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Printed 07/07/2014 The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R5/ 6-10)

Date (month, day, year) July 14, 2014

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

5154 St Rd 46 E Nashville, 47448

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not included/ Rented	Defective	N Defe	ot ctive	Do Not Know
Bulit-in Vacuum System	X				Cistern	<u>↓ </u>		<u> </u>		
Clothes Dryer	X				Septic Field/Bed	+				
Clothes Washer	. X				Hot Tub					
Dishwasher					Plumbing	+			<u> </u>	
Disposal	X				Aerator System	 				
Freezer	X				Sump Pump	+ -				
Gas Grill	<u> </u>			_	Irrigation Systems	$ \vdash $				
Hood					Water Heater/Electric	+		\square		
Microwave Oven	X				Water Heater/Gas	+				
Oven					Water Heater/Solar	$+ \leftarrow$				
Range					Water Purifier	$+$ \leftarrow $-$				
Refrigerator					Water Softener	<u> </u>		ļ		
Room Air Conditioner(s)	X				Weil		ļ			
Trash Compactor	X				Septic and Holding Tank/Septic Mound	<u> </u>				
TV Antenna/Dish			X		Geothermal and Heat Pump	$\perp \frown$		<u> </u>		
Other:					Other Sewer System (Explain)					
					Pool & Pool Equipment		<u></u>			
						-		Yes	No	Do Not Know
					Are the structures connected to a public wa	ater system?		X		
	None/Not				Are the structures connected to a public se	wer system?		X		
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may require im the sewage disposal system?	provements t	to		X	
Air Purifier	X				If yes, have the improvements been comple	eted on the				
Burglar Alarm	X				sewage disposal system?					
Ceiling Fan(s)			X_{-}		Are the improvements connected to a priva	ite/community	/			
Garage Door Opener / Controls	X				water system? Are the improvements connected to a priva	te/communit	,			
Inside Telephone Wiring			,		sewer system?	ue/community				
and Blocks/Jacks			X		D. HEATING & COOLING	None/Not		N	lot	Do Not
Intercom	X				SYSTEM	Rented	Defective	Defe	ctive	Know
Light Fixtures					Attic Fan	X				
Sauna	X				Central Air Conditioning	1		∇	$\langle \rangle$	
Smoke/Fire Alarm(s)	1.1		\boldsymbol{X}		Hot Water Heat			T X		
Switches and Outlets			X		Furnace Heat/Gas			TX		
Vent Fan(s)			X		Furnace Heat/Electric					
60/100/200 Amp Service		1			Solar House-Heating	1 X	1			
(Circle one)			X		Woodburning Stove					
Generator	X				Fireplace	Ý				
					Fireplace Insert	1 X				
NOTE: "Defect" means a co effect on the value of the pro	ndition that	t would have	e a signific	ant adverse	Air Cleaner	T Y				
or estate of future occupants	: of the prop	ertv. or that i	f not repair	ed. removed i	Humidifier	+ 2	1			
or replaced would significat	ntly shorter	n or adverse	ly affect th	e expected	Propane Tank					
normal life of the premises.	-				Other Heating Source	X				
KNOWLEDGE. A disclosure	torm is not it the prospe	a warranty i active buyer (or owner ma chaser at s	ay later obtain	eller, who cartifies to the truth thereof, there's agent, if any, and the disclosure form A to r before settlement, the owner is required to the condition of the property is substantial	ired to disclu	Se any ma	terial	chanc	e in the
Signature of Seller M /	l sthi		F	(mm/#d/yy)	Signature of Buyer			Date ('mm/de	d/yy)
Signature of Seller			Signature of Buyer Date (mm/dd/yy)							
Signature of Seller	i li l	Htins) Date	(mm/dd/yy)	Signature of Buyer			Date (mm/de	d/yy)
The Seller hereby certifies th	il 1	Htens	/ 171	iuliu	Signature of Buyer the same as it was when the Seller's Disc	losure form				
	il 1	Htens	property is	iuliu	-	losure form	was origin	ally pr		d to the

Page 1 of 2

Hills O'Brown Realty Inc, PO Box 206 Nashville, IN 47448 Phil Shively Produce

47448 Phone: (812) 988-2227223 Fax: (812) 988-6664 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 <u>www.zipLogix.com</u> Atkins

Property address (number and street, city, state	, and ZIP c	ode)		5154 St Rd 46 E Nashville, 47448			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: Years.			X	Do structures have aluminum wiring?		X	
Does the roof leak?		X		Are there any foundation problems with the structures?		X	
Is there present damage to the roof?		X		Are there any encroachments?		X_{-}	
Is there more than one roof on the house?		X		Are there any violations of zoning, building codes, or restrictive covenants?	i	X	
Is there more than one layer of shingles on the roof?				Is the present use a non-conforming use? Explain:		X	
If yes, how many layers?		X		Is the access to your property via a private road?			
			DO NOT	is the access to your property via a public road?	X		
3. HAZARDOUS CONDITIONS	YES	NO	KNOW	Is the access to your property via an easement?		X	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft.		X		Have you received any notices by any governmental or quasi-governmental agencies affecting this property? Are there any structural problems with the building?			
expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation,	ansive soil, toxic materials, mold, other ogical contaminants, asbestos insulation,			Have any substantial additions or alterations been made without a required building permit?			
or PCB's? Explain:				Are there moisture and/or water problems in the basement, crawi space area, or any other area?		X	
				is there any damage due to wind, flood, termites, or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
E. ADDITIONAL COMMENTS AND/OR E (Use additional pages, if necessary)	XPLANA	TIONS:		Are the fumace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?			
				Do you currently pay flood insurance?		\mathcal{X}	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				is there any threatened or existing litigation regarding the property?		×	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
KNOWLEDGE. A disclosure form is not a w inspections or warranties that the prospectiv the physical condition of the property or ce disclosure form we provided Salies and Pur	arranty by te buyer of rtify to the	the owner owner m purchase	r or the owne ay later obtai er at settleme	eller, who certifies to the truth thereof, based on the or's agent, if any, and the disclosure form may not be in. At or before settlement, the owner is required to di ont that the condition of the property is substantially pt of this Disclosure by signing below.	used as sclose any	a substitut / material c	e for any hange in
Signature of Seller Mark L. athing Date/(mm/dd/vy)		(mm/dd/yy) Y////	Signature of Buyer		Date (mm/dd/yy)		
Signature of Seller Licke D. attens Date (mm/dd/yy)			Signature of Buyer			Date (mm/dd/yy)	
The Seller hereby certifies that the condition Buyer.	of the pro	perty is s	ubstantially t	he same as it was when the Seller's Disclosure form	was origi	naliy provi	ded to the
Signature of Seller (at closing) Date (mm/dd			(mm/dd/yy)	Signature of Seller (at closing)			/dd/yy)



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Form #03 IAR 2014



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REALTY, INC.

FAA DISCLOSURE

The Federal Aviation Administration has granted an extension of an already existing military flight zone to the Indiana Air National Guard effective August 3, 2006, from Camp Atterbury. Portions of Brown, Bartholomew and Jackson Counties are within flight zone parameters.

Seller gives permission to Hills O' Brown Realty, Inc., its Broker, and/or assigns to disclose this statement to potential Buyer(s) of this property and that further information concerning the military fly zone may be obtained by calling Camp Atterbury's Public Affairs Office at 812-526-1386.

x Mark L. atkino

x licke J. attins 7/

Buyer

Date Buyer

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Date

Seller states that the information contained in this Disclosure is correct to the best of the Seller's CUR-RENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the seller.

PO Box 206 158 N Jefferson Street Nashville IN 47448 Office (812)988-2227 Fax (812)988-6664 www.browncountyhomes.com

SELLER MOTIVATION DISCLOSURE

Effective 7/1/94, Indiana Law prescribes that the motivation of a Seller in a real estate transaction cannot be discussed without the written permission of that Seller.

As Seller below signed, IDO*, DO NOT authorize Hills O' Brown Realty, Inc. to divulge my motivation for selling.

- Our motivation for selling is LOOKING FOR SMALLER HOME

x Mark L. atkins 7/14/10

Seller Signature

Circle one:

Date

x Viclie 7/14/14 J. attins

Seller Signature

Date

Χ

Listing Agent Signature

Date

UTILITY INFORMATION SHEET

Name MARK + VICKIE ATKINS Date 7-14-14

Address SISY ST. RD. YGE. NASHVILLE, IN. 47448

		LAST 12 MO	NTHS UTILITIES		
MONTH/YEAR	ELECTRICITY	GAS	OIL	WATER + SEWER	OTHER
6-2013	67.13	35,35		77.69	
7-	<u>95. 34</u>	17.12		105.96	
8-	125.07	11, 77		77.69	
9 -	97.24	12.66		94,66	ų
10 ~	129,71	12.63		120.91	
115	78.09	14.35		102, 20	
12-	72.82	65,01		94,66	
1-2014	84,89	110,69	8. 	96.54	
2-	83.97	164.60	(û	77,69	
3 -	71.76	170.94		77.69	
¥~	69.10	124.64		77,69	
5-	71.93	91,51		77.69	
12 MO AVG.	87,25	69,27 OTHER	SERVICES	960,09	

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

INTERNET	COST	PROVIDER	
CABLE TV/SATELLITE	COST	PROVIDER	
TRASH PICKUP	COST	PROVIDER	7
OTHER			

UTILITIES SERVING BROWN COUNTY Suppliers in alphabetical order

ELECTRIC Duke Energy Jackson County REMC South Central Indiana REMC	800-521-2232 800-288-4458 800-264-7362	
GAS – NATURAL Indiana Natural Gas Local	812-988-2512* 800-778-0659	
GAS LP (Propane Tank) Gailes Gas Hoosier Propane Warford Gas	812-597-4451* 812-988-4503* 812-988-4373*	Grawboxe Server
TELEPHONE AT&T Smithville Sprint (Cordry-Sweetwater)	800-288-2020 812-876-2211 800-877-7746	
TRASH PICKUP Knight's Rumpke Spicers	812-988-7613* 812-372-1225 812-988-7206*	
RECYCLING Brown County Solid Waste Mgt	812-988-0140*	
WATER Brown County Water Jackson County Water Southwestern Bartholomew Town of Nashville (Water & Sewer)	812-988-6611* 812-358-3654 812-342-4421 812-988-7064*	
CABLE TV New Wave Broadband	800-882-7185	
INTERNET PROVIDER $D51$.	
*I and coll from Macharillo		Devriged 6/12

*Local call from Nashville

Revised 6/12