SELLER'S PROPERTY DISCLOSURE STATEMENT

(LOT/LAND) EXHIBIT "D



2022 Printing

rlorsvill ller's leg		erty Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement was for Property known as or located at: 1779 et al Taylors ville Road		
ller's leg	and the Paris	lori topoli, kilowitas ortosates =		
	e	Georgia 30178 . This Statement is intended to make it eas	ier for Sel	ler to fulfi
Desmark	al duty t	o disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose suc	th defects	even whe
		ng sold "as-is."		
INSTRU agrees	UCTION to:	IS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosu	ure Statem	ent, Selle
(1) and (2) and (3) production (4) production	swer all swer all ovide a estions if-evide omptly	I questions in reference to the Property and the improvements thereon; I questions fully, accurately and to the actual knowledge and belief of all Sellers; I dditional explanations to all "yes" answers in the corresponding Explanation section be I (including providing to Buyer any additional documentation in Seller's possession), unless Int; I revise the Statement if there are any material changes in the answers to any of the questions I copy of the same to the Buyer and any Broker involved in the transaction.	tne yes	answeii
Proper suitabl reason "no" to	ct a tho ty's cor le for B nable Bu o the ac	ATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georough inspection of the Property. If Seller has not occupied the Property recently, Seller's notition may be limited. Buyer is expected to use reasonable care to inspect the Property auyer's purposes. If an inspection of the Property reveals problems or areas of concern to user to investigate further, Buyer should investigate further. A "yes" or "no" answer to a quest to like the property. LOSURES.	and confi that would	rm that is cause
1.		ERAL:	YES	NO
Asalaba		Is the Property vacant?		13
		If yes, how long has it been since the Property has been occupied?		
		Is the Property or any portion thereof leased?		
EVD	LANATI	and the state of t	43.4	1000
[COV	ENANTS, FEES, and ASSESSMENTS:	YES	NO
2.	(a)	Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions		
	(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.	0	
	LANATI	ON:		
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THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Michael Gartett IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

(a) How many acres are in Property?	3.	THE PROPERTY:	YES	NO
(c) Will conveyance of Property exclude any mineral, oil, and timber rights? (d) Are there any governmental allotments committed? (e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber? EXPLANATION: 4. SOIL_TREES, SHRUBS AND BOUNDARIES: (a) Is there any fill dirt on Property? (b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)? (c) Is there now or has there ever been any visible soil settlement or movement? (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? (e) Are there any diseased or dead trees? (g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner? EXPLANATION: DON CHELL - Not NOUSE FON QUEBLAL NOT NOUSE FON QUEBLAL NOT NOUSE (a) Have there any underground tanks or toxic or hazardous substances such as asbestos? (b) Has Property ever been tested for radon or any other environmental contaminates? EXPLANATION: 6. OTHER MATTERS: (a) Have there been any inspections in the past year? (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? (c) Have you received notices by governmental or quasi-governmental agency affecting Property? (d) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? (e) Is there any system or item on Property which is leased or which has a fee associated with its use? (f) Are there any private or undedicated roadways for which owner may have financial responsibility? (g) If Property is served by well water, is the well on Property? (h) Has the Property been enrolled? (f) Are there any other latent or hidden defects that have not otherwise been disclosed?		(a) How many acres are in Property? <u>aD</u> .		
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7.	ACDICIU TUDAL DIGGI GOUDE						
	AGRICULTURAL DISCLOSURE:			YES	NO		
	(a) Is the Property within, partially within	in, or adj	acent to any property zoned or identified on an approved		D		
	county land use plan as agricultural or forestry use? (b) Is the Property receiving preferential tax treatment as an agricultural property?						
			conserve, protect, and encourage the development and im	provemen	t of farm		
	and forest land for the production of food	, fiber, an	nd other products, and also for its natural and environmenta	al value. Th	is notic		
	is to inform prospective property owners	or other	persons or entities leasing or acquiring an interest in real pr	roperty that	propert		
			within, partially within, or adjacent to an area zoned, used,				
			vities occur in the area. Such farm and forest activities ma				
			ences that involve, but are not limited to, noises, odors, fu our period, storage and disposal of manure, and the applica				
	otherwise of chemical fertilizers soil ame	endments	s, herbicides, and pesticides. One or more of these inconve	eniences m	av occi		
j	as the result of farm or forest activities w	hich are	in conformance with existing laws and regulations and acc	epted cust	oms an		
	standards.		the second section of the second section of the second section of the second section of				
8.	UTILITIES:	6 J. S.		and the same			
٠		serve Pro	operty. (The term "serve" shall mean: the indicated utilities	and servi	ces are		
	available and functional at the property lin	ne.) Che	ck (✓) only those utilities below that are included in the sa	le of Prope	erty.		
	[The utilities listed below that are not che	cked do	not serve Property.]				
	Electricity		Públic Sewer				
	Natural Gas	Q'	Public Water				
	Telephone		Private/Well Water				
	Cable Television		Shared Well Water				
	Garbage Collection		Other				
Addi	tional pages are attached.						
Addi	tional pages are attached.						
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		LLER'S	LOT/LAND PROPERTY DISCLOSURE STATEMENT:				
LER	'S REPRESENTATION REGARDING SE	ctions to S	Seller in Completing This Disclosure Statement set forth in I	Paragraph	A abov		
LER	'S REPRESENTATION REGARDING SE	ctions to S	Seller in Completing This Disclosure Statement set forth in I	Paragraph	A abov		
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