



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:

482 Scott Mill Road, Hartwell Georgia _____

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>No house on it.</u>				
(b) Is the Property or any portion thereof leased? <u>Till the end of June. Comcast needs to seed grass.</u>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>		<input type="checkbox"/>
3. THE PROPERTY:				
(a) How many acres are in Property? <u>38.17 Acres PB 2L-215</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 checked="" type="checkbox"/>		<input type="checkbox"/>
(d) Are there any governmental allotments committed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input 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 checked="" type="checkbox"/>		<input 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 checked="" type="checkbox"/>		<input type="checkbox"/>
(e) Are there any drainage or flooding problems on Property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
(f) Are there any diseased or dead trees? <u>possible</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input 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"/>

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Sherry Wheeler IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

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?

___	✓	___
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- (b) Has Property ever been tested for radon or any other environmental contaminates?

___	✓	___
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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?

___	✓	___
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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 type="checkbox"/> Electricity | <input type="checkbox"/> Public Sewer |
| <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Public Water |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Private/Well Water |
| <input type="checkbox"/> Cable Television | <input 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.

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: Peggy J. Medlin

Date: 6/18/18

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.

724 494-495
2-15-2013

CLERK OF SUPERIOR COURT
HART COUNTY, GEORGIA

2013 FEB 15 PM 2:43

Comcast
DEPUTY CLERK

Return Recorded Document to:
RODGER E. DAVISON
ATTORNEY AT LAW
P.O. BOX 118
ROYSTON, GA 30662

-0-
2-15-2013

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FRANKLIN.

THIS INDENTURE, Made this 8th day of February, in the year of our Lord Two Thousand Thirteen, between **ALTON W. FLEMING, JR.**, of the State of Georgia as party or parties of the first part, hereinafter called Grantor, and **PEGGY SUE F. MEDLIN**, of the State of Georgia 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 the said Grantor, for and in consideration of the sum of **-DEED OF GIFT-**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to-wit:

All that tract or parcel of land lying and being in the 1112th G.M., District of Hart County, Georgia, CONTAINING 38.17 ACRES, more or less, and being bounded now or formerly, as follows: On the Northeast by right-of-way of County Road No. 205(Scotmill Road); on the South by lands of Feltman, by lands of Heaton, and by lands Lake Shore Truss; on the West by lands of LeCroy, and by lands of Leach; and on the Northeast by centerline of access road.

Said lands being more particularly described in a plat of survey dated June 22, 2006 prepared by Dean H. Teasley, Registered Land Surveyor, recorded in Plat Book 2L, Page 215, Hart County Public Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

SUBJECT TO a lease agreement with Comcast Cable Communication.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property.

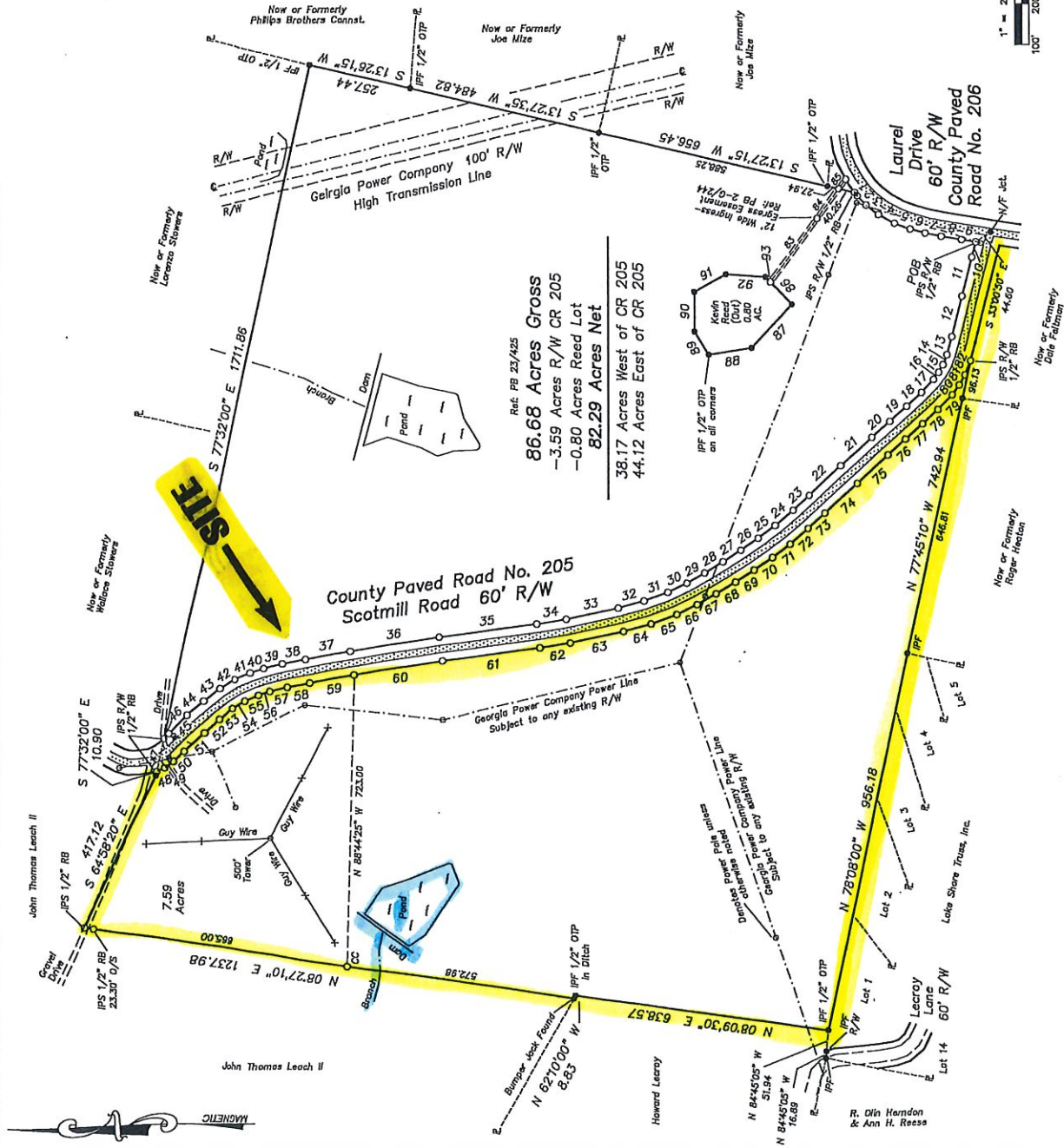
Re: Deed Book 280, Page 9, Hart County Public Records.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging,

AMF

**Bearings & Distances along R/W of CR 205,
CR 206 & Property Lines**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 54°21'35" W	9.87	48	S 23°37'50" E	22.23
2	S 45°31'35" W	32.47	49	S 33°09'50" E	22.78
3	S 37°35'20" W	39.13	50	S 42°28'00" E	37.59
4	S 29°14'30" W	46.06	51	S 43°30'00" E	47.59
5	S 20°18'40" W	42.43	52	S 41°36'25" E	48.86
6	S 15°08'10" W	39.01	53	S 37°56'40" E	43.05
7	S 11°36'00" W	41.23	54	S 30°10'00" E	37.50
8	S 09°40'25" W	50.56	55	S 22°33'00" E	35.96
9	S 09°15'35" W	35.92	56	S 17°20'25" E	46.01
10	N 75°17'10" W	39.43	57	S 13°10'50" E	27.08
11	N 75°21'20" W	103.87	58	S 09°46'55" E	37.59
12	N 75°09'40" W	46.30	59	S 09°46'55" E	37.59
13	N 74°37'00" W	28.37	60	S 09°46'55" E	37.59
14	N 68°35'45" W	21.37	61	S 09°46'55" E	37.59
15	N 67°19'50" W	21.87	62	S 09°46'55" E	37.59
16	N 64°11'50" W	41.88	63	S 09°46'55" E	37.59
17	N 46°19'50" W	50.30	64	S 15°17'00" E	71.31
18	N 42°32'45" W	58.74	65	S 19°47'00" E	68.10
19	N 41°21'40" W	58.74	66	S 24°42'30" E	57.35
20	N 41°35'00" W	107.45	67	S 30°42'25" E	55.17
21	N 42°10'55" W	107.45	68	S 30°42'25" E	55.17
22	N 41°42'55" W	55.08	69	S 33°01'45" E	54.78
23	N 41°42'55" W	55.08	70	S 34°44'35" E	54.56
24	N 39°55'10" W	51.99	71	S 37°21'00" E	60.32
25	N 37°21'00" W	59.03	72	S 39°59'10" E	54.70
26	N 34°44'35" W	52.29	73	S 41°42'55" E	57.35
27	N 33°01'45" W	52.67	74	S 42°20'55" E	107.83
28	N 30°42'35" W	53.73	75	S 42°13'00" E	104.03
29	N 28°29'25" W	52.02	76	S 41°35'00" E	59.03
30	N 24°42'30" W	52.85	77	S 41°21'40" E	57.24
31	N 19°47'05" W	63.16	78	S 42°32'45" E	52.90
32	N 15°17'00" W	87.01	79	S 46°19'50" E	51.04
33	N 11°55'30" W	131.87	80	S 54°17'30" E	29.67
34	N 08°59'10" W	73.49	81	S 61°00'50" E	28.89
35	N 07°15'40" W	246.34	82	S 68°35'45" E	38.14
36	N 08°36'15" W	224.84	83	S 82°46'10" E	196.55
37	N 09°48'55" W	112.73	84	S 83°27'00" E	29.44
38	N 11°22'30" W	49.13	85	S 46°32'35" W	77.25
39	N 13°10'50" W	34.77	86	N 47°35'25" W	146.60
40	N 17°20'25" W	42.69	87	N 08°29'30" W	107.68
41	N 22°33'00" W	45.31	88	N 57°19'20" E	69.01
42	N 30°10'00" W	49.23	89	S 89°57'15" E	98.09
43	N 37°26'40" W	52.07	90	S 28°12'05" E	97.38
44	N 41°58'25" W	65.79	91	S 03°52'40" W	91.29
45	N 43°33'50" W	181.3	92	S 46°32'35" W	17.28
46	N 42°28'00" W	83.84			
47	N 77°32'00" W				



86.68 Acres Gross
 -3.59 Acres R/W CR 205
 -0.80 Acres Reed Lot
82.29 Acres Net
 38.17 Acres West of CR 205
 44.12 Acres East of CR 205



ALTON FLEMING

STATE: Georgia
 SCALE: 1"=800'
 COUNTY: Hart
 CITY: N/A
 DATE: June 28, 2006
 REVISIONS: N/A
 DRAWN BY: T.Teasley
 PARTY CHIEF / CHECK: DT/DT-AT-JC
 CRD FILE: HY02CRD
 DTC NO: HY02BUILDG

DEAN H. TEASLEY
LAND SURVEYING INC.
 GEORGIA & SOUTH CAROLINA REGISTERED LAND SURVEYOR
 GEORGIA REG. 1868 SOUTH CAROLINA REG. 6044
 16 HERITAGE ROAD HARTWELL, GEORGIA 30643
 PHONE (706)376-4288 FAX (706)376-0006
 TRAVIS R. TEASLEY, CA. REG. NO. 3118

NOTES:

- 1) Property subject to any valid & enforceable Easements, Restrictions, & Rights-of-Way
- 2) Surveyor's field notes only if print has original Soil & Signature of surveyor.
- 3) Surveyor has made no investigation or independent check for Easements of Record, Encroachments, or other facts that on accurate title search may disclose.



THE FIELD SURVEYOR USED FOR THIS SURVEY HAS BEEN LICENSED BY THE BOARD OF SURVEYORS AND MAPPING OF THE STATE OF GEORGIA. THIS PLAT IS THE FIELD DATA UPON WHICH THIS PLAT IS BASED. THE SURVEYOR HAS USED THE BEST AVAILABLE METHODS AND INSTRUMENTS TO OBTAIN THE DATA. THE SURVEYOR HAS BEEN ACCURATE WITHIN ONE HUNDRED THIRTIETHS (1/30) OF AN INCH PER FOOT. THIS IS A CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND IS IN ACCORDANCE WITH THE HIGHEST STANDARDS AND REQUIREMENTS OF LAW.

GA. & S.C. REGISTERED LAND SURVEYOR