



COLDWELL BANKER
FORT REALTY

SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT " _____ "



2022 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property (known as or located at: 97 Benson Street Hartwell, Georgia, 30643). 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 STATEMENT.

In completing this 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) What year was the main residential dwelling constructed? <u>1895</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? <u>June 22</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXPLANATION:

National Register of Historic Places and in Historic District of Hartwell.

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:

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		✓
(b) Have any structural reinforcements or supports been added?		✓
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	✓	
(d) Has any work been done where a required building permit was not obtained?	✓	
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	✓	
(b) Date of last HVAC system(s) service: _____		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(d) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(f) Are any fireplaces decorative only or in need of repair?		✓
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		✓
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		✓

EXPLANATION:
4 units replaced 2019

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ years		
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____		
(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____		
(g) Is the main dwelling served by a sewage pump?		✓
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(j) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION:



7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>20</u> years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has any part of the roof been repaired during Seller's ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:

9. SOIL AND BOUNDARIES:	YES	NO
(a) 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"/>
(b) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Do any of the Improvements encroach onto a neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is there a shared driveway, alleyway, or private road servicing the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, what is the cost to transfer? \$ _____ What is the annual cost? <u>235.00</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, company name/contact: <u>American</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Expiration Date _____ Renewal Date _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>
EXPLANATION:		

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? <u>1</u>		<input checked="" type="checkbox"/>
EXPLANATION:		
Roof replaced		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>
EXPLANATION:		

14. 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?		<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<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>		

ADDITIONAL EXPLANATIONS (if needed):

[Empty box for additional explanations]

D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. **THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. This section entitled "Fixtures Checklist" shall survive Closing.

- | | | | |
|---|---|--|--|
| Appliances | <input type="checkbox"/> Television (TV) | <input type="checkbox"/> Birdhouses | <input type="checkbox"/> Fire Sprinkler System |
| <input type="checkbox"/> Clothes Dryer | <input type="checkbox"/> TV Antenna | <input type="checkbox"/> Boat Dock | <input type="checkbox"/> Gate |
| <input type="checkbox"/> Clothes Washing Machine | <input type="checkbox"/> TV Mounts/Brackets | <input type="checkbox"/> Fence - Invisibile | <input type="checkbox"/> Safe (Built-In) |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> TV Wiring | <input type="checkbox"/> Dog House | <input type="checkbox"/> Smoke Detector |
| <input type="checkbox"/> Garage Door Opener | Interior Fixtures | <input type="checkbox"/> Flag Pole | <input type="checkbox"/> Window Screens |
| <input type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Ceiling Fan | <input type="checkbox"/> Gazebo | Systems |
| <input type="checkbox"/> Ice Maker | <input checked="" type="checkbox"/> Chandelier | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> A/C Window Unit |
| <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Closet System | <input type="checkbox"/> Landscaping Lights | <input type="checkbox"/> Air Purifier |
| <input type="checkbox"/> Oven | <input checked="" type="checkbox"/> Fireplace (FP) | <input checked="" type="checkbox"/> Mailbox | <input type="checkbox"/> Whole House Fan |
| <input type="checkbox"/> Refrigerator w/o Freezer | <input type="checkbox"/> FP Gas Logs | <input type="checkbox"/> Out/Storage Building | <input type="checkbox"/> Attic Ventilator Fan |
| <input type="checkbox"/> Refrigerator/Freezer | <input type="checkbox"/> FP Screen/Door | <input type="checkbox"/> Porch Swing | <input type="checkbox"/> Ventilator Fan |
| <input type="checkbox"/> Free Standing Freezer | <input type="checkbox"/> FP Wood Burning Insert | <input type="checkbox"/> Statuary | <input type="checkbox"/> Car Charging Station |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Light Bulbs | <input type="checkbox"/> Stepping Stones | <input type="checkbox"/> Dehumidifier |
| <input type="checkbox"/> Surface Cook Top | <input type="checkbox"/> Light Fixtures | <input type="checkbox"/> Swing Set | <input type="checkbox"/> Generator |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Mirrors | <input type="checkbox"/> Tree House | <input type="checkbox"/> Humidifier |
| <input type="checkbox"/> Vacuum System | <input type="checkbox"/> Wall Mirrors | <input type="checkbox"/> Trellis | <input type="checkbox"/> Propane Tank |
| <input checked="" type="checkbox"/> Vent Hood | <input type="checkbox"/> Vanity (hanging) | <input type="checkbox"/> Weather Vane | <input type="checkbox"/> Propane Fuel In Tank |
| <input type="checkbox"/> Warming Drawer | Mirrors | Recreation | <input type="checkbox"/> Fuel Oil Tank |
| <input type="checkbox"/> Wine Cooler | <input type="checkbox"/> Shelving Unit & System | <input type="checkbox"/> Aboveground Pool | <input type="checkbox"/> Fuel Oil In Tank |
| Home Media | <input type="checkbox"/> Shower Head/Sprayer | <input type="checkbox"/> Gas Grill | <input type="checkbox"/> Sewage Pump |
| <input type="checkbox"/> Amplifier | <input type="checkbox"/> Storage Unit/System | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Solar Panel |
| <input type="checkbox"/> Cable Jacks | <input checked="" type="checkbox"/> Window Blinds (and Hardware) | <input type="checkbox"/> Outdoor Furniture | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Cable Receiver | <input checked="" type="checkbox"/> Window Shutters (and Hardware) | <input type="checkbox"/> Outdoor Playhouse | <input type="checkbox"/> Thermostat |
| <input type="checkbox"/> Cable Remotes | <input checked="" type="checkbox"/> Window Draperies (and Hardware) | <input type="checkbox"/> Pool Equipment | <input type="checkbox"/> Water Purification System |
| <input type="checkbox"/> Intercom System | <input type="checkbox"/> Unused Paint | <input type="checkbox"/> Pool Chemicals | <input type="checkbox"/> Water Softener System |
| <input type="checkbox"/> Internet HUB | Landscaping / Yard | <input type="checkbox"/> Sauna | <input type="checkbox"/> Well Pump |
| <input type="checkbox"/> Internet Wiring | <input checked="" type="checkbox"/> Arbor | Safety | Other |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Awning | <input type="checkbox"/> Alarm System (Burglar) | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Satellite Receiver | <input type="checkbox"/> Basketball Post and Goal | <input type="checkbox"/> Alarm System (Smoke/Fire) | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Speakers | | <input type="checkbox"/> Security Camera | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Speaker Wiring | | <input type="checkbox"/> Carbon Monoxide Detector | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Switch Plate Covers | | <input checked="" type="checkbox"/> Doorbell | <input type="checkbox"/> _____ |
| | | <input checked="" type="checkbox"/> Door & Window Hardware | <input type="checkbox"/> _____ |

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

SELLER'S REPRESENTATION REGARDING THIS STATEMENT

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

1 Seller's Signature

Print or Type Name

Date

2 Seller's Signature

Kenneth Eugene Legg
Print or Type Name

Date

Additional Signature Page (F267) is attached.

Sonya Key Legg
Sonya Key Legg
6-23-2022

Authentisign
Kenneth Eugene Legg 06/24/22



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS ("LEAD-BASED PAINT EXHIBIT") EXHIBIT " _____ "



2022 Printing

This Exhibit pertains to that certain Property known as: 97 Benson Street, Hartwell, Georgia 30643

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead paint hazard (initial (I) or (II) below. The section not initialed shall not be part of this Exhibit)

(I) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Check box if additional pages of explanations are attached and incorporated herein.

(II) [kel] [skl] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller (initial (I) or (II) below. The section not initialed shall not be part of this Exhibit):

(I) _____ Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

(II) [kel] [skl] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial all applicable sections below):

(c) _____ Buyer has received copies of all information, if any, listed above.

(d) _____ Buyer has received the pamphlet Protect Your Family from Lead in Your Home

(e) Buyer has: (initial (I) or (II) below):

(I) _____ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(II) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).



Agent's Acknowledgment (Agent who Informed Seller of Seller's Obligations should initial).

(f) RS Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

1 Buyer's Signature _____ Date _____

Print or Type Name _____

2 Buyer's Signature _____ Date _____

Print or Type Name _____

Additional Signature Page (F267) is attached.

Buyer's Agent Signature _____ Date _____

Print or Type Name _____

Buyer Brokerage Firm _____

Kenneth Eugene Legg 10-23-2022
1 Seller's Signature _____ Date _____

Kenneth Eugene Legg
Print or Type Name _____
Authentisign

Kenneth Eugene Legg 06/24/22
2 Seller's Signature _____ Date _____

Kenneth Eugene Legg
Print or Type Name _____

Additional Signature Page (F267) is attached.

Renee Smith 6-03-22
Seller's Agent Signature _____ Date _____

Renee Smith
Print or Type Name _____

Coldwell Banker Fort Realty
Seller Brokerage Firm _____

filed & eRecorded
 DATE: 2/7/2020
 TIME: 4:10 PM
 PAGE: 00035
 RECORDING FEE: \$10.00
 PARTICIPANT ID: 0491969226
 CLERK: Frankie Gray
 Hart County, GA

THE SURVEY REQUIRES THE
 CLERK TO RECORD THE SURVEY

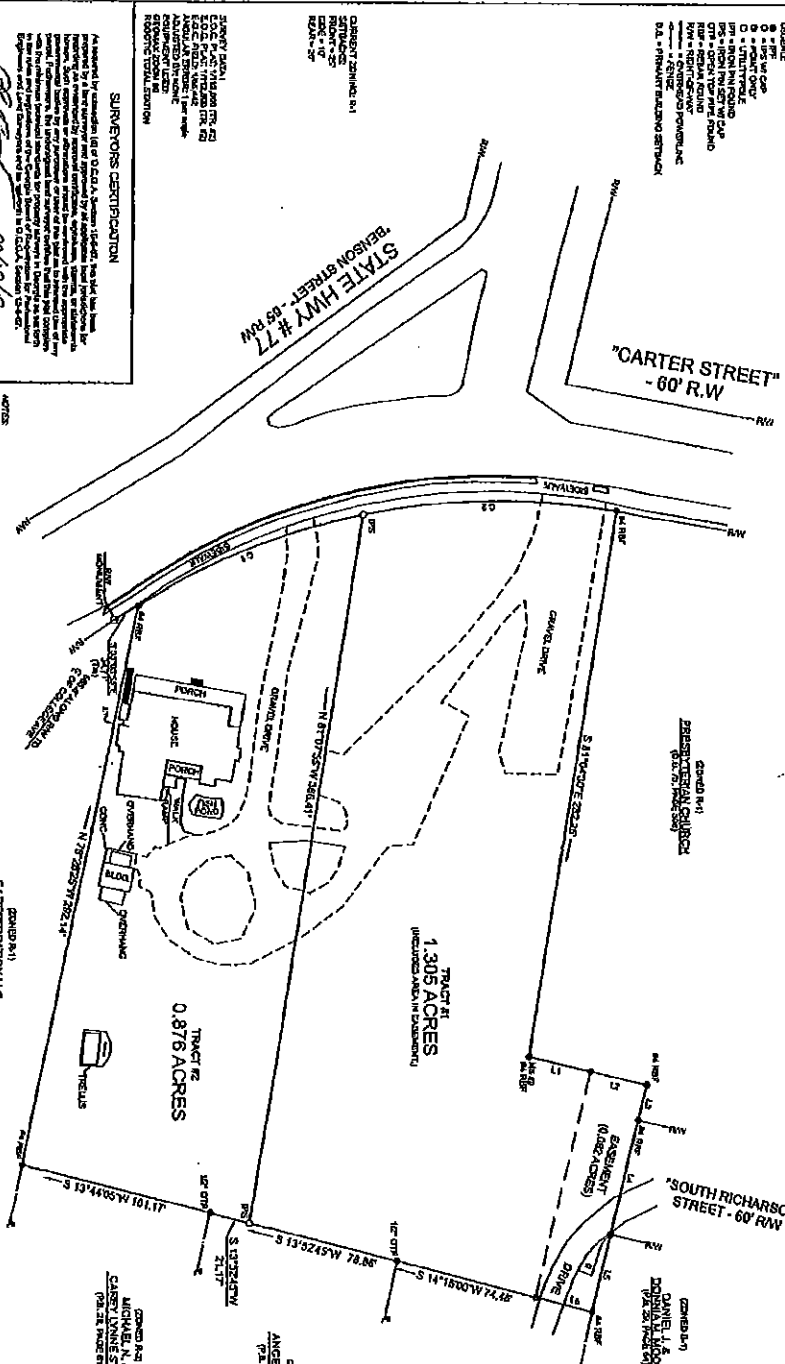
*** CURVES ALONG BOUNDARY ***

Curve	Station	Radius	Delta	Chord
1	1+00.00	100.00	45.57	70.71
2	2+00.00	100.00	45.57	70.71

*** CALLS ALONG BOUNDARY ***

Call	Station	Distance	Direction
1	1+00.00	100.00	N 00° 00' 00" W
2	2+00.00	100.00	N 00° 00' 00" W

TOTAL AREA = 2.181 ACRES



CITY OF HARTWELL
 Planning and Zoning Commission
 City of Hartwell, Georgia
 Mayor: *[Signature]*
 Date: 02/19/19

SURVEYORS CERTIFICATION
 I, the undersigned, being a duly Licensed Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct copy of the original survey as shown to me by the owner thereof.

1. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA.
 2. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA.
 3. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA.
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 9. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA.
 10. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA.



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 www.smithplanning.com

ANDREW A. ROBERTSON, RLS
 ANDY KAY, FLS
 GEORGIA SURVEYORS ASSOCIATION
 LICENSE NO. 1112

BOUNDARY SURVEY
 PREPARED FOR
KENNETH EUGENE LEGG & SONYA KAY LEGG
 PROJECT NO.: 18-532
 DRAWN BY: L. BEAUMONT
 SURVEYED BY: L. BEAUMONT
 SURVEY DATE: 07/15/2018
 SCALE: AS SHOWN
 DATE: 02/19/2019

STATE: GEORGIA
 COUNTY: HART
 G.M.B.: 1112
 CITY: HARTWELL

SHEET 1 OF 1