



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 _____ for Property known as or located at: 15 Teasley Cove
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 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.

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

EXPLANATION:

	YES	NO
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? <i>Unrestricted</i>		<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.		

EXPLANATION:



3. THE PROPERTY:		YES	NO
(a)	How many acres are in Property? <u>2.00</u>		
(b)	What is the current zoning of Property? _____		
(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 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? _____		
(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"/>	<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:			

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?		<input checked="" type="checkbox"/>

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 checked="" type="checkbox"/> Public Water
<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Private/Well Water
<input checked="" type="checkbox"/> Cable Television	<input type="checkbox"/> Shared Well Water
<input checked="" type="checkbox"/> Garbage Collection	<input type="checkbox"/> Other <u>Septic</u>

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: Isabel T. Nichols Date: 6-2-22

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.



FILED IN OFFICE
HART SUPERIOR COURT

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

2021 JAN -6 AM 11:36

Paid: - 0 -

APless

Date: 1/6/2021

FRANKIE H. GRAY, CLERK

PT 61#073: 2021-000009

Frankie Gray, Clerk

RECORDED

Book 919 Page 245-246

Date 1/6/2021
Frankie Gray, Clerk

CORRECTIVE WARRANTY DEED

State of Georgia,
County of Hart.

THIS INDENTURE, made and entered into on the 4th day of January, 2021, between

Travis R. Teasley

of 3151 Anderson Hwy., Hartwell, GA 30643, as party of the first part, hereinafter referred to as Grantor,
and

Isabel T. Nichols

of 140 Allgood Trace, Acworth, GA 30101, 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:

Tract One:

All that lot or parcel of land lying and being in the 1119th G.M. District, Hart County, Georgia, containing 1.01 acres, more or less, being bounded, now or formerly substantially as follows: Southwest by the right of way of Teasley Cove, and the right of way of Teasley Lane, Northwest by property of William Gary Vickery, Northeast by property of the USA (Lake Hartwell); and Southeast by property of Teasley (being Tract Two described herein below). This lot or parcel of land is more particularly shown and delineated as Tract 1-A on a plat of survey for Travis R. Teasley, dated December 8, 2008, prepared by Dean H. Teasley Land Surveying, Inc., Travis R. Teasley, Georgia Registered Land Surveyor, recorded in Plat Book 34, Page 102 in the Office of the Clerk of the Superior Court of Hart County, Georgia. Said plat and the

recording thereof are by reference incorporated herein and made a part of this description.

Tract Two:

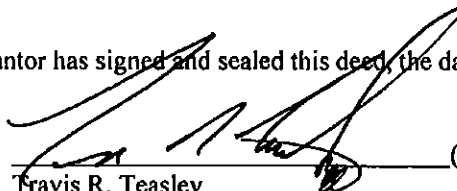
All that lot or parcel of land lying and being in the 1119th G.M. District, Hart County, Georgia, containing 1.01 acres, more or less, being bounded, now or formerly, substantially as follows: South and Southwest by the right of way of Teasley Cove Road; Northwest by property of Teasley (being Tract One described herein above); Northeast by property of the USA (Lake Hartwell) and by property of Robert & Korrie L. Wilson. This lot or parcel of land is more particularly shown and delineated as Tract 1-B on a plat of survey for Travis R. Teasley, dated December 8, 2008, prepared by Dean H. Teasley Land Surveying, Inc., Travis R. Teasley, Georgia Registered Land Surveyor, recorded in Plat Book 34, Page 102 in the Office of the Clerk of the Superior Court of Hart County, Georgia. Said plat and the recording thereof are by reference incorporated herein and made a part of this description.

This is a portion of the property conveyed in a Warranty Deed dated December 22, 2008 from Dean H. Teasley and Faire T. Teasley, recorded in Deed Book 626, Page 1 in the Office of the Clerk of Superior Court of Hart County, Georgia.

The purpose of this Corrective Warranty Deed is to correct the Grantee's mailing address in a Warranty Deed dated December 8, 2020 from Travis R. Teasley to Isabel T. Nichols, recorded in Deed Book 916, Page 239-240 in the Office of the Clerk of Superior Court of Hart County, Georgia.

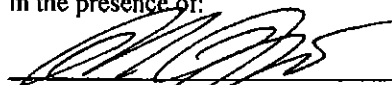
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, in fee simple. And the said Grantor, for themselves, 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.

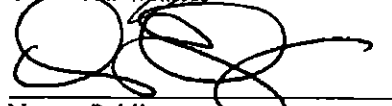


Travis R. Teasley (SEAL)

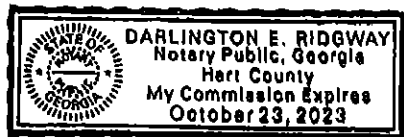
Signed, sealed and delivered in the presence of:



Unofficial Witness



Notary Public
My Comm. Expires: 10/23/23



Parent Tract
Tax Map
C82A/50
R/R: PB 2-D/5
PB 2-D/242
PB 2-F/246

All Roads subject to any existing
Easements and/or Rights-of-Way

William Gary
Vickery/459
DB 174/459

USA
Lake
Hartwell

FILED IN OFFICE
HART SUPERIOR COURT
2008 DEC 22 PM 3:29
David Morgan
DEPUTY CLERK

County Road
No. 612

Teasley Lane
40' R/W

Debra H. & Fannie T. Teasley

Robert &
Korrie L. Wilson
PB 2-D/184
PB 2-G/217

REC
12-22-2008

MAGNETIC



1.01
Acres
Tract 1-A

1.01
Acres
Tract 1-B

C1
Rad: 79.32
Tan: 107.52
Arc: 148.36
CA: 107°09'55"
Chd: N 76°19'55" W
127.66

- Notes:
- 1) Property subject to any valid & enforceable Easements, Restrictions, & Rights-of-Way of Record.
 - 2) Survey is valid only if print has original Seal & Signature of surveyor.
 - 3) Surveyor has made no investigation or independent search for Easements of Record, Encumbrances, Restrictive Covenants, Ownership Title Evidence, or any other facts that an accurate title search may disclose.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GAS SC & REBAR, DC. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,841 FEET AND AN ANGULAR ERROR OF 8 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 480,191 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 LAW.

Travis R. Teasley
GEORGIA REGISTERED LAND SURVEYOR

- Legend:
- ⊙ = Point Only
 - = Iron Pin Set
 - = Iron Pin Found
 - = Monument
 - OTF = Open-Top Pipe Found
 - CMF = Concrete Monument Found
 - E = Property Line
 - R/W = Right of Way
 - POB = Point of Beginning
 - CC = Calculated Corner

EXEMPT FROM NOT REQUIRING LAND DEVELOPMENT SYSTEM



SURVEY FOR: Travis R. Teasley				LOCATION MAP: 		
COUNTY: Hart	G.M.D.: 1119	CITY:	STATE: Georgia	SCALE: 1"=100'	DRAWN BY: T. Teasley PARTY CHIEF / CREW: TT/DT CRD FILE: T88.CRD DWG NO: T88T.DWG	
DATE: December 18, 2008	REVISIONS:					
DEAN H. TEASLEY LAND SURVEYING, INC. GEORGIA & SOUTH CAROLINA REGISTERED LAND SURVEYOR GEORGIA REG. 1898 SOUTH CAROLINA REG. 8044 18 HERITAGE ROAD HARTWELL, GEORGIA 30643 PHONE (706)378-4238 FAX (706)378-0006 TRAVIS R. TEASLEY GA RLS NO. 3118						