SELLER'S PROPERTY DISCLOSURE STATEMENT OF THE PROPERTY OF T



(a) Is the Property vacant? If yes, how long has it been since the Property has been occupied? (b) Is the Property or any portion thereof leased? EXPLANATION: 2. COVENANTS, FEES, and ASSESSMENTS: (a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions? (b) Is the Property part of a condominium or community in which there is a community association?								20	25 Print
Buena Vista Georgia 31803 This Statement is intended to make it easier for Seller to ler's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even veroproperty is being sold "as-is." INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Sagrees to: (1) answer all questions in reference to the Property and the improvements thereon; (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collect "Knowledge"); (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each ground questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answers in the corresponding Explanation section below each ground questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answers in the corresponding Explanation section below each ground questions (including providing to Buyer and any Broker involved in the transaction. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer shoundured a thorough inspection of the Property. Seller's Knowledge of the Property's condition may be limited. Buyer beware" is the law in Georgia. Buyer shoundured to the series of the Property or has not recently occupied Property, Seller's Knowledge of the Property's purposes. If an inspection of the Property reveals problems or are concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further, I wes" or "no" to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Sanswers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doin own due diligence. 2. COVENANTS, FEES, and ASSESSMENTS: (a) Is the Property subject t	· -					_			ffer Dat
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Christopher Rogers

F307, Lot/Land Seller's Property Disclosure Statement Exhibit, Page 1 of 3, 01/01/25

3.	THE PROPERTY:						
	(a)	How many acres are in Property?					
·	(b)	What is the current zoning of Property?					
,	(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?		×			
EXPL	EXPLANATION:						

S	OIL, TREES, SHRUBS AND BOUNDARIES:	YES	NO	
(a	(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)?		×	
(0	s) Is there now or has there ever been any visible soil settlement or movement?		×	
(d	I) 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?	3	×	
(e	e) Are there any drainage or flooding problems on Property?		×	
(f) Are there any diseased or dead trees?		×	
(9	Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?		×	
(h			×	
PLAN	ATION:			

5.	тох	YES	NO					
	(a)	Are 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?		×				
EX	EXPLANATION:							

OTF	IER MATTERS:	YES	NC
(a)	(a) Have there been any inspections in the past year?		×
	If yes, by whom and of what type?		
(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 existing or threatened legal actions affecting 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 in a Conservation Use Program?		×
	If yes, when was the Property enrolled?		
(i)	Are there any other latent or hidden defects that have not otherwise been disclosed?		×

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7. AGRICULTURAL DISCLOSURE:						
	(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?					
		(b) Is the Property receiving preferential t				×
		It is the policy of this state and this communand forest land for the production of food, fib is to inform prospective property owners or on in which they are about to acquire an interest and forest activities and that farm and forest operations that cause discomfort and incominsects, operations of machinery during any otherwise of chemical fertilizers, soil amendations.	ity to er, and ther t lies t action venion 24 h ment	conserve, protect, and encourage the development and in one other products, and also for its natural and environmental persons or entities leasing or acquiring an interest in real priviting, partially within, or adjacent to an area zoned, used, wities occur in the area. Such farm and forest activities may ences that involve, but are not limited to, noises, odors, further to the product of the	al value. The operty that or identified ay include iumes, dust ation by speniences m	nt of farm his notice property I for farm ntensive , smoke, raying or ay occur
	8.	UTILITIES:				
				operty. (The term "serve" shall mean: the indicated utilities $ck\left(oldsymbol{arphi} ight)$ only those utilities below that are included in the sa		
		[The utilities listed below that are not checke		- · · · - ·	'	
		× Electricity		Public Sewer		
		Natural Gas	×	Public Water		
		× Telephone		Private/Well Water		
		X Cable Television		Shared Well Water		
		X Garbage Collection		Other		
SEL	LER	S REPRESENTATION REGARDING SELLE	R'S	LOT/LAND PROPERTY DISCLOSURE STATEMENT:		
		resents that Seller has followed the Instruction		Seller in Completing This Disclosure Statement set forth in ent as needed from time to time.	Paragraph	A above
Sell	er: [7	racy Paul Watson		Date:		
	Т	acy Paul Watson				
Sell	er:			Date:		
	Addit	ional Signature Page (F267) is attached.				
DE	CEIDI	AND ACKNOW! EDOMENT BY DIVED.				
		AND ACKNOWLEDGMENT BY BUYER: knowledges the receipt of this Seller's Lot/Lan	ıd Pr	operty Disclosure Statement.		
Buy	er: _			Date:		
Buy	er:			Date:		
	Addit	ional Signature Page (F267) is attached.				
Conv	/right@	2025 by Georgia Association of REALTORS®. Inc.		F307. Lot/Land Seller's Property Disclosure Statement Exhib	it. Page 3 of 3	3. 01/01/25