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The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

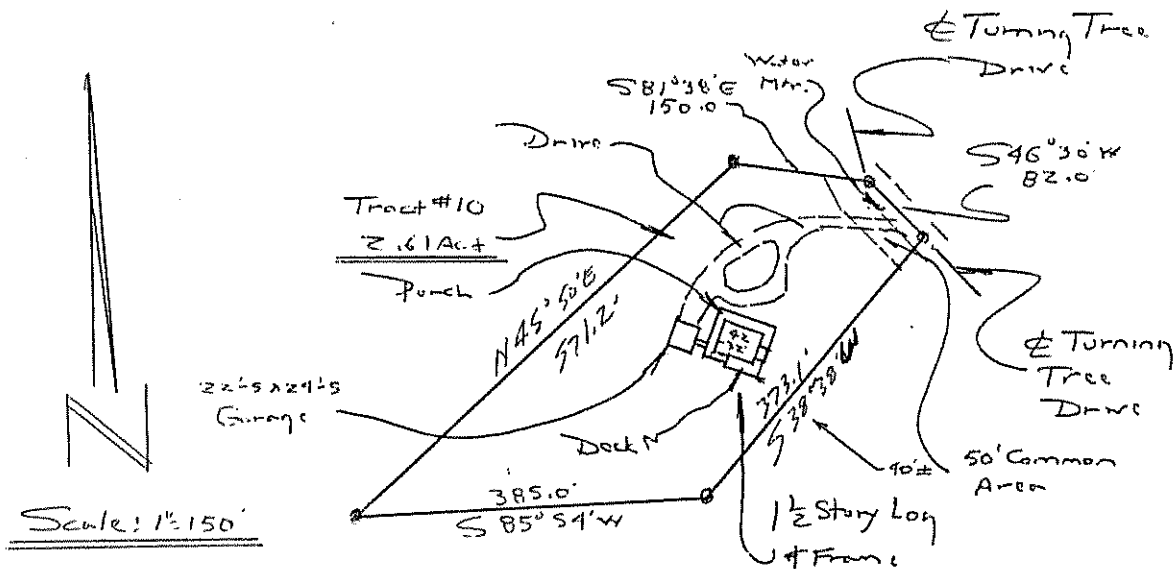
SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 2234 Turning Tree Dr., Nashville, Indiana 47448

PROPERTY DESCRIPTION: See page 2 of 2

CLIENT I.D. NO.: MS2003-A026



FLOOD STATEMENT: According to the Federal Emergency Management Flood Insurance Rate Map of Community-Panel Number 185174 0060 dated January 3, 1986, the above tract is not located in a flood hazard area.

TITLE CO: MIDWEST TITLE

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF TITLE 865 OF THE IAC 1.1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

DATE OF SURVEY: December 2, 2003

REGISTERED LAND SURVEYOR'S SIGNATURE: Steven W. Archer

REPORT JOB NUMBER : MS2003-A026

PROPOSED BUYER /CLIENT : DOUG & JAYNE PILLON

PROPOSED LENDER: WINTERWOOD MORTGAGE



Lot #19

Tract
4.1

20' wide Hk
Utility Easement

1 1/2" Iron
Pipe
Found

Tract #11
4.87 Ac. ±

Tract #19
2.61 Ac. ±

Typical
Rear
Setbacks
75'
Unless
Otherwise
Noted

Typical B.
Setback
100'

Typical
Side Setback
50'

25'
Rear
Setback
Lot #8

Common
Area
Dashed
Lines

Tract #8
2.0 Ac. ±

20' wide
Hiking
Trail
Easement

Tract #9
3.1 Ac. ±

Stone Found

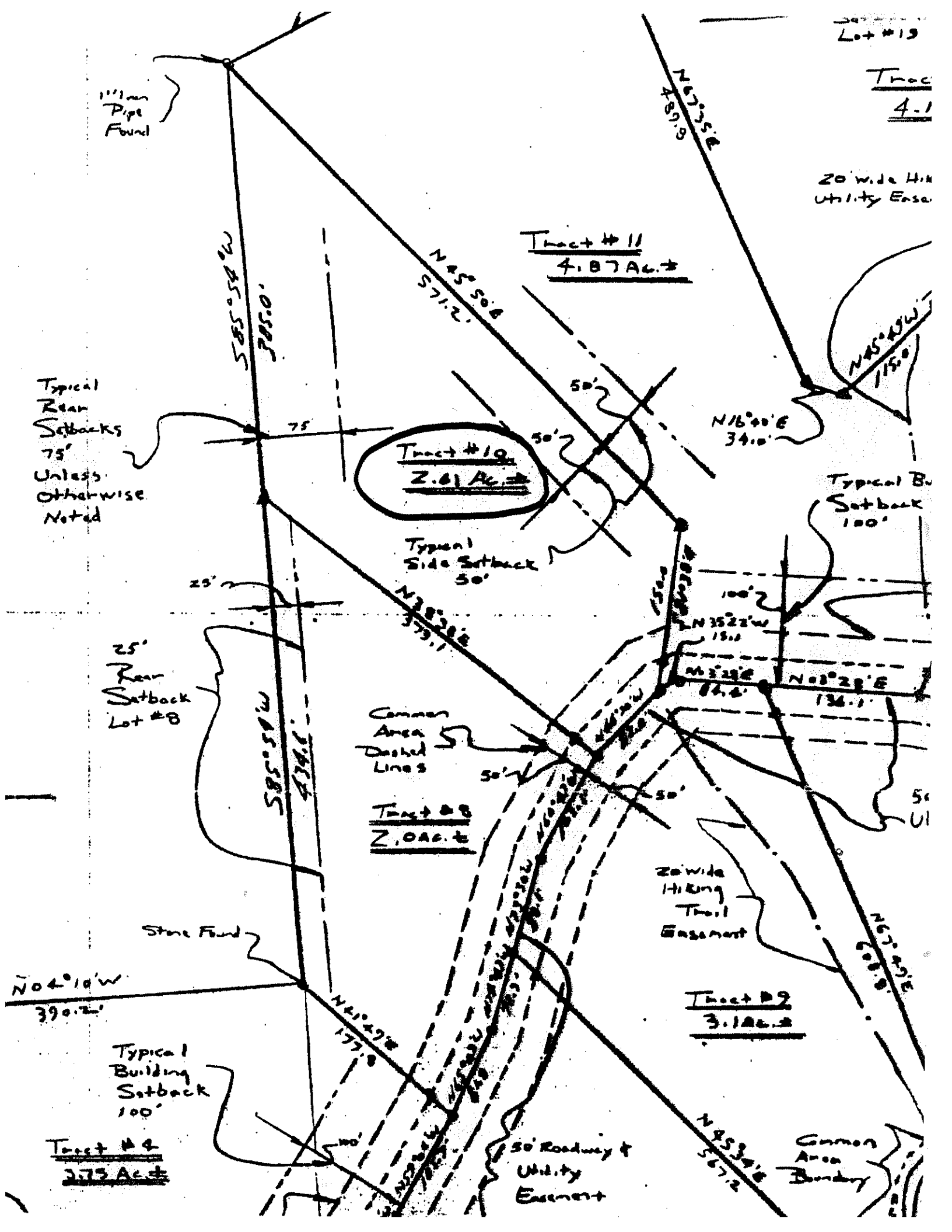
N 04° 10' W
390.2'

Typical
Building
Setback
100'

Tract #4
2.75 Ac. ±

50' Roadway &
Utility
Easement

Common
Area
Boundary



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/ 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

2214 Turning Tree Dr, Nashville, IN 47448

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer			X	
Gas Grill	X			
Hood	X			
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna/Dish			X	
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm			X	
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks/Jacks	X			
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke/Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60/100/200 Amp Service (Circle one)			X	
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field/Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System <i>Jim Lead</i>			X	
Sump Pump	X			
Irrigation Systems	X			
Water Heater/Electric			X	
Water Heater/Gas	X			
Water Heater/Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Septic and Holding Tank/Septic Mound			X	
Geothermal and Heat Pump			X	
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat/Gas	X			
Furnace Heat/Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace			X	
Fireplace Insert			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank			X	
Other Heating Source	X			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>P. M. D.</i>	Date (mm/dd/yy) <i>4/20/17</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>P. M. D.</i>	Date (mm/dd/yy) <i>4/20/17</i>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

2214 Turning Tree Dr, Nashville, IN 47448

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>17</u> Years.	☒		
Does the roof leak?		☒	
Is there present damage to the roof?		☒	
Is there more than one layer of shingles on the house?		☒	
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		☒	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		☒	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		☒	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			☒
Are there any foundation problems with the structures?		☒	
Are there any encroachments?		☒	
Are there any violations of zoning, building codes, or restrictive covenants?		☒	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?	☒		
Is the access to your property via a public road?		☒	
Is the access to your property via an easement?		☒	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		☒	
Are there any structural problems with the building?		☒	
Have any substantial additions or alterations been made without a required building permit?		☒	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		☒	
Is there any damage due to wind, flood, termites, or rodents?		☒	
Have any structures been treated for wood destroying insects?	☒		
Are the furnace/woodstove/chimney/flue all in working order?	☒		
Is the property in a flood plain?		☒	
Do you currently pay flood insurance?		☒	
Does the property contain underground storage tank(s)?		☒	
Is the homeowner a licensed real estate salesperson or broker?	☒		
Is there any threatened or existing litigation regarding the property?		☒	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	☒		
Is the property located within one (1) mile of an airport?		☒	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>4/20/17</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>4/20/17</u>	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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Form #03.



Sewage Disposal System PERMIT

No 002494

No. 00-17030

Is hereby issued to [x]

() Owner..... K & B CONSTRUCTION

() System Contractor..... BOB WOODS

() Building Contractor.....

For a (system size) 1,000 gal tank / 1500 sq ft / perimeter drain

at TURNING TREE - LOT 10

Lot

Subdivision

Road or Drive

on this 28th day of FEBRUARY 2000 by the

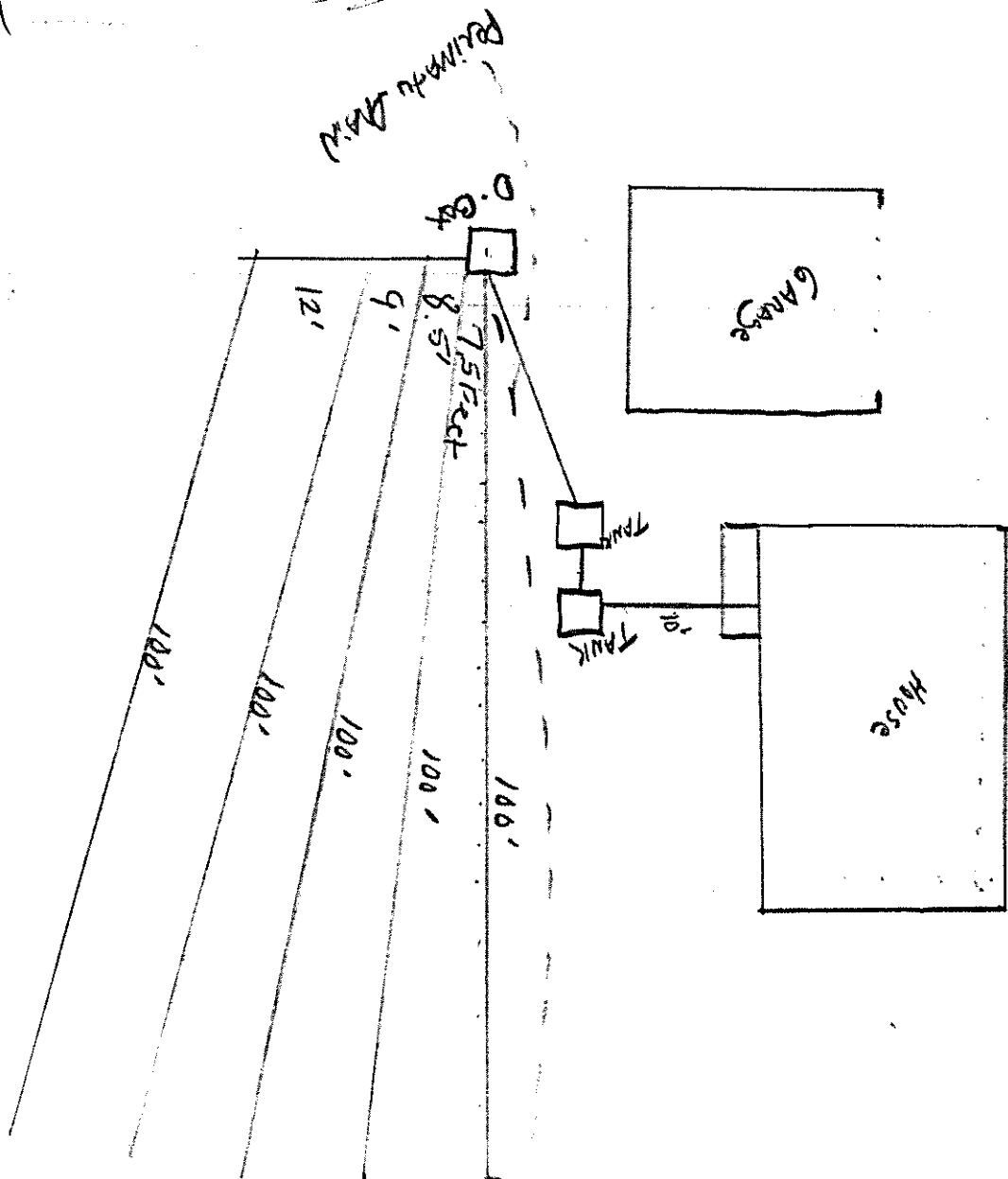
Martin Perdue M.A. **Brown County Department of Health**

County Health Officer

[Signature]
Backfill Approval

P. D. D. D.
Septic contractor

Approved. 1500 Sept/1000 Sept 7500 R





SELLER MOTIVATION DISCLOSURE

Effective 7/1/94, Indiana Law prescribes that the motivation of a Seller in a real estate transaction cannot be discussed without the written permission of that Seller.

Circle one:

As Seller below signed I DO*, DO NOT authorize Carpenter Hills O' Brown Realty, Inc. to divulge my motivation for selling.

Our motivation for selling is second home with limited use.

X [Signature] 4/20/2017
Seller Signature Date

X [Signature] 4-20-2017
Seller Signature Date

X _____
Listing Agent Signature Date



158 North Jefferson Street
P O Box 206
Nashville Indiana 47448
(812)988-2227
fax(812)988-6664

POND/LAKE DISCLOSURE

Seller has not received any notifications from any authoritative agency, nor has knowledge concerning, any previous or existing conditions or future actions affecting the body of water contained on Seller's property known as:

2214 Turning Tree Dr.
Property Address above

Seller states that this statement is correct to the best of Seller's knowledge as of the date indicated with the signature below.

<u>[Signature]</u>	<u>4/20/2017</u>
Seller Signature	Date
<u>[Signature]</u>	<u>4-20-2017</u>
Seller Signature	Date



FAA DISCLOSURE

The Federal Aviation Administration has granted an extension of an already existing military flight zone to the Indiana Air National Guard effective August 3, 2006, from Camp Atterbury. Portions of Brown, Bartholomew and Jackson Counties are within flight zone parameters.

Seller gives permission to Carpenter Hills O' Brown Realty, its Broker, and/or assigns to disclose this statement to potential Buyer(s) of this property and that further information concerning the military fly zone may be obtained by calling Camp Atterbury's Public Affairs Office at 812-526-1386.

[Signature] 4/20/17 [Signature] 4/20/2017
Seller Date Seller Date

Buyer Date Buyer Date

Seller states that the information contained in this Disclosure is correct to the best of the Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the seller.

UTILITIES SERVING BROWN COUNTY

Please check those applicable

ELECTRIC

Duke Energy	800-521-2232
Jackson County REMC	800-288-4458
South Central Indiana REMC	800-264-7362

NATURAL GAS

Indiana Natural Gas	812-988-2512*
	800-778-0659

PROPANE

Columbus Silgas	812-372-4469
Gailes Gas	812-597-4451*
Suburban Propane	812-988-4503*
Warford Gas	812-988-4373*
White River Coop	800-241-2288

TELEPHONE

AT&T	800-288-2020
Smithville	812-876-2211
Century Link (Cordry-Sweetwater)	800-786-6272

TRASH PICKUP

Knight's	812-988-8000*
Rumpke	812-372-1225
Spicers	812-988-7206*

RECYCLING

Brown County Solid Waste Mgt	812-988-0140*
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WATER

Brown County Water	812-988-6611*
Jackson County Water	812-358-3654
Southwestern Bartholomew	812-342-4421
Town of Nashville (Water & Sewer)	812-988-7064*
Cordry Sweetwater Conservancy	317-933-2893

DELIVERY

Water Well	812-327-2067 345-6753
Water You Waiting For	812-988-4019

CABLE TV

NewWave	844-546-3278
Comcast Services-Bloomington	800-934-6489

*Local call from Nashville

Revised 10/15

UTILITY INFORMATION SHEET

Name

Davey + Jayne Pillow

Date

4/20/2017

Address

LAST 12 MONTHS UTILITIES

MONTH/YEAR	ELECTRICITY	GAS/PROPANE	OIL	WATER	OTHER
2/25/17	198. ⁰⁰			40. ³⁵	
1/27/17	201. ⁰⁰			40. ³⁵	
12/30/16	173. ⁰⁰			53. ³⁰	
11/25/16	156. ¹⁵			40. ³⁵	
10/28/16	142. ⁰⁰			40. ³⁵	
9/30/16	168. ⁰⁰			40. ³⁵	
8/13/16	199. ⁰⁰			40. ³⁵	
7/23/16	139. ⁰⁰			40. ³⁵	
7/1/16	140. ⁰⁰			40. ³⁵	
5/25/16	140. ⁰⁰			40. ³⁵	
5/1/16	136. ⁰⁰			40. ³⁵	
3/25/16	278. ⁰⁰			40. ³⁵	

OTHER SERVICES

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

INTERNET

COST

PROVIDER

CABLE TV/SATELLITE

COST

PROVIDER

TRASH PICKUP

COST

PROVIDER

OTHER