



FORT REALTY

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:

7558 Mt. Olivet Rd. 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.

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
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**5. TOXIC SUBSTANCES:**

- (a) Are there any underground tanks or toxic or hazardous substances such as asbestos? \_\_\_\_\_ **X** \_\_\_\_\_
- (b) Has Property ever been tested for radon or any other environmental contaminates? \_\_\_\_\_ **X** \_\_\_\_\_

**6. OTHER MATTERS:**

- (a) Have there been any inspections in the past year? \_\_\_\_\_ **X** \_\_\_\_\_  
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? \_\_\_\_\_ **X** \_\_\_\_\_
- (c) Have you received notices by governmental or quasi-governmental agency affecting Property? \_\_\_\_\_ **X** \_\_\_\_\_
- (d) Are there any existing or threatened legal actions affecting Property? \_\_\_\_\_ **X** \_\_\_\_\_
- (e) Is there any system or item on Property which is leased or which has a fee associated with its use? \_\_\_\_\_ **X** \_\_\_\_\_
- (f) Are there any private or undedicated roadways for which owner may have financial responsibility? \_\_\_\_\_ **X** \_\_\_\_\_
- (g) If Property is served by well water, is the well on Property? **X** \_\_\_\_\_
- (h) Has the Property been enrolled in a Conservation Use Program? **X** \_\_\_\_\_  
If yes, when was the Property enrolled? 2010-2018
- (i) Are there any other latent or hidden defects that have not otherwise been disclosed? \_\_\_\_\_ **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** \_\_\_\_\_

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 |
| <input checked="" 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.]

There are cattle owned by a family friend grazing on property. This is can be ended or continued with sale by agreement between new owner and cattle owner.

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: James B. Bluman  
James B. Bluman

Date: 5/5/2019

Seller: Cathy Dooley  
Cathy Dooley

Date: 5-5-19

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: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Signature Page (F267) is attached.



FORT REALTY

ADDITIONAL SIGNATURE PAGE
(Buyers and Sellers)



2019 Printing

As part of the Agreement with an Offer Date OR Binding Agreement Date of 05/06/2019 for the purchase and sale of that certain property known as: 7558 Mt. Olivet Rd. Hartwell, Georgia, 30643;

And specifically as referenced in the attached Form:

Buyer Acceptance and Contact Information

Seller Acceptance and Contact Information

3 Buyer's Signature

3 Seller's Signature

Ann McLane 5-5-19

Print or Type Name Date

Ann McLane Print or Type Name Date

Buyer's Address for Receiving Notice

Seller's Address for Receiving Notice

Buyer's Phone Number: Cell Home Work

Seller's Phone Number: Cell Home Work

Buyer's E-mail Address

Seller's E-mail Address

4 Buyer's Signature

4 Seller's Signature

Print or Type Name Date

Print or Type Name Date

Buyer's Address for Receiving Notice

Seller's Address for Receiving Notice

Buyer's Phone Number: Cell Home Work

Seller's Phone Number: Cell Home Work

Buyer's E-mail Address

Seller's E-mail Address

5 Buyer's Signature

5 Seller's Signature

Print or Type Name Date

Print or Type Name Date

Buyer's Address for Receiving Notice

Seller's Address for Receiving Notice

Buyer's Phone Number: Cell Home Work

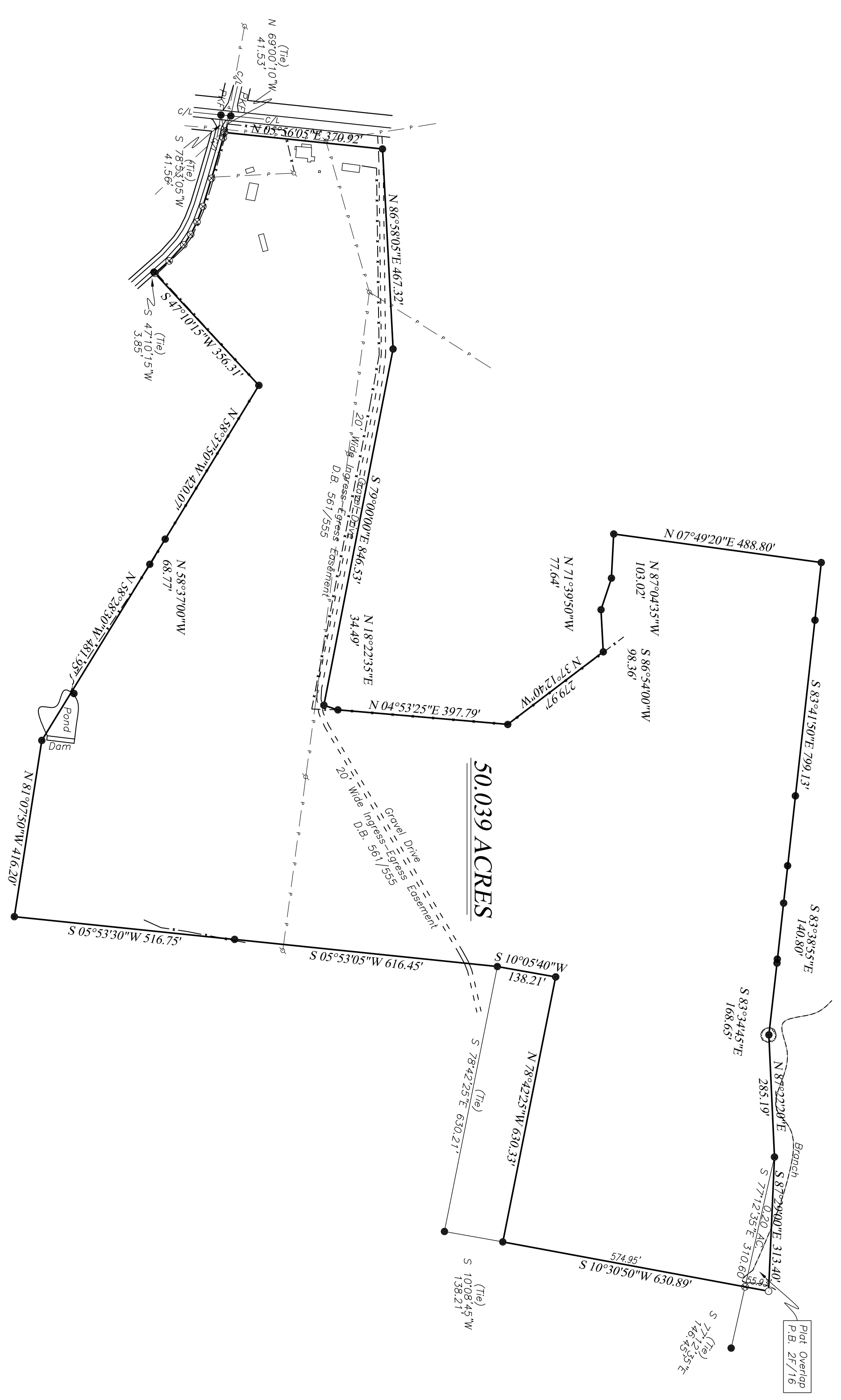
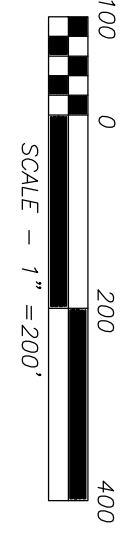
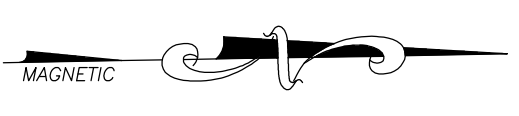
Seller's Phone Number: Cell Home Work

Buyer's E-mail Address

Seller's E-mail Address

Additional Signature Page (F267) is attached.

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- LEGEND:
- = POINT ONLY
  - = IRON PIN FOUND
  - = 1/2" REBAR SET
  - = IRON PIN FOUND
  - = REBAR FOUND
  - = CRIMP TOP PIPE FND.
  - = CRIMP TOP PIPE FND.
  - = GRANITE MONUMENT FND.
  - = GRANITE MONUMENT FND.
  - = ANGLE IRON FOUND
  - = RAILROAD SPIKE SET
  - = PK NAIL SET
  - = PROPERT.
  - = CENTERLINE
  - = OVERHEAD POWERLINE
  - = SANITARY SEWER
  - = FENCE OF BEGINNING
  - = BUILDING SETBACK

- NOTES:
- 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

G.M.D.: 1115		SURVEY FOR:	
COUNTY: HART		NAME(S) ON PLAT	
COMM: PAYNES CREEK		BAUKNIGHT & ASSOCIATES, INC. LAND SURVEYING W. SLATE BAUKNIGHT	
		109 N. Jackson Street Hartwell, GA 30643 706-376-5946 (office) 888-376-5946 (toll free) www.lakelandsurveyors.com	
STATE: GEORGIA	PLAT DATE: 07/10/19		
FIELD DATE: 07/03/19	SCALE: 1" = 200'		
GRID FILE: 19206-LS	DWG FILE: 19206		
PARTY CHIEF: PMO	DRAWN BY: RSR		
DEED BK/Pg: _____	PLAT BK/Pg: 25/504		
PAT P.L.D.: CS2 051			

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS THE LEICA TORALOS. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET AND AN ANGULAR ERROR OF SEC. SEC. PER ANGLE POINT AND WAS ADJUSTED USING \_\_\_\_\_ RULE. 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 CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.