



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



2020 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: 7+ AC Lakota Trail
Royston Georgia 30662. This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

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 and the Improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions, unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

C. SELLERS DISCLOSURES.

1. GENERAL:	YES	NO
(a) Is the Property vacant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how long has it been since the Property has been occupied? _____		
(b) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION: <u>Property has NO buildings on the land!</u>		

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(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"/>
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Elizabeth Powell 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) 461-1831.

3. THE PROPERTY:	YES	NO
(a) How many acres are in Property? <u>7.24</u>		
(b) What is the current zoning of Property? _____		
(c) Will conveyance of Property include any mineral, oil, and timber rights?	<input checked="" type="checkbox"/>	
(d) Are there any governmental allotments committed?		<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 checked="" type="checkbox"/>

EXPLANATION:
 See NEW PLAT recorded at Franklin County 10/1/48
 This property is tract #2 on said plat

4. SOIL, TREES, SHRUBS AND BOUNDARIES:	YES	NO
(a) Is there any fill dirt on Property?		<input checked="" 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 checked="" type="checkbox"/>
(c) Is there now or has there ever been any visible soil settlement or movement?		<input checked="" 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?		
(e) Are there any drainage or flooding problems on Property?		<input checked="" type="checkbox"/>
(f) Are there any diseased or dead trees?		<input checked="" type="checkbox"/>
(g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		<input checked="" type="checkbox"/>

EXPLANATION:

5. TOXIC SUBSTANCES:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Property ever been tested for radon or any other environmental contaminants?		<input checked="" type="checkbox"/>

EXPLANATION:

6. OTHER MATTERS:	YES	NO
(a) Have there been any inspections in the past year?	<input checked="" type="checkbox"/>	
If yes, by whom and of what type? <u>Perk test completed</u>		
(b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property?		<input checked="" type="checkbox"/>
(c) Have you received notices by governmental or quasi-governmental agency affecting Property?		<input checked="" type="checkbox"/>
(d) Are there any existing or threatened legal actions affecting Property?		<input checked="" type="checkbox"/>
(e) Is there any system or item on Property which is leased or which has a fee associated with its use?		<input checked="" type="checkbox"/>
(f) Are there any private or undedicated roadways for which owner may have financial responsibility?		<input checked="" type="checkbox"/>
(g) If Property is served by well water, is the well on Property?		<input checked="" type="checkbox"/>
(h) Has the Property been enrolled in a Conservation Use Program?		<input checked="" type="checkbox"/>
If yes, when was the Property enrolled? _____		
(i) Are there any other latent or hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>

EXPLANATION:
 Owner has paid to county to have NEW COUNTY WATER LINE INSTALLED to this land. Fire hydrant is located on property. *See more info on pg 3

7. AGRICULTURAL DISCLOSURE:	YES	NO
(a) 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?		<input checked="" type="checkbox"/>
<p>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.</p>		

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.
<i>(The utilities listed below that are not checked do not serve Property.)</i>
<input checked="" type="checkbox"/> Electricity
<input type="checkbox"/> Natural Gas
<input checked="" type="checkbox"/> Telephone
<input type="checkbox"/> Cable Television
<input type="checkbox"/> Garbage Collection
<input type="checkbox"/> Public Sewer
<input checked="" type="checkbox"/> Public Water
<input type="checkbox"/> Private/Well Water
<input type="checkbox"/> Shared Well Water
<input type="checkbox"/> Other _____

Additional pages are attached.

1. New county water lines installed. Buyer needs to pay for tap to connect for service. Note fire hydrant located on property!

2. Seller has done the perk test for property so new owners can apply for septic and building permit quicker.

3. Seller has cleared and graded a pad so new owner can begin process of building a home faster.

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: Mark Dennis Phillips Date: 10/22/2020

Seller: _____ 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: _____ Date: _____

Buyer: _____ Date: _____

Additional Signature Page (F267) is attached.

