

SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT """



2024 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of for Property known as or located at: 1140 OLD COLLARD VALLEY RD

ARAGON Georgia 30104. This Statement is intended to make it easier for Seller to fulfill

Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

- A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Seller agrees 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, collectively "Knowledge");
 - (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
 - (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.
- B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property or has not recently occupied the Property, Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

C. SELLER DISCLOSURES.

1.	GENERAL:	YES	NO		
	(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.	<u> </u>	VENANTS, FEES, and ASSESSMENTS: Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions	YES	NO
	(4)	("CC&Rs") or other similar 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.		•
EXP		ΓΙΟΝ:		

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3. THE PROPERTY:

(a)	How many acres are in Property?	31
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(b) What is the current zoning of Property? Residential

(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:

(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 drainage or flooding problems on Property?		
(f)	Are there any diseased or dead trees?		•
(g)	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)	Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		

5.	то>	(IC SUBSTANCES:	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?		~		
EXPLANATION:						

.	OTHER MATTERS:			NO		
	(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?		>		
XPL						

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YES

NO

✓ ✓

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7	7. <u> </u>	AGRICULTURAL DISCLOSURE:		YES	NO		
	(8	a) Is the Property within, partially within, or adjacent to any property zoned or id county land use plan as agricultural or forestry use?	entified on an approved		✓		
	()	 b) Is the Property receiving preferential tax treatment as an agricultural proper 	tv?		~		
	```	It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm					
	а	and forest land for the production of food, fiber, and other products, and also for its	natural and environment	al value. Th	nis notice		
		s to inform prospective property owners or other persons or entities leasing or acq n which they are about to acquire an interest lies within, partially within, or adjacen					
	a	and forest activities and that farm and forest activities occur in the area. Such far	m and forest activities ma	ay include i	intensive		
	C	operations that cause discomfort and inconveniences that involve, but are not lir	nited to, noises, odors, fu	umes, dust	, smoke,		
		nsects, operations of machinery during any 24 hour period, storage and disposal optimerwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One					
		as the result of farm or forest activities which are in conformance with existing laws					
L	S	standards.					
8	3. U [.]	TILITIES:					
	Se	eller warrants that the following utilities serve Property. (The term "serve" shall m					
		vailable and functional at the property line.) Check (✓) only those utilities below t	hat are included in the sa	ale of Prop	erty.		
		he utilities listed below that are not checked do not serve Property.]					
	P						
		Natural Gas Public Water					
	P						
	P	Cable Television   Shared Well Water					
		Garbage Collection					
SELLI	ER'S F	REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCL	OSURE STATEMENT:				
		sents that Seller has followed the Instructions to Seller in Completing This Disclosure were the same in updating this Disclosure Statement as needed from time to time.	ure Statement set forth in	Paragraph	A above		
Seller:		CORBIN STEWART Date:	1/6/2025	5			
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∃ Ad	dition	nal Signature Page (F267) is attached.					
ECE	IPT AI	ND ACKNOWLEDGMENT BY BUYER:					
Buyer	ackno	wledges the receipt of this Seller's Lot/Land Property Disclosure Statement.					
Buyer	:	Date:					
Buyer	:	Date:					
	Additional Signature Page (F267) is attached.						

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