

# Beautiful 3 BR 2 BA Log Cabin - Minutes to Downtown Marshall

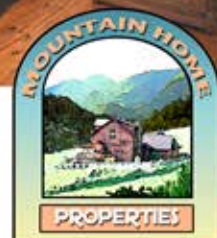


- Just outside the vibrant mountain-river town of Marshall
- 3 BR 2 BA
- Tucked away on almost 6 acres with a creek
- Great room with cathedral ceilings
- Master suite with sitting area
- Lots of windows and doors for natural light
- Opens to porches and decks
- Fire pit sitting area
- Private wooded setting
- Excellent retreat and vacation rental
- 35 minutes to Asheville- best of both worlds!

**REDUCED!**

**Offered for \$329,000**

**MLS#3536346**



**Mountain Home Properties** [www.mountaindream.com](http://www.mountaindream.com)

Contact: Steve DuBose - [sdubose@mountaindream.com](mailto:sdubose@mountaindream.com) 828-622-3222

Cindy DuBose - [cdubose@mountaindream.com](mailto:cdubose@mountaindream.com) cell 828-734-9158



## Residential Property Client Full

**2023 Turnpike Road, Marshall NC 28753-5447**

MLS#: <b>3536346</b>	Category: <b>Single Family</b>	Parcel ID <b>8796-81-6307</b>	List Price: <b>\$329,000</b>
Status: <b>Active</b>	Tax Location: <b>Madison</b>	County: <b>Madison</b>	
Subdivision: <b>none</b>	Tax Value: <b>\$144,500</b>	Zoning: <b>R-A</b>	
Zoning Desc:		Deed Ref <b>430-805</b>	
Legal Desc: <b>PB 5 PG 814</b>		Lot/Unit :	
Approx Acres: <b>5.79</b>	Approx Lot Dim:		
Lot Desc: <b>Hilly, Mountain View, Paved Frontage, Sloping, Stream/Creek</b>		Elevation <b>1500-2000 ft. Elev.</b>	



### General Information

Type: **1.5 Story**  
 Style: **Cabin**  
 Construction Type: **Site Built**

### HLA

Main: **832**  
 Upper: **333**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,165**  
 Total: **1,165**

### Unheated Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **0**

### School Information

Elem: **Brush Creek**  
 Middle: **Madison**  
 High: **Madison**

### Bldg Information

Beds: **3**  
 Baths: **2/0**  
 Year Built: **2016**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status:  
 Builder:  
 Model:

### Additional Information

Prop Fin: **Cash, Conventional**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Recent: **02/28/2020 : DECR : \$339,000->\$329,000**

### Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>2</b>	<b>1/0</b>	<b>Bathroom(s), Great Room, Kitchen</b>
<b>Upper</b>	<b>1</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s)</b>

### Features

Parking: <b>Parking Space - 2</b>	Main Level Garage: <b>No</b>	
Driveway: <b>Gravel</b>	Doors/Windows: <b>g-Insulated Door(s), g-Insulated Windows</b>	
Laundry: <b>Main</b>	Fixtures Exceptions: <b>No</b>	
Foundation: <b>Crawl Space</b>		
Fireplaces:		
Floors: <b>Wood</b>		
Equip: <b>Dryer, Electric Range/Oven, Refrigerator, Washer</b>		
Interior Feat: <b>Cathedral Ceiling(s)</b>		
Exterior Feat: <b>Satellite Internet Available</b>		
Exterior Covering: <b>Log</b>		
Porch: <b>Covered, Front, Porch-Wrap Around, Side, Deck</b>	Roof: <b>Metal</b>	

### Utilities

Sewer: <b>Septic Installed</b>	Water: <b>Well Installed</b>	
HVAC: <b>Ductless/Mini-Split System, Electric Baseboard Heat, Window Unit</b>	Wtr Htr: <b>Electric</b>	

### Association Information

Subject To HOA: <b>None</b>	Subj to CCRs: <b>No</b>	HOA Subj Dues:
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### Remarks

Public Remarks: **Just outside the vibrant mountain-river town of Marshall, this beautiful 3 BR 2 BA log cabin sits tucked away on almost 6 acres. Great room with high cathedral ceilings. Master suite with sitting area. Lots of windows and doors to let in the light and open to outdoor spaces. Wrap around porches and decks. Fire pit sitting area with mountain views. Private wooded setting for quiet peaceful living. Creek in the woodland and laurels. Excellent retreat and vacation rental. 25 minutes to Asheville.**

Directions: **From downtown Marshall go across the bridge over French Broad River and follow Bailey Branch Rd. to right on Turnpike Rd. to property on left just before Bear Creek Rd. No drive byes. Need all wheel drive or 4 x 4.**

### Listing Information

DOM: <b>195</b>	CDOM: <b>195</b>	Closed Dt:
UC Dt:	DDP-End Date:	Close Price:
		Slr Contr:
		LTC:

Prepared By: Jill Warner

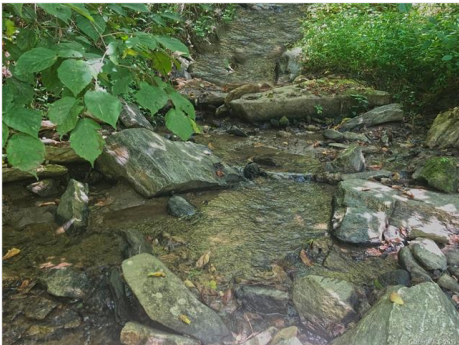
**Residential Property Photo Gallery**  
**2023 Turnpike Road, Marshall NC 28753-5447**

**MLS:**[3536346](#)

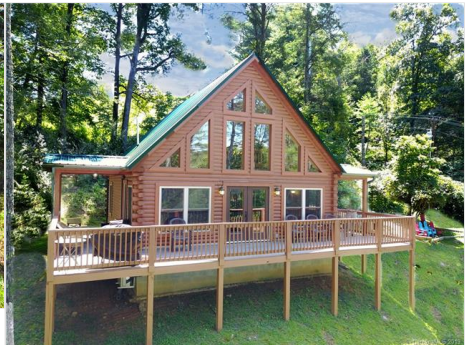
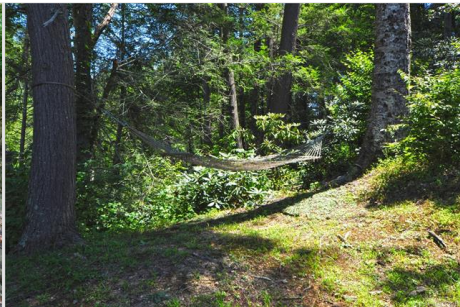
**List Price: \$329,000**



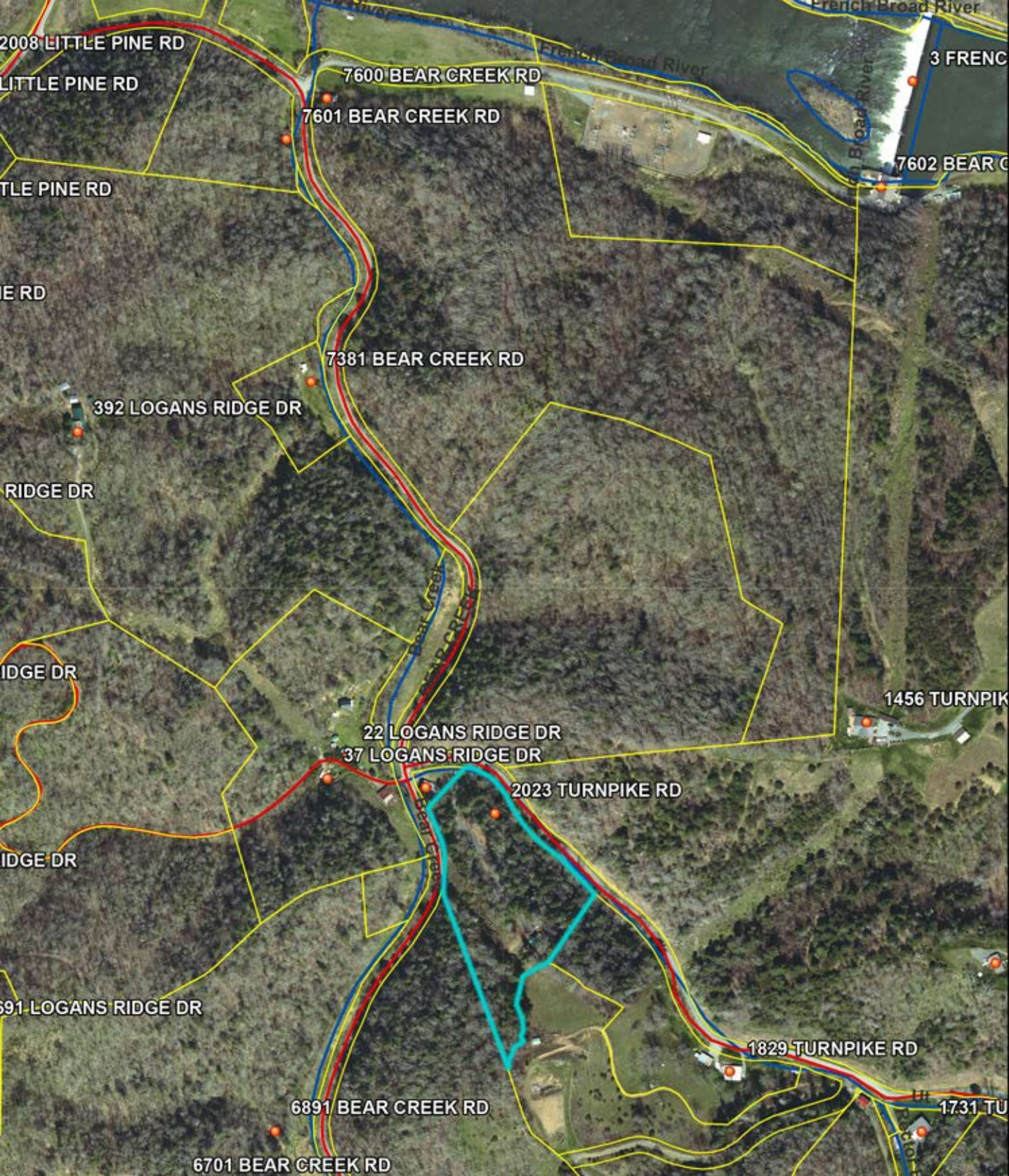




Creek on property







2008 LITTLE PINE RD

LITTLE PINE RD

LITTLE PINE RD

E RD

392 LOGANS RIDGE DR

RIDGE DR

IDGE DR

IDGE DR

91 LOGANS RIDGE DR

6701 BEAR CREEK RD

6891 BEAR CREEK RD

22 LOGANS RIDGE DR

37 LOGANS RIDGE DR

2023 TURNPIKE RD

1829 TURNPIKE RD

1731 TU

7600 BEAR CREEK RD

7601 BEAR CREEK RD

7602 BEAR C

3 FRENCH

French Broad River

French Broad River



7142 BEAR CREEK RD

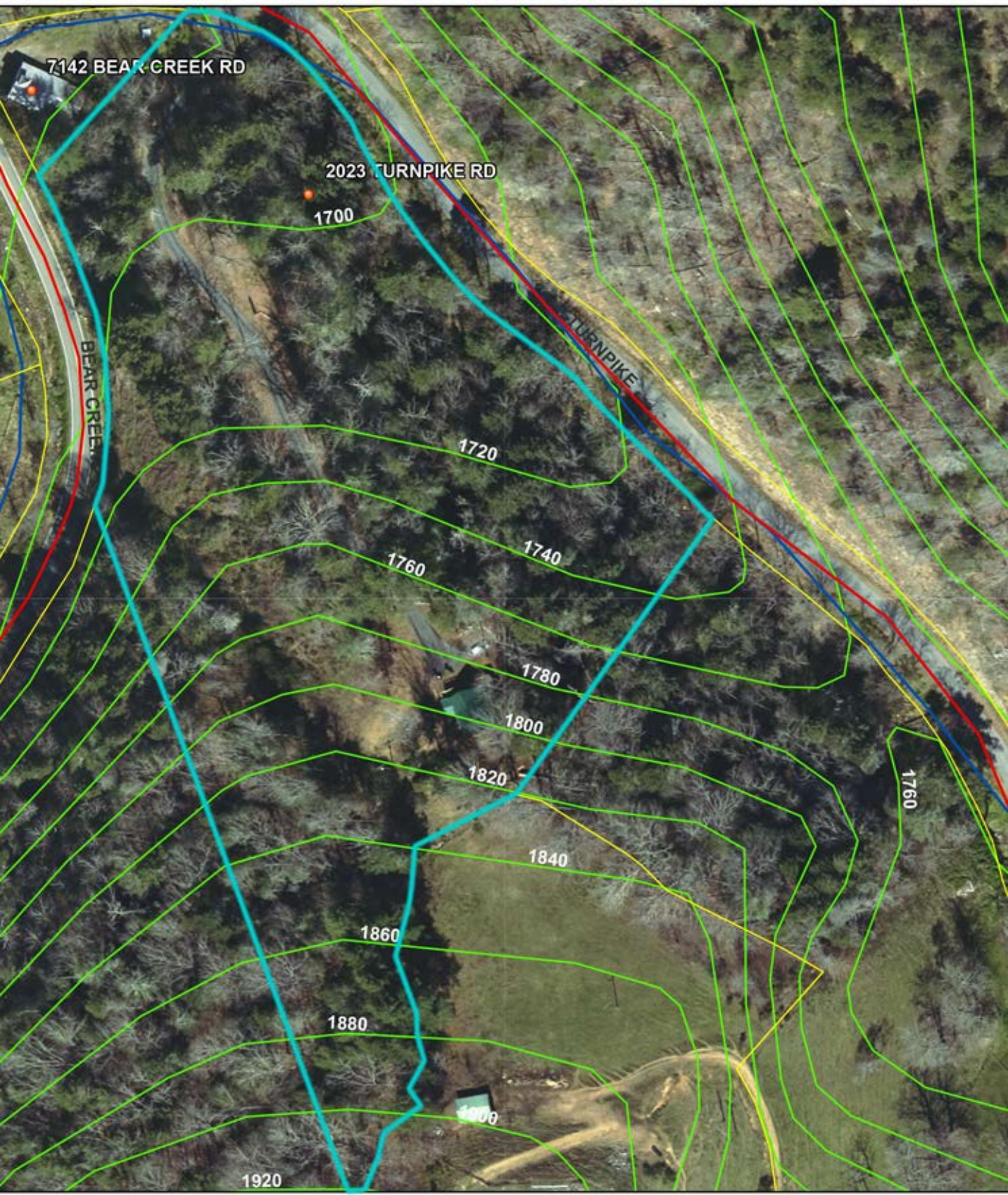
2023 TURNPIKE RD

BEAR CREEK

TURNPIKE







7142 BEAR CREEK RD

2023 TURNPIKE RD

1700

1720

1740

1760

1780

1800

1820

1840

1860

1880

1900

1920

1760









STATE OF NORTH CAROLINA  
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
  - If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
  - If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
  - If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
  - If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
- You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

**Note to Buyers:** If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

- In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 2023 Turnpike Rd, Marshall, 28753

Owner's Name(s): Michelle R South, Matthew Edward South

Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: \_\_\_\_\_

Michelle R South

Date

9/15/19

Owner Signature: \_\_\_\_\_

Matthew Edward South

Date

9/10/19

Purchaser's acknowledgment of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Purchasers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: \_\_\_\_\_

Date

Buyer Signature: \_\_\_\_\_

Date



Home on 5.79 acres

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

- |   | Yes                                 | No                       | No Representation                   |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 1. In what year was the dwelling constructed? <u>2014/2015</u><br>Explain if necessary: _____   |                                     |                          | <input type="checkbox"/>            |
| 2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplace/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them? _____  | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 3. The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____<br>(Check all that apply)                                      |                                     |                          | <input type="checkbox"/>            |
| 4. In what year was the dwelling's roof covering installed? <u>2014</u> (Approximate if no records are available) Explain if necessary: _____   |                                     |                          | <input type="checkbox"/>            |
| 5. Is there any leakage or other problem with the dwelling's roof? _____  | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? _____  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? _____   | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? _____   | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? _____   | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Baseboard <input type="checkbox"/> Other <u>+ Split Heat/Ac</u><br>(Check all that apply) Age of system: <u>2018 - split heat/ac pump installed</u>   |                                     |                          | <input type="checkbox"/>            |
| 11. What is the dwelling's cooling source? <input type="checkbox"/> Central Forced Air <input checked="" type="checkbox"/> Wall/Window Units <input type="checkbox"/> Other <u>+ split ac pump installed 2018</u><br>(Check all that apply) Age of system: _____  |                                     |                          | <input type="checkbox"/>            |
| 12. What are the dwelling's fuel sources? <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other _____<br>(Check all that apply) If the fuel source is stored in a tank, identify whether the tank is <input type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller.<br>(Check all that apply) |                                     |                          | <input type="checkbox"/>            |
| 13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____<br>(Check all that apply)   |                                     |                          | <input type="checkbox"/>            |
| 14. The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other _____<br>(Check all that apply)   |                                     |                          | <input type="checkbox"/>            |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? <u>2014 Wellhead leaked fixed \$280.00</u>   | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other _____<br>(Check all that apply)                       |                                     |                          | <input type="checkbox"/>            |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes," how many bedrooms are allowed? <u>3</u><br><input type="checkbox"/> No records available  | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? _____   | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? _____   | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? _____  | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            |

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date Mike Smith 9/11/10

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date \_\_\_\_\_



Yes No **No Representation**

21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired? ☐ ☒ ☐
22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? ☐ ☒ ☐
23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property? ☐ ☒ ☐
24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? ☐ ☒ ☐
25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) which affect the property? ☐ ☒ ☐
26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? ☐ ☒ ☐
27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? ☒ ☐ ☐
28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanic's liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? ☐ ☒ ☐
29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? ☐ ☒ ☐
30. Does the property abut or adjoin any private road(s) or street(s)? ☐ ☒ ☐
31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ ☒ ☐

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

Yes No **No Representation**

32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit? ☐ ☒ ☐

If you answered "yes" to any of the questions listed above please explain (attach additional sheets if necessary):

33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject. [Insert N/A into any blank that does not apply]: ☐ ☒ ☐

• (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

• (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

\* If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.

Buyer Initials and Date \_\_\_\_\_

Buyer Initials and Date \_\_\_\_\_

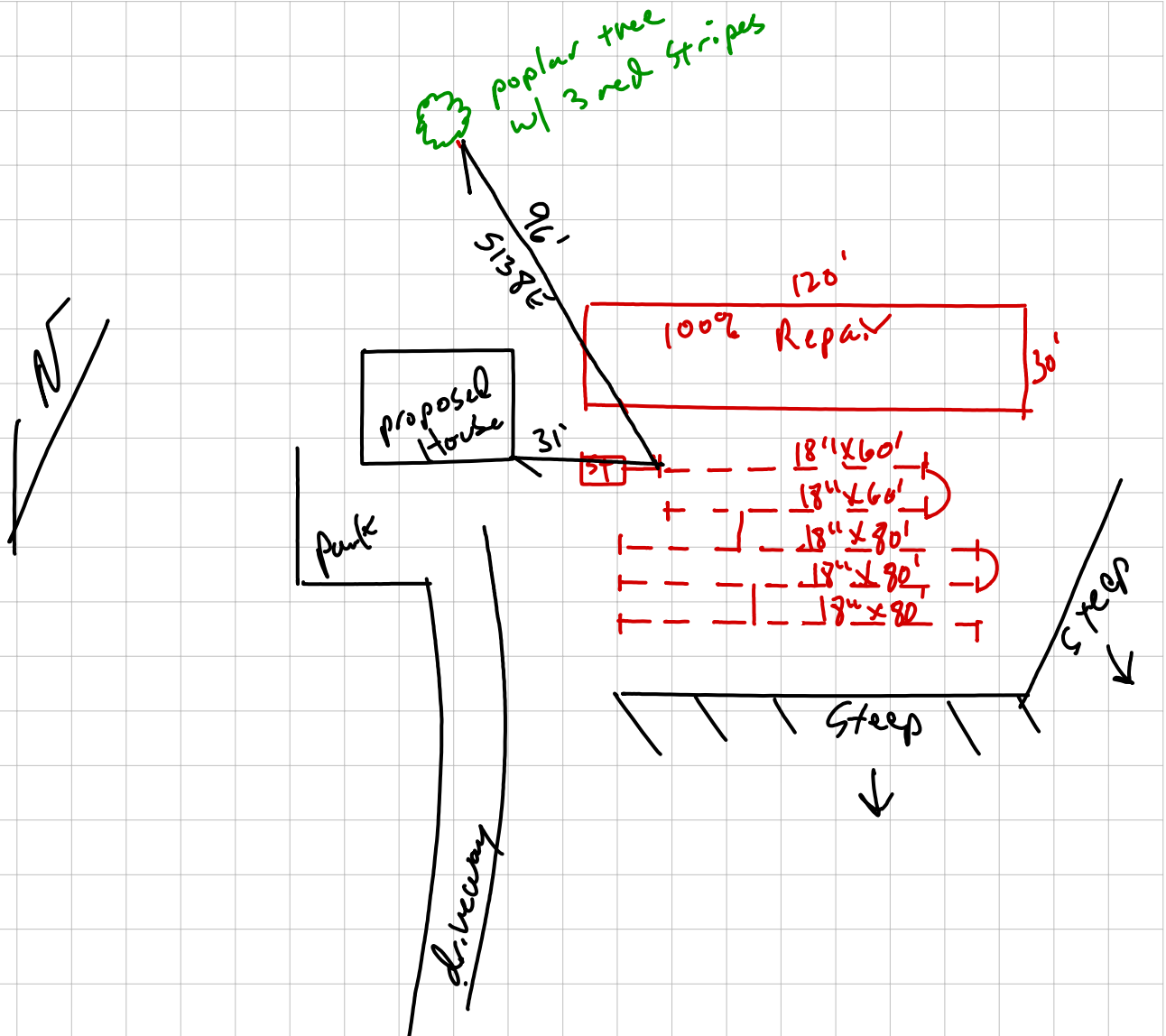
Owner Initials and Date \_\_\_\_\_

Owner Initials and Date \_\_\_\_\_



**Drawing** Drawing Type: Construction Authorization

Scale: \_\_\_\_\_  
☐ Inch  
☐ Block = \_\_\_\_\_ ft.  
☒ N/A



- \* Not drawn to scale
- \* Keep humpovers out of driveway
- \* Stay out of steep areas





# STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

## Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

## MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>                    </u> Buyer Initials			<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>                    </u> Buyer Initials			
2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> Buyer Initials			
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> Buyer Initials			
4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>                    </u> Buyer Initials			
5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> Buyer Initials			
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **2023 Turnpike Rd , Marshall, 28753**

Owner's Name(s): **Michelle R South, Matthew Edward South**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature:                      Date 8/1/2019  
 Owner Signature:                      Date 8/2/2019

Purchaser(s) acknowledge having received a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature:                      Date                     

Purchaser Signature:                      Date                     

REC 4.25

1/1/15