



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



2019 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:

Lots 7,8,8A,8B,9,11 The Cove S/D Magnolia Ln, 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? 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.]

Hc = basement was dug on lot 9. Dirt will be filled back in.

6f = Subdivision road is private. Will be maintained through HOA. \$ 300 /annual

Additional pages are 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: Napoles LLC / Ren F. O. / MR
Seller: _____

Date: 1-3-19
Date: _____

Additional Signature Page (F267) is attached.

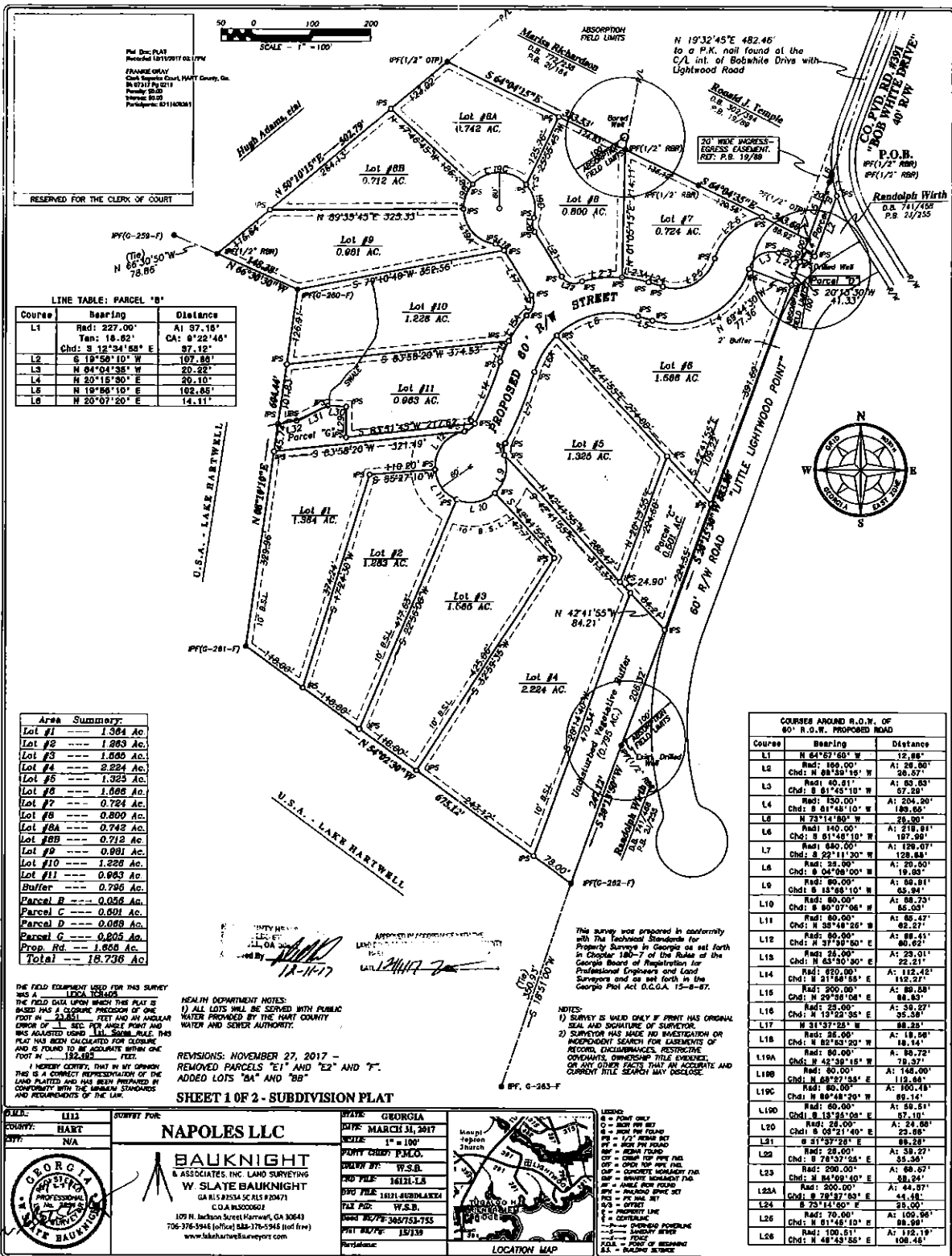
RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

Buyer: _____
Buyer: _____

Date: _____
Date: _____

Additional Signature Page (F267) is attached.



Plat Dec PLAT
 Plat No. 101101101
 COUNTY: HART
 DATE: MARCH 31, 2017
 PREPARED BY: W.S.B.
 DATE: 12-11-17

LINE TABLE: PARCEL 'B'

Course	Bearing	Distance
L1	Rad: 227.00'	A: 57.18'
	Tan: 18.82'	CA: 0°22'46"
	Chd: S 12°34'58" E	97.12'
L2	S 6°19'58" W	107.88'
L3	N 84°04'38" W	20.22'
L4	N 20°15'00" E	20.10'
L5	N 19°58'10" E	102.65'
L6	N 20°07'20" E	14.11'

Area Summary:

Lot #1	1.384 Ac.
Lot #2	1.883 Ac.
Lot #3	1.555 Ac.
Lot #4	2.224 Ac.
Lot #5	1.326 Ac.
Lot #6	1.686 Ac.
Lot #7	0.724 Ac.
Lot #8	0.800 Ac.
Lot #6A	0.742 Ac.
Lot #6B	0.712 Ac.
Lot #9	0.991 Ac.
Lot #10	1.228 Ac.
Lot #11	0.963 Ac.
Buffer	0.795 Ac.
Parcel B	0.056 Ac.
Parcel C	0.801 Ac.
Parcel D	0.089 Ac.
Parcel E	0.205 Ac.
Prop. Rd.	1.658 Ac.
Total	18.736 Ac.

COURSES AROUND R.O.W. OF 60' R.O.W. PROPOSED ROAD

Course	Bearing	Distance
L1	N 84°27'58" W	12.88'
L2	Rad: 140.00'	A: 28.00'
	Chd: N 81°29'19" W	26.57'
L3	Rad: 40.01'	A: 85.93'
	Chd: S 81°48'10" W	87.22'
L4	Rad: 150.00'	A: 204.20'
	Chd: S 81°48'10" W	189.65'
L5	Rad: 140.00'	A: 28.00'
L6	Chd: S 81°48'10" W	187.99'
L7	Rad: 680.00'	A: 129.07'
	Chd: S 20°11'30" W	129.88'
L8	Rad: 28.00'	A: 20.00'
	Chd: S 04°09'00" W	19.69'
L9	Rad: 90.00'	A: 80.81'
	Chd: S 13°05'10" W	65.94'
L10	Rad: 80.00'	A: 88.73'
	Chd: S 80°07'06" W	85.00'
L11	Rad: 80.00'	A: 85.47'
	Chd: N 38°48'26" W	82.27'
L12	Rad: 80.00'	A: 88.41'
	Chd: N 37°50'50" E	80.62'
L13	Rad: 28.00'	A: 23.01'
	Chd: N 63°50'30" E	22.21'
L14	Rad: 150.00'	A: 112.42'
	Chd: N 21°18'25" E	112.27'
L15	Rad: 200.00'	A: 80.58'
	Chd: N 20°58'08" E	81.82'
L16	Rad: 28.00'	A: 28.27'
	Chd: N 13°22'35" E	25.38'
L17	N 51°37'25" W	88.23'
L18	Rad: 28.00'	A: 18.28'
	Chd: N 82°31'20" W	18.14'
L19A	Rad: 80.00'	A: 88.72'
	Chd: N 42°07'06" W	78.07'
L19B	Rad: 80.00'	A: 118.40'
	Chd: N 89°27'58" E	118.46'
L19C	Rad: 80.00'	A: 100.48'
	Chd: N 89°48'20" W	89.14'
L19D	Rad: 80.00'	A: 88.51'
	Chd: N 13°16'58" E	87.10'
L20	Rad: 140.00'	A: 28.00'
	Chd: S 08°21'40" E	23.98'
L21	N 51°37'25" W	88.23'
L22	Rad: 28.00'	A: 28.27'
	Chd: S 78°52'55" E	25.35'
L23	Rad: 200.00'	A: 80.58'
	Chd: N 20°58'08" E	81.82'
L23A	Rad: 200.00'	A: 44.07'
	Chd: S 78°57'43" E	44.48'
L24	Rad: 28.00'	A: 28.27'
	Chd: N 13°22'35" E	25.38'
L26	Rad: 70.00'	A: 100.96'
	Chd: N 81°48'10" E	88.98'
L28	Rad: 100.01'	A: 112.19'
	Chd: N 48°49'55" E	108.49'

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A...
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY MEASUREMENTS OF ONE FOOT IN... FEET AND AN ANGULAR ERROR OF... SECONDS PER ANGULAR POINT AND HAS BEEN ADJUSTED TO THE... FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN... FEET.
 I HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE STANDARD PRACTICES AND REQUIREMENTS OF THE LAW.

REVISIONS: NOVEMBER 27, 2017 - REMOVED PARCELS "E1" AND "E2" AND "F". ADDED LOTS "8A" AND "8B".
SHEET 1 OF 2 - SUBDIVISION PLAT



BAUKNIGHT & ASSOCIATES, INC. LAND SURVEYING
W SLATE BAUKNIGHT
 G.A. #15234 SCAL# 20471
 C.O.A. #1300062
 109 N. Jackson Street, Marietta, GA 30064
 770-376-5946 (office) 582-376-5946 (cell/fax)
 www.baunightsurveyors.com

DATE: GEORGIA
DATE: MARCH 31, 2017
SCALE: 1" = 100'
PLANNED BY: W.S.B.
FILE NO: 1612L-1A
FILE NO: 1612L-SUBPLAT1
FILE NO: W.S.B.
DATE: 12/11/17
FILE NO: 1612L-1A

LEGEND:
 S = Survey only
 B = Boundary line
 P = Point per field
 M = 1/2" metal set
 W = Wood pin found
 C = Chain top iron nail
 O = Chain top iron nail
 C = Concrete marker found
 M = Metal marker found
 A = Angle iron found
 P = PC nail set
 S = Survey line
 P = Property line
 S = Surveyed position
 B = Boundary line
 P = Point
 A = Building structure

LOCATION MAP

Said property is conveyed subject to the following restrictive covenants:

1. No dwelling of less than 1200 square feet of heated floor space on the first floor level shall be constructed on the property. All dwellings shall be underpinned with a continuous wall foundation.
2. No mobile home or modular home of any description shall be placed on the property.
3. No used lumber (except for interior decorative use) or old home, or any part thereof, shall be placed on the property.
4. No concrete block dwelling, or concrete block accessory building shall be constructed on the property.
5. No part of any dwelling, accessory building, appurtenance, or extra feature shall be constructed nearer than ten (10) feet from any side property line.
6. No temporary shacks, shanties, or outdoor toilets shall be constructed or placed on the property.
7. No tents or campers shall be placed on the property for longer than two (2) weeks in any one (1) year.
8. No chain-link fence shall be constructed or placed on the property.
9. No above-ground propane gas tank with a capacity of more than twenty (20) pounds shall be placed on the property.
10. No animals, livestock, swine or poultry of any kind shall be raised, bred or kept on the property. Dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose or maintained in such a way as to be an annoyance or nuisance.
11. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done on the property that may become an annoyance or nuisance to the neighborhood.
12. Other than those of the developer of the subdivision, no advertising sign of any kind shall be displayed to the public view on vacant or unimproved lots, including but not limited to, signs advertising the property for sale and signs used by a contractor or subcontractor to advertise the property during a construction period.
13. Only one (1) single family residence shall be constructed on said property and no lot shall be subdivided.
14. The property shall be used for residential purposes only. Enforcement by any property owner in the subdivision or the Grantor shall be by proceedings at law or in equity, either to restrain violation or to recover damages against any person or persons violating or attempting to violate any covenant, condition, reservation or restriction herein. Failure to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so or to claim damages therefore. Invalidation of any one of these covenants by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.
15. There will be no bored or drilled wells placed on the lot. Water is furnished by the Hart County Water Authority.
16. Lot owners never have to build on the property. However once building has begun, completion must be within one (1) year.
17. All builders and building plans must be approved by the Architectural Control Committee. The Architectural Control Committee shall consist of the owners of lots 1-4 until the sale of all subdivision lots at which time said Committee membership shall be determined by The Coves Homeowner's Association, Inc. A majority vote of the Committee is required for all plans.
18. All lot owners are required to be members of The Coves Homeowners Association, Inc. and are subject to the rules and regulations of said Association as set forth from time to time, including the payment of dues and assessments.

TO HAVE AND TO HOLD the real property, together 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 Grantee forever in FEE SIMPLE.

The Cove Subdivision

Hartwell



LOT	SIZE	MLS	PRICE
7	.72	8503557	\$32,500
8	.80	8503559	\$47,500
8a	.74	8503562	\$42,500
8b	.71	8503564	\$42,500
9	.98	8503566	\$49,500
11	.96	8503572	\$49,500

Lightwood Road's latest development. An 18 acre tract divided into 13 total lots with only 6 lots remaining for sale. Lot features include: county water, underground utilities, close proximity to town, lake access through common area, protective covenants and restrictions / HOA, North Hart school district and a friendly atmosphere. We would love to have you join us. Owner/agent. Call for a personal tour.



FORT REALTY

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