



COLDWELL BANKER
FORT REALTY

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



2022 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of 06/14/2022 for Property known as or located at: 0 ELLIAS P. JENKINS
HARTWELL Georgia GA. 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 (including providing to Buyer any additional documentation in Seller's possession), 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. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) Is the Property vacant?	✓	
If yes, how long has it been since the Property has been occupied? _____		
(b) Is the Property or any portion thereof leased?		✓

EXPLANATION:

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?		✓
(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.		✓

EXPLANATION:



3. THE PROPERTY:		YES	NO
(a)	How many acres are in Property? <u>30.52</u>		
(b)	What is the current zoning of Property? <u>MA</u>		
(c)	Will conveyance of Property exclude 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:			

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?		<input checked="" type="checkbox"/>
(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 contaminates?		<input checked="" type="checkbox"/>
EXPLANATION:			
<u>6AS R/W ACROSS PROPERTY</u>			

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? _____		
(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? <u>3 YEARS</u>		
(i)	Are there any other latent or hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>
EXPLANATION:			

7. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		✓
(b) Is the Property receiving preferential tax treatment as an agricultural property?	✓	

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.

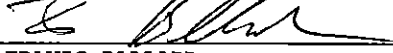
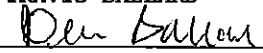
8. UTILITIES:
 Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property.
[The utilities listed below that are not checked do not serve Property.]

<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Public Sewer
<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Public Water
<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Private/Well Water
<input type="checkbox"/> Cable Television	<input type="checkbox"/> Shared Well Water
<input checked="" type="checkbox"/> Garbage Collection	<input type="checkbox"/> Other _____

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:  Date: 6-14-22
 TRAVIS BALLARD
 Seller:  Date: _____
 DEBBIE BALLARD

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.



Recorded
Book 1757 Page 606-607
Date 8-12-2014
Frankie Gray, Clerk

2014 AUG 12 11:30:00
Frankie Gray
DE CLERK

RETURN TO:
RIDGWAY & RIDGWAY, LLP
Attorneys at Law
P. O. Box 710
Hartwell, Georgia 30643
(706) 376-3991

Hart County, Georgia
Real Estate Transfer Tax
Paid \$ 70.00
Date 8-12-2014
Frankie Gray, Clerk

WARRANTY DEED

State of Georgia,
County of Hart.

THIS INDENTURE, made and entered into on the 5th day of August, 2014, between

DAVID FARMS, INC.

of 2240 Tee Drive, Braselton, GA 30517, as party of the first part, hereinafter referred to as Grantor, and

TRAVIS L. BALLARD AND DEBRA S. BALLARD

of 1899 Bowersville Highway, Bowersville, GA 30516, as party of the second part, hereinafter referred to as Grantee (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits, and, when appropriate, any kind of entity, either gender, and both singular and plural).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, assigned, confirmed and conveyed, and by these presents does hereby grant, bargain, sell, alien, assign, confirm and convey unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land situate, lying and being in the 1118th G.M. District, Hart County, Georgia, containing 30.52 acres, being bounded, now or formerly, as follows: On the Northeast and East by property of John Monroe Baugh, Jr. Trust; on the South and West by property of Sunnyview Lake, LLC; and on the Northwest by Right-of-Way of Ellas P. Jenkins Road. Said property is more particularly shown on Plat of Survey dated November 11, 2013, prepared by Bartlett & Cash Land Surveyors, Inc., Georgia Registered Land Surveyors, for David Farms, Inc., recorded in Plat Book 2L, Page 254, Hart County, Georgia, Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

Subject to right-of-way of Colonial Gas Pipeline as shown on Plat recorded in Plat Book 2L, Page 254, Hart County, Georgia, Records (from notes on title search).

Subject to Colonial Pipeline Easement recorded in Deed Book 80, Page 383, Hart County, Georgia, Records.

Subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property.

The above-described property is a portion of Tract Two conveyed by Warranty Deed dated December 28, 2012, from David Land Development, Inc. to David Farms, Inc., recorded in Deed Book 722, Pages 13-14, Hart County, Georgia, Deed 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 or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, in fee simple. And the said Grantor, for themselves, their executors, administrators, successors, and assigns, shall and will warrant and forever defend, by virtue of these presents, the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year first herein written.

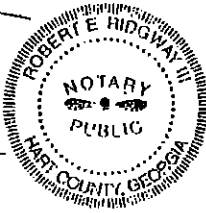
DAVID FARMS, INC.

By: W. D. David (SEAL)
W.D. David
Its: CEO

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Comm. Expires: 4/15/17



FILED IN OFFICE
HART COUNTY CLERK
600

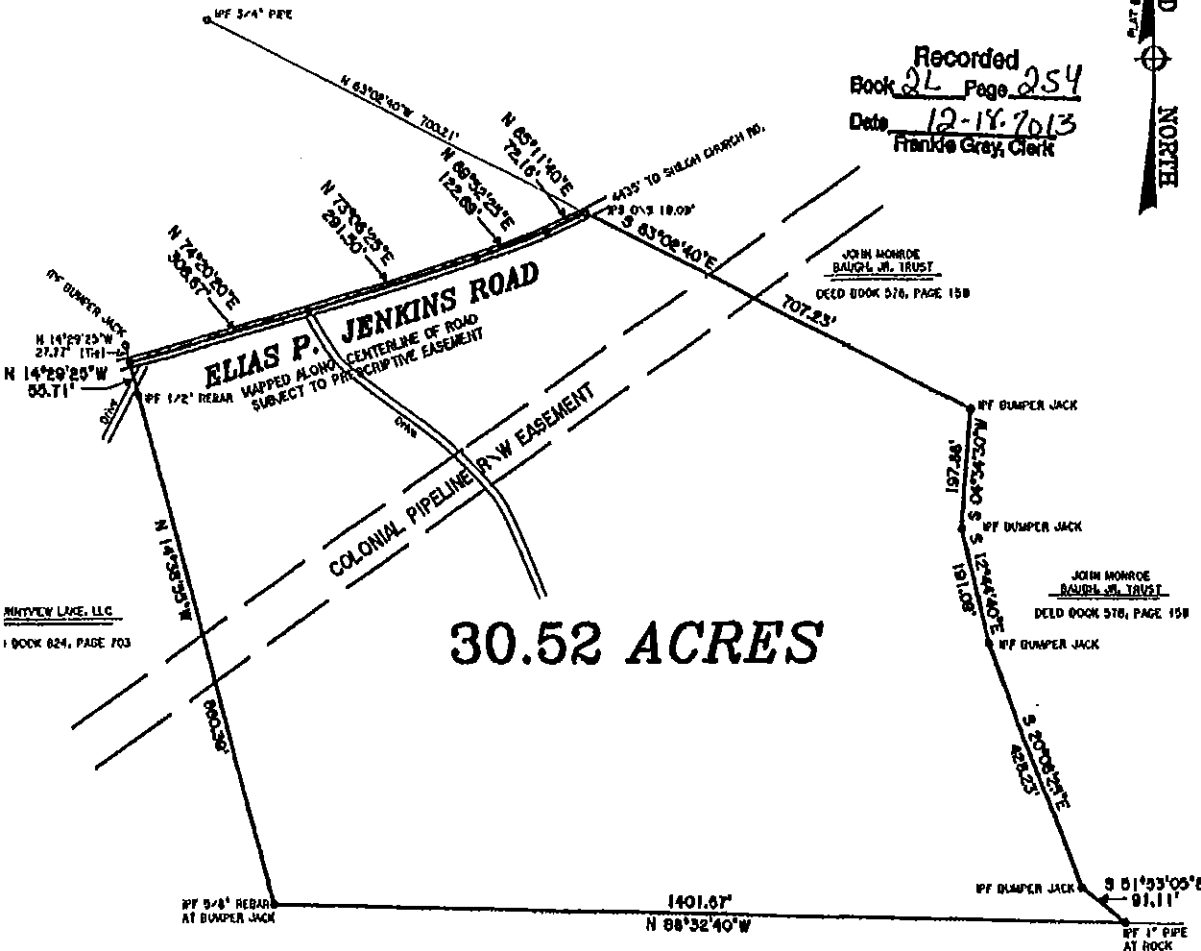


DEC 18 AM 9:42

Frankie Gray
FRANKIE H. GRAY, CLERK

RECORD
NORTH

Recorded
Book 2L Page 254
Date 12-14-2013
Frankie Gray, Clerk



SUNNYVIEW LAKE, LLC
DEED BOOK 624, PAGE 703

JOHN MONROE BAURIN JR. TRUST
DEED BOOK 576, PAGE 158

JOHN MONROE BAURIN JR. TRUST
DEED BOOK 576, PAGE 158

SUNNYVIEW LAKE, LLC
DEED BOOK 624, PAGE 703

PREVIOUSLY RECORDED PLAT
J.R. BROWN (NOT REQUIRED TO ACCORDANCE WITH THE
JAK DEVELOPMENT STANDARDS OF HART COUNTY
REF PLAT BOOK 2F PG 66
Frankie Gray
DATE 12-12-2013

- IRON PIN SET
- PIPE
- IRON PIN FOUND
- OFF SET
- CONCRETE MONUMENT
- RIGHT OF WAY

REFERENCE:
AT BOOK 2F, PAGE 66.

DIVISION SURVEY FOR:

DAVID FARMS, INC.

COUNTY: HART, GEORGIA
GMD: 1118
DATE: 11-NOV.-2013 MAPPED: 12-NOV.-2013
SCALE: 1" = 200'
FB: 388
JOB: WDDHC; WDDHC13
FILE: DAVID, W.D.

Survey was prepared to comply with the Technical Standards for Property Surveys as set forth in the 180-7 of the Rules of Georgia Board of Registration Professional Engineers and Surveyors and as set forth in Georgia Plat Act O.C.G.A. 47-6-1.

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS WRITTEN OR UNWRITTEN.



SURVEYED BY:
BARTLETT & CASH LAND SURVEYORS, INC.
RUSSELL N. BARTLETT - KENNETH V. CASH
RLS NO. 2114 RLS NO. 2539
10282 GA. HWY. 17
MARTIN, GA. 30557
(708) 779-5047

THIS SURVEY MADE WITH A TOPCON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26228 FEET, AND AN ANGULAR ERROR OF 0"00" PER ANGLE POINT, AND WAS ADJUSTED BY ANGLE BALANCING. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 406939 FEET.

