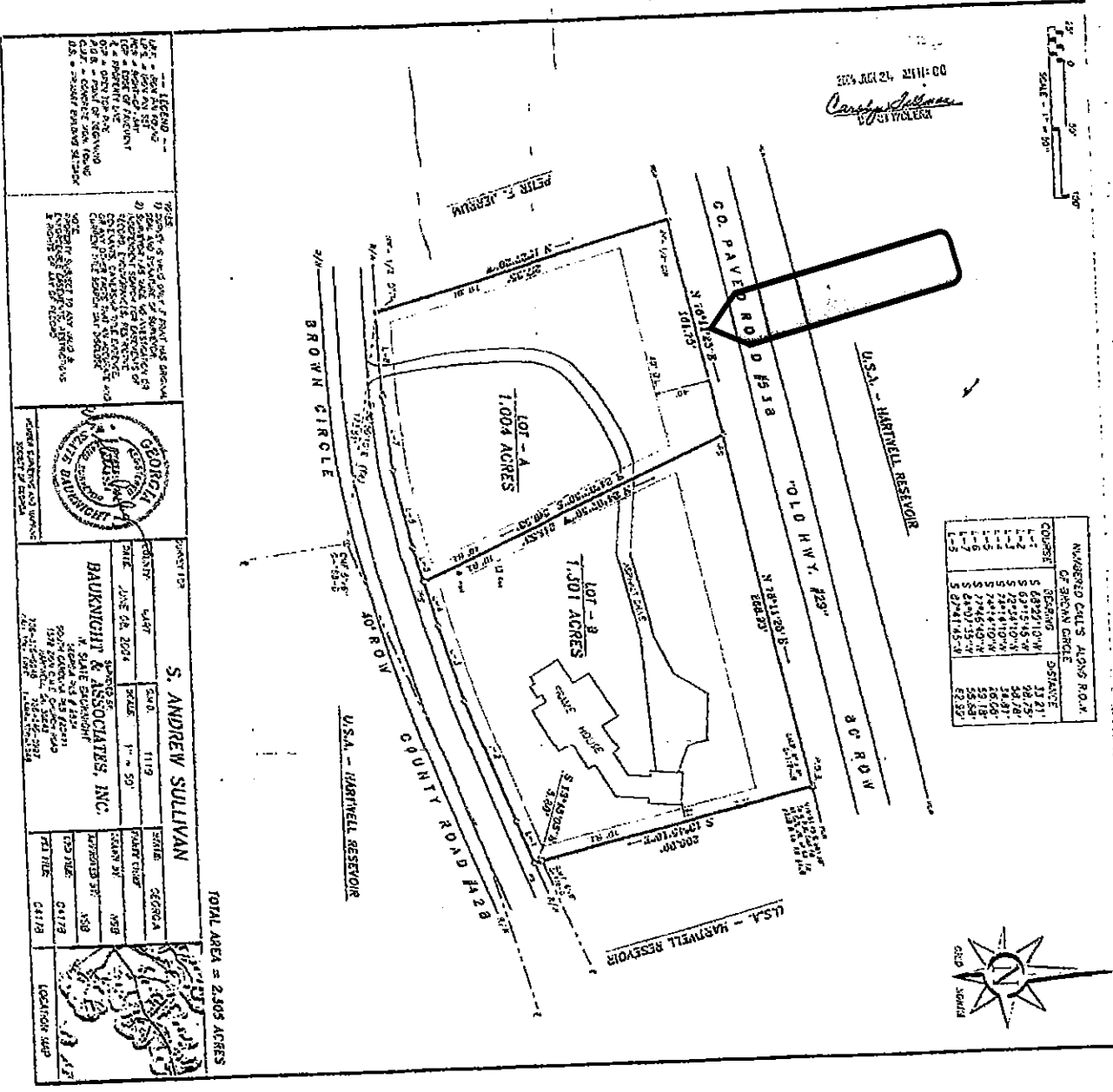
EXHIBIT "A"

177 Brown Circle (lot restrictions and protective covenants)

1. The lot shall be used exclusively for a single family residence and dwelling having not less than 2000 square feet of heated floor space in the main residence structure. Nothing herein shall, however, prohibit the construction of unattached garages and outbuildings, provided that are constructed in compliance with these protective covenants.
2. No mobile homes, trailers, campers, recreational vehicles, tents or shacks shall be permitted on the lot for residence purposes, except that tents, campers and RV vehicles may be used on a temporary basis by the owners of the lot and their immediate family members, but for no more than two consecutive weeks in any one year, and same shall be removed from the lot at the end of each use thereof. However, once a permanent residence or dwelling has been constructed on the lot, then recreational vehicles, travel trailers, and campers may be stored on such lot by the owners of the lot or their immediate family members, but said recreational vehicles, camper trailers, and campers shall not be used for residence purposes.
3. No old houses or structures or parts thereof may be moved onto or erected on said lot, nor may houses or other structures be constructed of concrete blocks, except that basements and foundations may be constructed of concrete blocks, but any such concrete blocks shall be covered by brick veneer, wood, stucco, or other veneer material (other than paint), in order to conceal said concrete blocks from external view.
4. No chain link fences nor visible clothes or laundry lines may be located on the lot.
5. All construction on primary residence and dwellings must be completed within 18 months from the initial start of construction on primary residence and dwellings.
6. No dog kennels or animal runs may be erected or located on the lot.
7. No visible business or commercial activity shall be conducted on the lot.
8. No horses, cattle, livestock, fowl, poultry or swine shall be kept on the lot.
9. No commercial signs, billboards or advertisements may be placed or erected on the lot, except for real estate signs offering to sell lot or primary residence or to rent dwellings therein, however, any such sign shall be no larger than three (3) square feet in surface area.
10. While utilities to the lot may be run overhead and aboveground along the lot road right of way shown on said plat, any and all telephone lines, electric transmission lines, television and cable lines, and any and all other utilities upon the lot shall be buried underground.
11. No residence, dwelling, garage, outbuilding or other structure may be located within twenty (20) feet of the common property lines or lines of any adjoining lot or other property owned by the undersigned.



100% JUL 21, 1911: 60
Carroll Sullivan
 REGISTERED SURVEYOR



NUMBERED CATCH BASINS ROW
 of SPRAIN GUTTER

| COMPOSITE | SECTION | DIAMETER |
|-----------|------------|----------|
| L-1 | 5 6832710W | 36.31 |
| L-2 | 5 9711110W | 36.31 |
| L-3 | 5 5411110W | 36.31 |
| L-4 | 5 7441110W | 36.31 |
| L-5 | 5 7744110W | 36.31 |
| L-6 | 5 2744110W | 36.31 |
| L-7 | 5 6744110W | 36.31 |
| L-8 | 5 6744110W | 36.31 |

LEGEND
 --- BOUNDARY ---
 --- LOT ---
 --- ROAD ---
 --- RESERVOIR ---
 --- BUILDING ---
 --- FENCE ---
 --- EASEMENT ---
 --- CORNER ---
 --- CENTER LINE ---
 --- CENTER POINT ---
 --- CENTER POINT MARK ---
 --- CENTER POINT MARK ---



S. ANDREW SULLIVAN
 COUNTY CLERK
 JUN 24, 2024
BAURNGRUBER & ASSOCIATES, INC.
 1000 CANTON ST. #200
 1000 CANTON ST. #200
 1000 CANTON ST. #200

| DATE | SCALE | PROJECT NO. | DATE |
|--------------|----------|-------------|------|
| JUN 24, 2024 | 1" = 20' | 1119 | 2024 |



TOTAL AREA = 2.005 ACRES

APPROVED BY: *Clifford Sullivan*
 REGISTERED SURVEYOR

HART COUNTY HEALTH DEPT.
 64 FRENCH BLVD
 HARTWELL, GA 30653
 Approved by: *Clifford Sullivan*

