## VACANT LAND DISCLOSURE STATEMENT

Date: <u>09/13/2</u> 0	020	_		Pageof
his seller's owan Count			ocated in the City of Morehead , described as 950 Cranston I	
A+ KY 377		_, Clare o. <u>K1</u>	, accombat do <u>350 Clanston l</u>	ka, Moreneaa, Kr
OTICE TO the prope ith disclosed the control of the control of the control of the	<b>SELLER:</b> Each Seller in the s	re not readily observable assist Buyer in evaluatine espective agents will also	a buyer all known facts that materia.  This disclosure statement is design the property being considered. The property being considered to rely upon this information when the state of the property of the pr	gned to assist Seller in comp The listing real estate broker
not a subs	stitute for any inspections	s, tests or other investigati	ge of the condition of the property a ion or warranties that Buyer may wis oker, the selling broker, or their ager	sh to obtain. It is not a warran
	, EASEMENT, FLOODIN			
	When did you purchase	e this land? September 2019	9	
2.	Has the land been surv	eyed? 🗹 Yes or 🔲	No If yes, year surveyed	
3.	What company or person	on performed the survey?	Name: Mitchell Estes	
	Address:	•	City/State/Zip	
	Phone:		,	
<i>1</i> I		e? ☑ Yes ☐ No or	□ Unknown	<del></del>
			peen completed?  Yes or	No
5.	If yes, by whom? <sub>Mitche</sub>		When?	INO
•	if yes, by whom? Mitche	:II Estes		
	Are there any encroacr	ments or boundary line d	isputes?	
7.	Are there any easemer	its other than utility or dra	inage easements? 🛮 Yes 🔲 N	o or <u>U</u> Unknown
8.			ain or wetland area? 🔲 Yes 🛛 N	
9.		flood or other disaster at t		
10.	Have there every been	any drainage problems a	ffecting this property or adjacent pro	operties?
			☐ Yes ☑ No	or 🔲 Unknown
11.	Is the property in an ea	rthquake zone?   Ye	es 🗹 No or 🔲 Unknown	
		uestions 5 through 10 we		
13.	Are there any navigation	n easements?	☐ No or ☐ Unknown	
USE R	ESTRICTIONS			
1.	Do any of the following	types of covenants, cond	litions, or restrictions affect the land:	
			ditions, or restrictions?	
			☐ No or ☐ Unknown	
	c. Local municipality?		or Unknown	
2.			"YES" do you have written copies o	of these covenants
۷.	anditions or restriction	ns? Yes No or	· D Unknown	Tillese coveriants,
	List which documents y		- OTKHOWH	
	•	-		
		eived notice from any per	son or authority as to any breach of	any of these covenants,
	conditions or restrict	ions? 📙 Yes 📙 No	or Unknown	
	If "YES", describe:			
CONDI	TION OF THE PROPER	ГY		
1.	Are there any structure	improvements, or person	al property located in the sale?	Yes or No
	If 'YES" list all items:		,	
2.	Are there any defects of	or problems with any of the	ese items?	or Unknown
۷.	If 'YES" describe all pro			o. Li omalowii
	ii i Lo uescribe ali più	micinis and defects.		
2	Aro thoro ony shandar	ad walls buried storess t	anks or buried debrie or weets and	no proporty?
3.			anks, or buried debris or waste on th	ie property?
	☐ Yes ☐ No	or 📙 Unknown	If "YES" give details:	
4.			ding radon) in or on this property or	any adjacent property?
	☐ Yes ☐ No or I	☐ Unknown		
	If "YES" give details:			
	<u> </u>			
		Initials: 000 09/16/20	Date: 09/16/2020 Time: 9:15 At	M FCT
	15.1011.50.11		OCUMENT DI EASE CONSULTANIA	

IF YOU DO NOT UNDERSTAND:沿街路。DOCUMENT, PLEASE CONSULT AN ATTORNEY

	Prope	erty Address: 950 Cranston Road, Morehead, KY 40351	Page of
	5.	Have any soil tests been performed?   ✓ Yes   No or  Unknown  When? 2019  Results:	
	6.	Does the property have any fill or uncompacted soils?  If "YES" describe location and depth	✓ No or ☐ Unknown
	7.	Are there any settling or soil movement problems on this property or any aca. ☐ Yes ☑ No or ☐ Unknown  If "YES" give details:	
	8.	Are there any dead or diseased trees on the property? ☐ Yes ☑ No If "YES" give details:	
<b>)</b> .	UTILITI		
<b>.</b>	1.		o or Unknown
	2.	Are any of the following presently existing within the property?  a. Connection to public water  Yes  No or  Unknow  b. Connection to public sewer  Yes  No or  Unknow  c. Connection to private water system off property  Yes  No   or  Unknown  e. Septic tank  Yes  No   or  Unknown  f. Connection to electricity  Yes  No   or  Unknown  g. Connection to natural gas services	n o or □ Unknown m
	<ul><li>3.</li><li>4.</li></ul>	Are any of the following presently existing at the boundary of the property?  a. Public water system access b. Private water system access c. Electric service access d. Yes No or Unknow d. Natural gas access d. Yes No or Unknow e. Telephone system access Have any utility access charges been paid? If "YES" which charges have been paid?	rn rn rn rn Unknown
E. (	OTHER	RMATTERS	
	1. 2. 3. 4. 5.	Is there a Homeowners Association? ☐ Yes ☑ No or ☐ Unknow If yes, what are the dues or assessments? paid Is there road maintenance? ☐ Public ☑ Private or ☐ Unknown	_monthly/yearly o or □ Unknown
	per pro	where anything else that may materially and adversely affect the value or desinding claims or litigation, notice from any governmental authority for violation oposed zoning changes, street changes, threat of condemnation, or neighbory Yes No or Unknown  YES" give details:	of any law or regulation,
1	The un complet that this underst	R'S STATEMENT (To be signed at time of listing) indersigned Seller represents that the information set forth in the foregoi te. Sellers do not intend this disclosure statement to be a warranty or guar is information be provided to prospective buyers of this property and to the re itands and agrees that Seller will notify in writing immediately if any information in any way through the passage of time or the disco	anty of any kind. Seller hereby authorize al estate brokers and sales people. Sell- ation set forth in this disclosure stateme
;	Seller Da	n Dailey Gottop verified 09/16/20 9:06 AM EDT VXQL-GOWA-0WWB-EEVU Seller	
G. I	BUYER	S RECEIPT AND ACKNOWLEDEGMENT (To be signed at time of purchase)	se agreement)

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

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without warranties or guarantees of an	vise in my contract with Seller, the proper y kind by Seller or any Broker or Agent. I	state that no representat	ions concerning the
condition of the property are being relie	ed upon by me except as disclosed or state	ed within the sales contract	t.
Puvor	Puvor		