



FORT REALTY

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



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:

Tract 1 Dobbs Landing 12SC, 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.

C. DISCLOSURES.

1. OCCUPANCY: (a) Is the Property vacant? (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?
3. THE PROPERTY: (a) How many acres are in Property? (b) What is the current zoning of Property? (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?
- (b) Has Property ever been tested for radon or any other environmental contaminants?

6. OTHER MATTERS:

- (a) Have there been any inspections in the past year?
If yes, by whom and of what type? _____
- (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property?
- (c) Have you received notices by governmental or quasi-governmental agency affecting Property?
- (d) Are there any existing or threatened legal actions affecting Property?
- (e) Is there any system or item on Property which is leased or which has a fee associated with its use?
- (f) Are there any private or undedicated roadways for which owner may have financial responsibility?
- (g) If Property is served by well water, is the well on Property?
- (h) Has the Property been enrolled in a Conservation Use Program?
If yes, when was the Property enrolled? _____
- (i) Are there any other latent or hidden defects that have not otherwise been disclosed?

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?

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.]

- | | |
|--|---|
| <input checked="" type="checkbox"/> Electricity | <input type="checkbox"/> Public Sewer |
| <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Public Water |
| <input checked="" type="checkbox"/> Telephone | <input checked="" type="checkbox"/> Private/Well Water <i>No Permit</i> |
| <input checked="" type="checkbox"/> Cable Television | <input type="checkbox"/> Shared Well Water |
| <input checked="" type="checkbox"/> Garbage Collection | <input type="checkbox"/> 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: Edward R Yopp
Edward R Yopp

Date: 03/13/18

Seller: Sharon L Yopp
Sharon L Yopp

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.

Warranty Deed

State of Georgia HART County

THIS INDENTURE, made this 8TH day of March, in the year of our Lord, One Thousand, Nine Hundred and Ninety-four, between

JOHN J. WALDSMITH

of the county of _____, state of Georgia, as party or parties of the first part, hereinafter called Grantor, and

EDWARD R. YOPP and SHARON L. YOPP

of the county of Hart, state of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits.)

WITNESSETH: That the Said Grantor, for and in consideration of the sum of Ten and No/100 (\$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 and conveyed, and by these presents does grant, bargain, sell, assign, alien, confirm and convey unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land, lying and being in the 1115th Georgia Militia District of Hart County, Georgia, containing 1.057 acres, more or less, designated as Tract 1, and being bounded, now or formerly, substantially as follows: On the Northwest by property of Donald A. Robinson; on the Northeast by property of the United States of America Lake Hartwell Dam Reservoir; on the Southeast by Tract 2; and on the Southwest by right of way of County Road No. 283.

Said property is more particularly shown and described on a plat of survey dated March 2, 1994, made by W. Slate Bauknight, Registered Land Surveyor, of record in Plat Book 27, at Page 348 in the Office of the Clerk of Superior Court of Hart County, Georgia, which plat and the recordation thereof are by reference incorporated herein to aid in this description.

The above described property is conveyed subject to rights of upper and lower riparian owner in and to waters or streams crossing or adjoining property.

It is understood and agreed that no dwelling of less than 800 square feet shall be constructed or placed on said property. No mobile homes shall be placed on said property.

Also included herein is a Flat Boat Dock currently under permit #3782.

ERU
Sly

HART County, Georgia
Real Estate Transfer Tax
Paid \$ 26.50
Date 3-8-94
Betty P. Evans
Clerk of Superior Court

FILED IN
SUPERIOR COURT
MAR 08 94
2:31 PM
CLERK OF SUPERIOR COURT
HART COUNTY, GA

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. FLOOD HAZARD MAPS.

DONALD A. ROBINSON

GEORGIA, HART COUNTY

CLERK OF SUPERIOR COURT

FILED FOR RECORD Mar 8
1994 AT 2:31 O'CLOCK P.M.

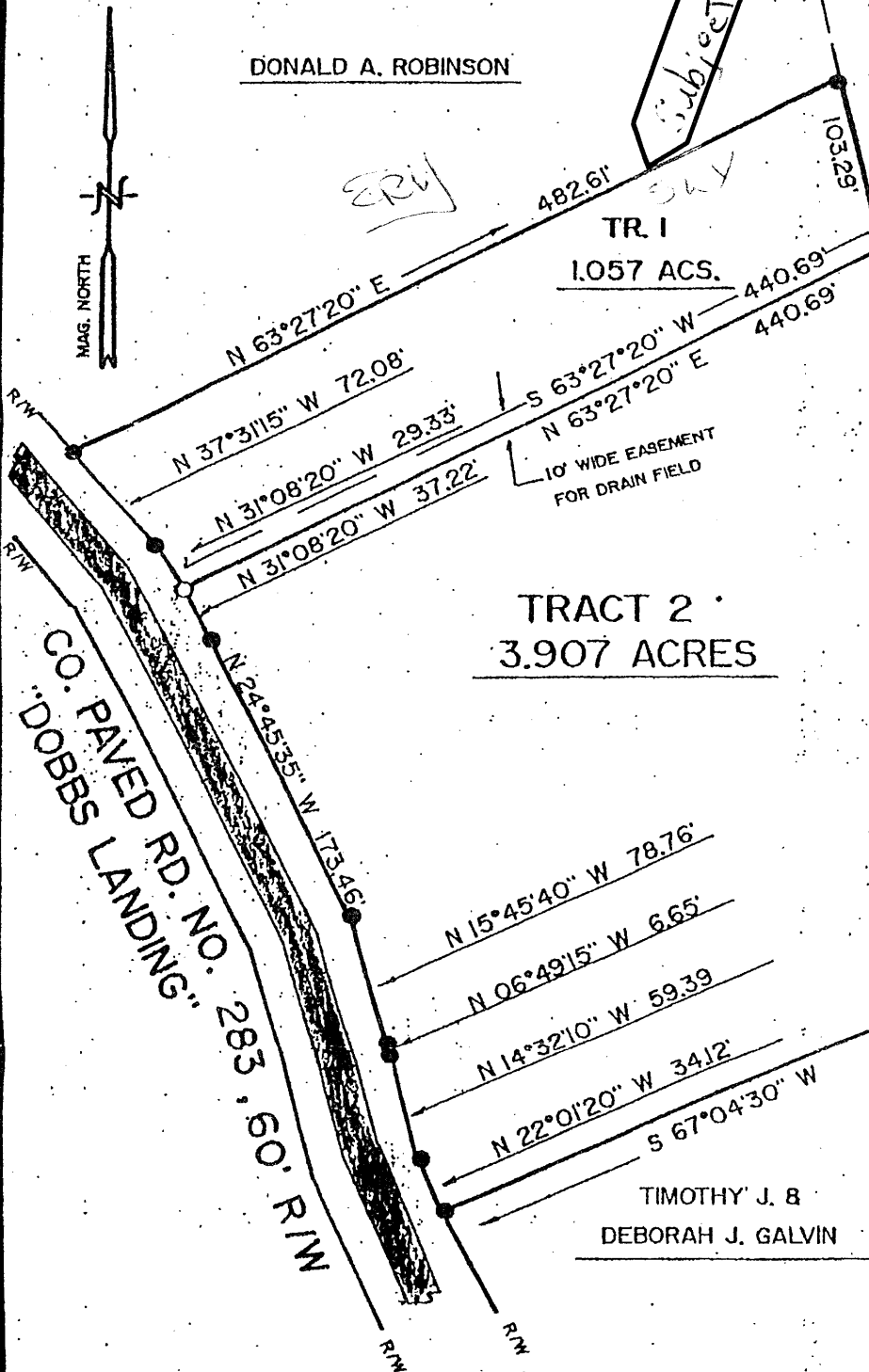
RECORDED Mar 8 1994

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Betty P. Swan
DEPUTY CLERK

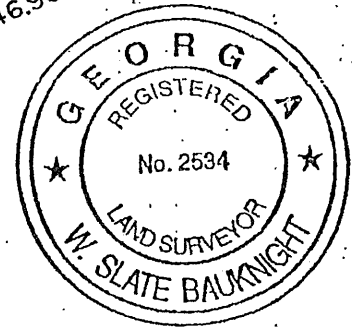
U.S.A.
LAKE HARTWELL

Subject



TRACT 2
3.907 ACRES

TIMOTHY J. B
DEBORAH J. GALVIN



TOTAL AREA = 4.964 ACRES

- LEGEND:
- IP.F. = IRON PIN FOUND
 - IP.S. = IRON PIN SET
 - S.P.F. = STEEL POST FOUND
 - C.M.F. = CONC. MON. FOUND
 - CL = CENTER LINE
 - PL = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - P.O.B. = POINT OF BEGINNING



THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GTS 303 TOTAL STATION THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SEC PER ANGLE POINT AND WAS ADJUSTED USING NO RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,022 FEET.

I CERTIFY THAT IN MY OPINION THIS MAP IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

W. Slate Baumgart