



SELLER DISCLOSURE
(LAND ONLY)

Name: <u>HARD and Theodosia Sheets</u>		Date: <u>02/02/24</u>
Name: _____		Date: _____
District and County where property is located: <u>Wolf Creek</u> District, <u>Monroe</u> County.		
Tax Map <u>13</u> Parcel <u>3.11</u> Deed Book and Page <u>213/603</u>		
1. LAND CONDITIONS (soils, drainage, etc.):		
A. Is there any fill or expansive soil on the property?	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___	
B. Has there been any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood?	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___	
C. Is the property located in a flood zone or wetlands area?	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___	
D. Do you know of any past or present drainage or flood problems affecting the property or adjacent properties?	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___	
E. Are any trees or shrubs diseased or dead, or otherwise fallen as a result of any acts of nature?	YES ___ NO ___ UNKNOWN <input checked="" type="checkbox"/>	
F. Are there any environmental hazards (substances, materials, or products) including asbestos, formaldehyde, radon gas, lead-based paint, underground storage tank, or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contamination?	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___	
If you answered "YES," to F. above, please explain in detail: _____ _____ _____		

G. Are you aware of any conditions or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes?	YES ___ NO <input checked="" type="checkbox"/>
H. Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property, e.g., zoning, violation, non-conforming units, setback violations, zoning changes, road changes, ect.? If "Yes", explain: _____ _____	YES ___ NO <input checked="" type="checkbox"/>
2. BOUNDARIES, ACCESS, ENCROACHMENTS, and RESTRICTIONS:	
A. Are the boundaries for the property the same as those boundaries set forth in the description in the deed?	YES <input checked="" type="checkbox"/> NO ___ UNKNOWN ___
B. Have you made any outconveyances from the boundaries which are set forth in the description in the deed?	YES ___ NO <input checked="" type="checkbox"/>
C. Is anyone other than the undersigned claiming all or any part of this property, or has any adjoining landowners claimed any part of the property?	YES ___ NO <input checked="" type="checkbox"/>
D. Is the property located upon, or has access to a public road?	YES <input checked="" type="checkbox"/> NO ___
E. Is there a deeded right of way to this property?	YES ___ NO <input checked="" type="checkbox"/>
F. Has anyone challenged the right of the undersigned to access to the property?	YES ___ NO <input checked="" type="checkbox"/>
G. Is this property subject to a road maintenance agreement?	YES ___ NO <input checked="" type="checkbox"/>
H. Are there buildings, improvements or fences on adjoining property which encroach upon any part of this property, (including water lines or sewer lines)? If "Yes", state the nature of said encroachment. _____	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___
I. Are there buildings or improvements on this property which encroach upon adjoining property (including water lines or sewer lines)? If "Yes", state the nature of said encroachment. _____ _____	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___
J. Are there utilities, including gas lines, electric lines, telephone lines, crossing this property?	YES ___ NO <input checked="" type="checkbox"/>

K. Is this property located within a subdivision and subject to the covenants and restrictions or such subdivision?	YES ___ NO <input checked="" type="checkbox"/>
L. Is this property subject to deed restrictions?	YES ___ NO <input checked="" type="checkbox"/>
M. If this property is located within a subdivision, is there a homeowners' association established?	YES ___ NO <input checked="" type="checkbox"/>
N. Has there been any violation of said covenants or restrictions affecting the property?	YES ___ NO <input checked="" type="checkbox"/>
O. Is this property subject to county or city zoning ordinances or regulations?	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___
P. If this property is subject to county or city zoning ordinances or regulations, is it in full compliance with the same?	YES ___ NO ___ UNKNOWN ___ <i>N/A</i>
3. MINERAL AND OTHER RIGHTS:	
A. Were the timber rights permanently reserved, severed, or leased prior to seller's purchase?	YES ___ NO <input checked="" type="checkbox"/> UNKNOWN ___
B. Have the timber rights been permanently reserved, severed, or leased during the period of seller's ownership?	YES ___ NO <input checked="" type="checkbox"/> <i>Timber was cut 5 years ago</i>
C. Were the mineral rights (oil, gas, or coal) permanently reserved, severed, or leased prior to seller's purchase?	YES ___ NO ___ UNKNOWN <input checked="" type="checkbox"/>
D. Have the mineral rights (oil, gas, or coal) been permanently reserved, severed, or leased during the period of seller's ownership?	YES ___ NO <input checked="" type="checkbox"/>
E. Has there ever been any mining or drilling on or under the property?	YES ___ NO ___ UNKNOWN <input checked="" type="checkbox"/>
F. Is there any mining or drilling now taking place on or under the property?	YES ___ NO <input checked="" type="checkbox"/>
G. Were the water rights permanently reserved, severed, or leased prior to seller's purchase?	YES ___ NO ___ UNKNOWN <input checked="" type="checkbox"/>
H. Have the water rights been permanently reserved, severed, or leased during the period of seller's ownership?	YES ___ NO <input checked="" type="checkbox"/>
I. Is the property subject to an oil and gas lease, hunting lease, water lease, or any other type of lease, either written or oral?	YES ___ NO <input checked="" type="checkbox"/>
4. WATER AND SEWER:	
A. Is there water connected to the property for residential use?	YES ___ NO <input checked="" type="checkbox"/>

B. What is the source of water available to the property for residential use?	CITY ___ WELL ___ NONE <u>X</u>
C. If water source is from a well, are there any problems with low water level in the well, low water pressure, mechanical issues with pump or tank? If "YES," explain in detail the problems: <u>N/A</u>	YES ___ NO ___ UNKNOWN ___ <u>N/A</u>
D. Is there sewer service connected to the property for residential use?	YES ___ NO <u>X</u>
E. What is the source of sewer service available to the property for residential use?	CITY ___ SEPTIC SYSTEM ___ NONE <u>X</u>
F. If there is water currently connected to the property for residential use, is the quality and sufficiency adequate?	YES ___ NO ___ N/A <u>X</u>
<p>NOTICE TO SELLER(S): Each seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This Seller Disclosure statement is designed to assist Sellers in complying with disclosure requirements and to assist Buyers in evaluating the property being considered. Grist, Inc., and/or Foxfire Realty, its brokers or salespersons, as well as the selling real estate broker and their respective agents, will also rely upon this information when they evaluate, market and present seller's property to prospective buyers. Although this Seller Disclosure does not constitute a warranty or guaranty of any kind, it is a legally binding document for disclosure purposes and each seller is encouraged to provide truthful and accurate information and to seek legal counsel in the event the seller does not understand the questions contained herein.</p>	
<p>NOTICE TO BUYER(S): This is a disclosure of seller's knowledge of the condition of the property as of the date signed by seller and is not a substitute for any inspection or warranties that buyer may wish to obtain. It is not a warranty of any kind by Seller or representation by Grist, Inc., and/or Foxfire Realty, or any Broker or salespersons thereof, or any selling broker.</p>	