



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



2015 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:

Lot 5 York Shores, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how long has it been since Seller occupied the Property? <u>never occupied</u>			
(b) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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].	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. THE PROPERTY:			
(a) How many acres are in Property? <u>.8</u>			
(b) What is the current zoning of Property? _____			
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are there any governmental allotments committed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Is there any fill dirt on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there any drainage or flooding problems on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there any diseased or dead trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Yes	No	Don't Know
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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?

_____	X	_____
_____	_____	X

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?

_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	X
_____	X	_____
_____	X	_____

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?

_____	X	_____
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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 checked="" type="checkbox"/> Public Water |
| <input checked="" type="checkbox"/> Telephone | <input type="checkbox"/> Private/Well Water |
| <input checked="" type="checkbox"/> Cable Television | <input checked="" type="checkbox"/> Shared Well Water |
| <input 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.

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F53, Lo/Land Seller's Property Disclosure Statement Exhibit, Page 2 of 3, 01/01/15

Instant Forms

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: Christine Murray
Altgeld Group Limited Partnership LLEP

Date: 4/28/15

Seller: _____

Date: _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

Buyer: _____

Date: _____

Buyer: _____

Date: _____

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F53, Lot/Land Seller's Property Disclosure Statement Exhibit, Page 3 of 3, 01/01/15



YORK SHORES RESTRICTIONS & COVENANTS
(Amended)

1. Only one single-family residence dwelling may be constructed on any lot, and such residence dwelling shall have a minimum of 1500 square feet of heated floor space on main floor.
2. All lots in the subdivision shall be used exclusively for single-family residential purposes. No building shall be erected, altered or permitted to remain on any lot other than one detached single-family residence dwelling, with an attached garage or with a detached private garage.
3. No commercial signs, billboard, or advertisements may be placed on or erected on any lot except for one real estate sign per lot offering to sell a lot or to rent a dwelling thereon or a sign used by a contractor or subcontractor to advertise the lot during a construction period.
4. No mobile homes, trailers, or modular homes may be placed, constructed or erected on any lot. All houses must be stick built on site.
5. No concrete block dwelling or concrete block accessory building shall be constructed on any lot. No used lumber (except for interior decorative purposes), or old home, old structure or any part thereof shall be placed on any lot. Any attached or detached garage or workshop shall be of the same type or style of construction as the residential dwelling on the lot. No out buildings, detached buildings, workshops, or storage shall use an exterior metal roof unless the residential dwelling on said lot uses a metal roof with a baked on or permanent enamel of colored finish and is not simple bare metal. Any roof on any detached building shall be similar in type, style, and color as the exterior roof of the main residential structure.
6. No tent or campers may be placed on any lot for more than two weeks per year. If a residential dwelling has been constructed on a lot, then a camper or recreational vehicle may be parked and stored on such lot, but may not be used for residential purposes.
7. All satellite dish antennas having a diameter of no more than twenty-four (24) inches shall be located on any lot in the subdivision.
8. No temporary shacks, shanties, privies or outdoor toilets shall be constructed or placed upon any lot.
9. No horses, cattle, swine, livestock, poultry, or animals of any other kind shall be raised, bred or kept on any lot, except that cats, dogs, and other household pets may be kept on the lots, provided they are not kept, bred or maintained for commercial purposes, or maintained in any such way as to be an annoyance or a nuisance.
10. No above ground propane, liquid petroleum, or gas tank with the capacity of more than twenty pounds shall be placed, stored, or located on any lot in this subdivision.
11. No chain link fence shall be constructed or placed on any lot.
12. The purchaser of any lot shall never have to build on the lot, however, once building has begun, it must be completed within one year of the commencement of construction.

13. The owners of the lots in the subdivision shall construct a proper and fit septic tank and drain field for any dwelling or structure on the lot for the disposal of sewage all of which shall be done in accordance with the regulations and requirements of the Hart County Health Department and the Georgia Department of Health, which may be then in effect. All septic tank and drain field lines shall be located at a specific site approved by the Hart County and State of Georgia Health Departments so as not to interfere with nor prohibit the construction and placing of a residence dwelling, wells, septic tanks, and drain fields on any other lots in this subdivision.
14. No dwelling or accessory building or appurtenance or extra feature shall be constructed nearer than ten feet from any other property line of any lot in the subdivision, and the building set back lines as to same are shown and described on the aforementioned plat.
15. Any lots having frontage on both York Shores Drive and Lightwood Road must have driveway entrance from York Shores Drive only. Any exceptions to this requirement must be agreed to by the Hart County Board of Commissioners.
16. The 20 foot easement on Lot 23 (access to East Nannie Rd) shall be walking access only, no motorized vehicles.

These covenants may be amended only by the unanimous consent of the undersigned, or their successors in interest, and all persons or entities owning an interest in any lot or lots in the subdivision.

The undersigned, or their successors in interest, as well as anyone owning an interest in any lot or lots in subdivision shall have the right to institute civil proceeding at a law or in order to enforce the provisions hereof, and in any such action, the prevailing party shall be entitled to recover all costs and expenses of litigation including reasonably incurred attorney's fees of the prevailing party.

These covenants amend and supercede the covenants filed of record on October 23, 2202 in Deed Book 425, pp. 724-725, Hart County Deed Records.

This the 25th day of October, 2002.

Signed in the presence of (as to all parties)

Sophia Deanne Shot
Sophia Deanne Shot

Jimmy L. Gray
Jimmy L. Gray

Witness

Notary Public

COMMISSION EXPIRES: 8/8/05



RECORDED
386-320
3-7-07

RECORDED
386-320
3-7-07
Carolyn Conner
CLERK

300.00
3-7-07

After Recording, return to Todd C. Townsend, P. C., Attorney at Law, P. O. Box 423, Hiram, GA 30143 (766) 377-2425

Warranty Deed
(WITH RIGHT OF SURVIVORSHIP)
GEORGIA, HART COUNTY

THIS INDENTURE, made this 30th day of April in the Year of Our Lord Two Thousand Seven between Saul Finkel, Iris D. Finkel, Erin Mogolowitz and Glenn Mogolowitz, as parties of the First Part, and Christopher M. Murphy and Christine W. Murphy, as parties of the Second Part.

WITNESSETH: that the said parties of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents do grant, bargain, sell and convey unto the said parties of the Second Part as joint tenants with right of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following property:

All that lot or parcel of land, situate, lying and being in the 1112th District, G.M., Hart County, Georgia, containing 0.80 of an acre, more or less, and being known and designated as Lot No. Five (5) of York Shores Subdivision according to plat of said subdivision by Bartlett & Cash, Surveyors, dated September 5, 2002, recorded at Plat Book 21, Pages 24-25, in the Office of the Clerk of Superior Court of Hart County, Georgia which said plat is hereby incorporated into this description by reference and made a part hereof, and being part of the property conveyed to Saul Finkel, et al, by Darrell A. Synder, Sr. by Warranty Deed dated September 6, 2005, recorded at Deed Book 531, Page 790-791, said Clerk's Office.

The above described property is conveyed subject to those restrictions set forth in that certain declaration of Restrictions and Covenants for York Shores Subdivision, recorded at Deed Book 426, Page 491-492, said Clerk's office.

Also conveyed herewith is a non-exclusive, perpetual easement for ingress and egress over and across that subdivision street known as York Shores Drive, which is particularly shown and delineated on said plat.

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 parties of the Second Part, as joint tenants with right of survivorship, for and during their joint lives and, upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID parties of the First Part, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the Second Part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Mary F. Galloway
Notary Public
STATE OF FLORIDA
Commission # DD419379
Expires: SEP 09, 2007
Bonds: Pure Atlantic Bonding Co., Inc.

[Signature]
Witness

Mary F. Galloway
Notary Public
STATE OF FLORIDA
Commission # DD419379
Expires: SEP 09, 2007
Bonds: Pure Atlantic Bonding Co., Inc.

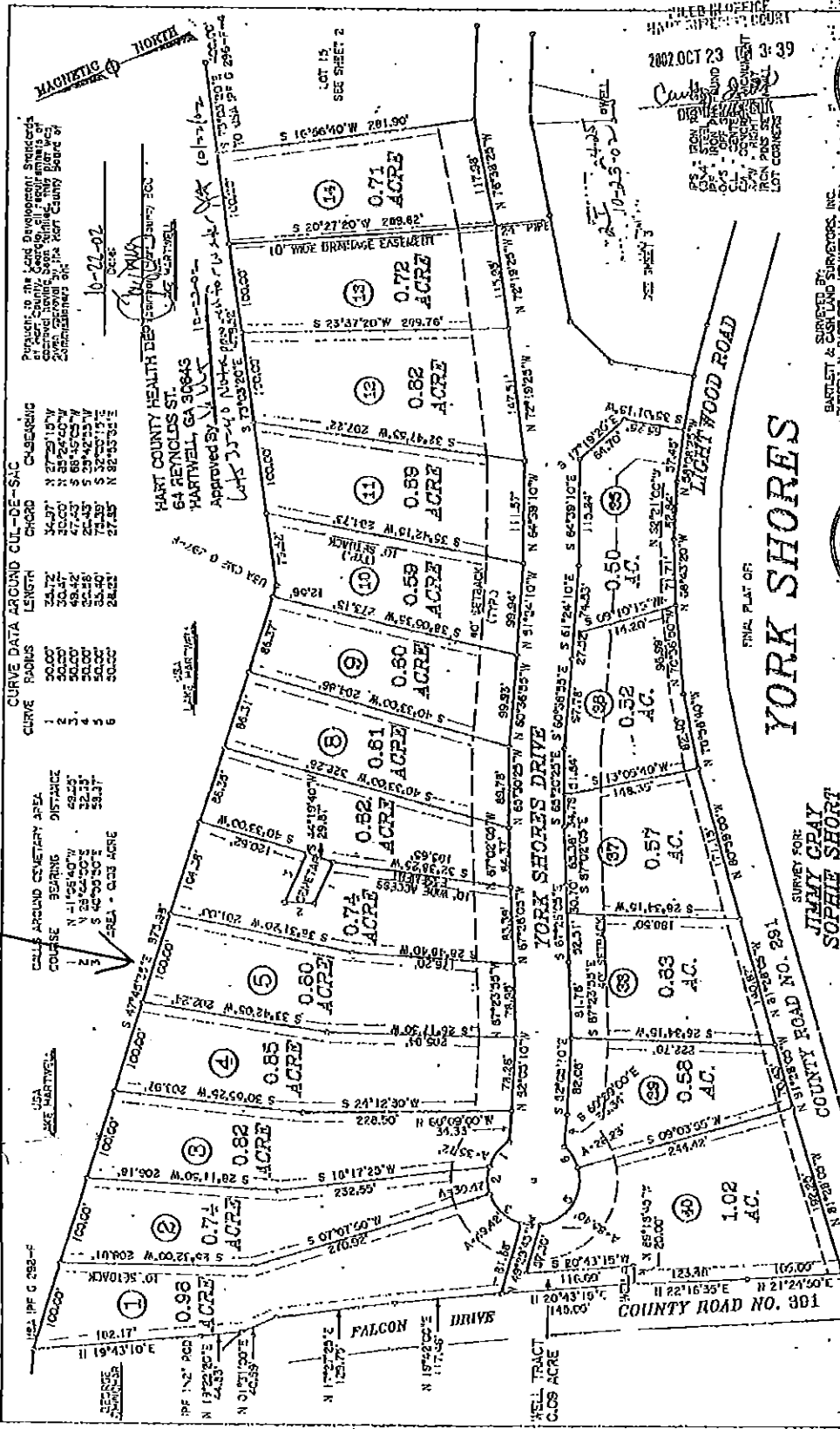
[Signature] (SEAL)
Saul Finkel

[Signature] (SEAL)
Iris Finkel

[Signature] (SEAL)
Erin Mogolowitz

[Signature] (SEAL)
Glenn Mogolowitz

SUBJECT



Product to the Land Development Standards
 Georgia Statewide Planning Code
 approved by the Hart County Board of
 Commissioners on
 10-22-02
 [Signature]

CURVE DATA AROUND CUL-DE-SAC

CURVE	RADIUS	CHORD	CHANGING
1	50.00'	34.97'	N 27°29'15"W
2	50.00'	30.72'	N 20°24'00"W
3	50.00'	48.42'	S 88°45'00"W
4	50.00'	20.43'	S 29°42'33"W
5	50.00'	33.40'	S 32°20'15"E
6	50.00'	28.62'	N 82°43'30"E

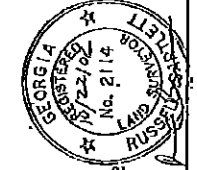
CALLS AROUND QUARTERLY AREA

COURSE	BEARING	DISTANCE
1	N 11°25'40"W	62.23'
2	N 23°24'00"E	22.33'
3	S 6°20'30"E	58.37'

AREA = 0.23 ACRE



BARTLETT & COMPANY SURVEYORS, INC.
 RUSSELL N. BARTLETT - KENNETH V. CASH
 ROUTE 2114, BOX 111, GADSDEN, GA 30240
 (706) 735-5047



JIMMY GRAY
 SOPHIE SHORT
 FRANKLIN SPRING, GADSDEN COUNTY, GA 30659
 (706) 245-9241

COUNTY: HART, GEORGIA
 DATE: 06-SEPT.-2002
 SCALE: 1" = 100'
 JOB: LMTORCLANSO1
 FILE: YORKJ.M.

WATER SUPPLIED BY COMMUNITY
 SYSTEM. SEWAGE DISPOSAL BY
 INDIVIDUAL SYSTEMS APPROVED BY THE
 COUNTY HEALTH DEPT.
 SETBACKS ARE 40' FRONT, 10' SIDE AND REAR

GRAPHIC SCALE
 0 50 100
 FEET