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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:

[illegible]

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Mark L. Atkins</i>	Date (mm/dd/yy) <i>7/14/19</i>	Signature of Buyer	Date (mm/dd/yy)
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Signature of Seller <i>Vickie L. Atkins</i>	Date (mm/dd/yy) <i>7/14/14</i>	Signature of Buyer	Date (mm/dd/yy)
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The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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Property address (number and street, city, state, and ZIP code)				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.			<input checked="" type="checkbox"/>	Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Does the roof leak?		<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>		Are there any encroachments?		<input checked="" type="checkbox"/>	
Is there more than one roof on the house?		<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the roof?				Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
If yes, how many layers? _____		<input checked="" type="checkbox"/>		Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
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, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>		Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Explain:				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
				Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
				Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
				Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
				Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
				Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Is the property in a flood plain?		<input checked="" type="checkbox"/>	
				Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
				Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
				Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
				Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
				Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.							
Signature of Seller <i>Mark L. Atkins</i>		Date (mm/dd/yy) <i>7/14/14</i>		Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller <i>Vickie D. Atkins</i>		Date (mm/dd/yy) <i>7/14/14</i>		Signature of Buyer		Date (mm/dd/yy)	
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.							
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)		Date (mm/dd/yy)	



Form #03 IAR 2014





HILLS O' BROWN

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. Atkins
Seller

7/14/14
Date

x Kickie J. Atkins
Seller

7/14/14
Date

Buyer

Date

Buyer

Date

Seller states that the information contained in this Disclosure is correct to the best of the Seller's CURRENT 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.

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.

Circle one:

As Seller below signed, I DO*, 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 7/14/14

Seller Signature

Date

X Wickie J. Atkins 7/14/14

Seller Signature

Date

X _____

Listing Agent Signature

Date

UTILITY INFORMATION SHEET

Name MARK + VICKIE ATKINS

Date 7-14-14

Address 5154 ST. RD. 46E. NASHVILLE, IN. 47448

LAST 12 MONTHS UTILITIES

MONTH/YEAR	ELECTRICITY	GAS/PROPANE	OIL	WATER + SEWER	OTHER
6-2013	67.13	35.35		77.69	
7-	95.34	17.12		105.96	
8-	125.07	11.77		77.69	
9-	97.24	12.66		94.66	
10-	129.71	12.63		120.91	
11-	78.09	14.35		102.20	
12-	72.82	65.01		94.66	
1-2014	84.89	110.69		96.54	
2-	83.97	164.60		77.69	
3-	71.76	170.94		77.69	
4-	69.10	124.64		77.69	
5-	71.93	91.51		77.69	
12MO. - AVG.	87.25	69.27	OTHER SERVICES		90.09

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

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

UTILITIES SERVING BROWN COUNTY

Suppliers in alphabetical order

ELECTRIC

Duke Energy	800-521-2232
Jackson County REMC	800-288-4458
South Central Indiana REMC	800-264-7362

GAS - NATURAL

Indiana Natural Gas	Local 812-988-2512*
	800-778-0659

GAS LP (Propane Tank)

Gailes Gas	812-597-4451*
Hoosier Propane	812-988-4503*
Warford Gas	812-988-4373*

Manassas Sewer

TELEPHONE

AT&T	800-288-2020
Smithville	812-876-2211
Sprint (Cordry-Sweetwater)	800-877-7746

TRASH PICKUP

Knight's	812-988-7613*
Rumpke	812-372-1225
Spicers	812-988-7206*

RECYCLING

Brown County Solid Waste Mgt	812-988-0140*
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WATER

Brown County Water	812-988-6611*
Jackson County Water	812-358-3654
Southwestern Bartholomew	812-342-4421
Town of Nashville (Water & Sewer)	812-988-7064*

CABLE TV

New Wave Broadband	800-882-7185
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INTERNET PROVIDER

DSL

*Local call from Nashville

Revised 6/12