



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish this form to the purchaser and to refer the purchaser to a Virginia Real Estate Board website for additional information.

Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 190 Newell Drive, Middletown, VA 22645

Legal Description: Lot 103B 11.32 Acres

The owner makes no representations with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page. The purchaser is advised to consult the website (http://www.dpor.virginia.gov/News/Residential_Property_Disclosures/) for important information about the real property.

The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of rights and obligations under the Virginia Residential Property Disclosure Act.

Authentication

Jean Singh Trust

4/18/2016 3:04:10 PM ADT

Owner	Date	Owner	Date
Jean Singh, Trust			

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser	Date	Purchaser	Date

DPOR 7/11

Commonwealth of Virginia
Uniform Water Well Completion Report

Owner Rock Builders Inc
Address PO Box 1146
Berryville Va 22611
Phone 540-955-1775
Location Shedden Estate - Int 7

Tax Map ID 83-A-103B
VDH Permit _____
VWCB Permit _____
VWCB ID _____
County Fredrick

* Well Data *

General Information

Drilling Method Air-Rotary
Depth to Bedrock 85
Static Water Level 70
Well Disinfected (Y or N) _____

Date Started 11/17/06
Date Completed 11/18/06
Yield 30 (GPM)
Stabilized Water Level 250
Disinfectant Used _____

Total Depth of Well 290
Length of Test _____
Natural Flow (Rate) _____
Amount Used _____

Casing

From 10 to 97
Size 105/8 Material Steel
Weight/Schedule 15/bs

From _____ to _____
Size _____ Material _____
Weight/Schedule _____

From _____ to _____
Size _____ Material _____
Weight/Schedule _____

Gravel Pack

From _____ to _____

From _____ to _____

From _____ to _____

Grout

From 0 to 60
Bore Hole Size _____
Type Bentonite
Method Pressure

From _____ to _____
Bore Hole Size _____
Type _____
Method _____

From _____ to _____
Bore Hole Size _____
Type _____
Method _____

Water Zones or Screened Intervals

From 170 to 270
Mesh Size _____ Diam. _____
From _____ to _____
Mesh Size _____ Diam. _____

From _____ to _____
Mesh Size _____ Diam. _____
From _____ to _____
Mesh Size _____ Diam. _____

From _____ to _____
Mesh Size _____ Diam. _____
From _____ to _____
Mesh Size _____ Diam. _____

* Use Data *

Private Well: _____
Public Well: _____

Domestic _____
Community _____

Agricultural _____
Non Community _____

Industrial _____


Monitoring _____

Drillers Log *
(Use additional sheets if necessary)

Depth	Description of Formation or Sediment	Remarks
290		30 GPM
0-85 85-290	Red clay, sandy clay limestone	14 hrs.

I certify that the information contained here is true and that this well was installed and constructed in accordance with the permit and further that the well complies with all applicable state and local regulations, ordinances and laws.

Drilling Contractor LeHew Drilling Co., Inc.
 Address P.O. Box 1554
Front Royal, Va. 22630
 Phone _____

Drillers Signature  Date 4/18/07
 Representing LeHew Drilling Co., Inc.
 Virginia Contractors License Number Class A #2705-016990A



Frederick County Health Department
107 N. Kent St.
Winchester, VA
(540) 722-3480 Voice
(540) 722-3479 Fax

Sewage Disposal System Operation Permit

Property Owner

Rock Builders, Inc.
P.O. Box 1146
Berryville, Virginia 22611
Phone: (540) 955-1775

Tax Map: 83-A-103B

Locality: Frederick

Property Location

190 Newell Drive
Middletown, Virginia 22645

Directions: 11S, R on 627, R on 759, approx. 1 mile to prop. on R.

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Rock Builders, Inc. is hereby granted permission to operate a septic tank effluent and low pressure distribution Sewage System at the above referenced location, having a design capacity of 600 gallons per day, or 4 bedrooms maximum. Maximum 8 person occupancy.

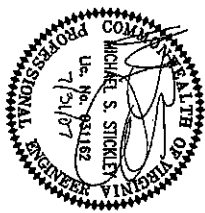
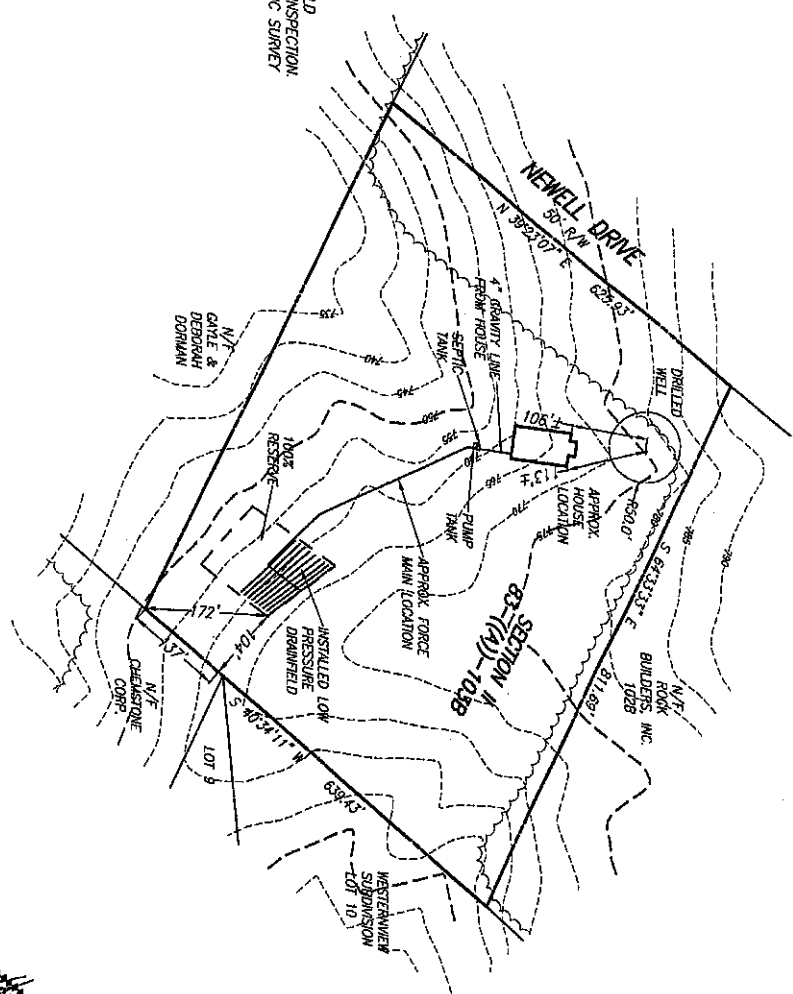
This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

August 1, 2007
Effective Date

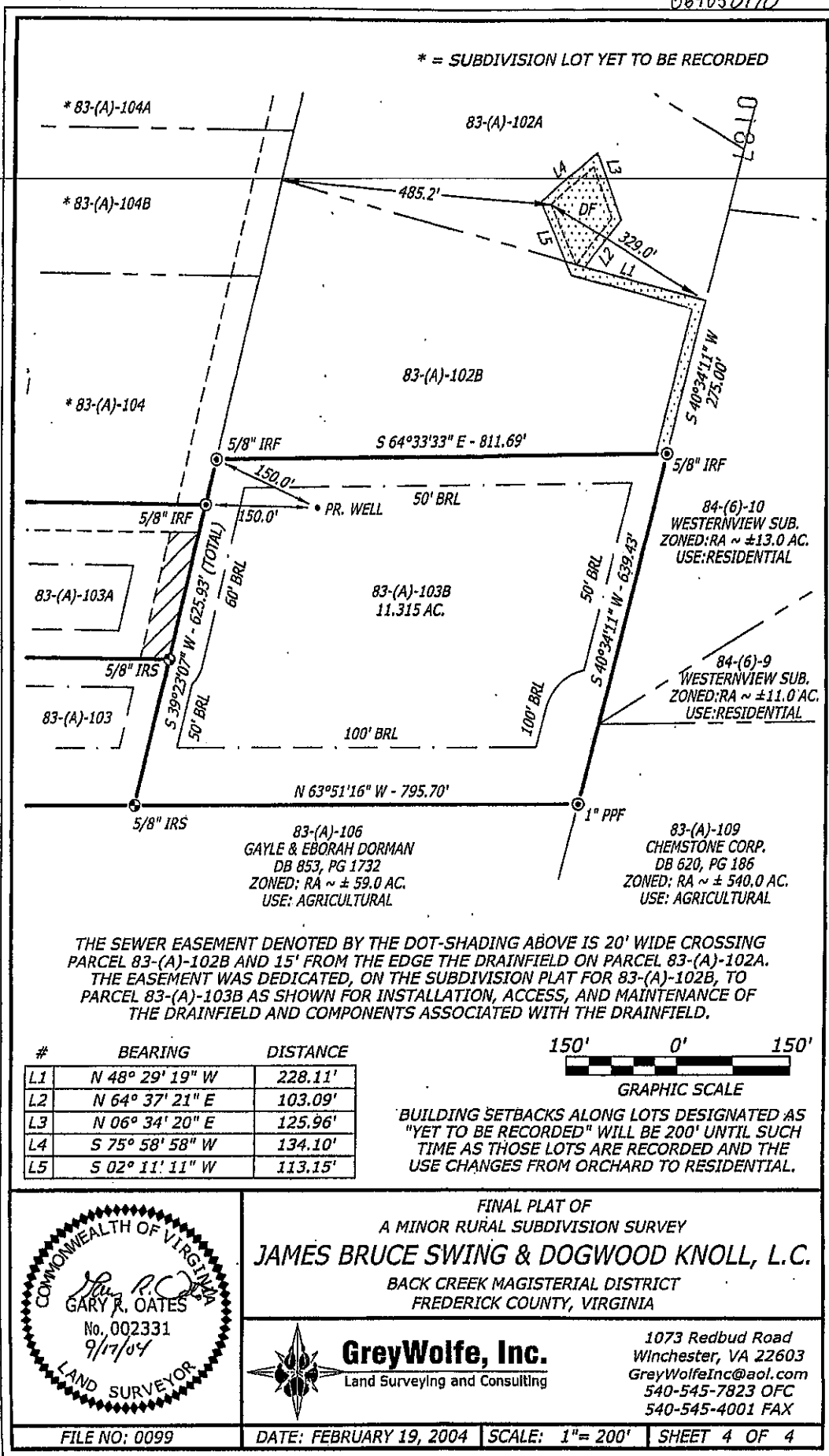

Signed August 1, 2007



NOTES:
1. THIS PLAN IS BASED ON TAPED FIELD MEASUREMENTS AT THE TIME OF THE INSPECTION. THIS IS NOT A FIELD RUN TOPOGRAPHIC SURVEY BY A LICENSED LAND SURVEYOR.



DATE		JULY 2007	
SCALE		1" = 150'	
PROJECT NO.		0133-06	
CADD FILE		0133b01	
SHEET		1 OF 1	
SYSTEM INSTALLATION SKETCH			
DOGWOOD KNOLL LOT 83-A-103B			
BACK CREEK DISTRICT FREDERICK COUNTY, VIRGINIA			
		P.O. BOX 1168 FRONT ROYAL, VA 22630	
		PHONE: (540) 622-3405 FAX: (540) 636-1709	



Tax ID: 42366

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: FREDERICK

Full Tax Record

18-Apr-2016

12:56 pm

Property Address: 190 NEWELL DR. MIDDLETOWN VA 22645 2088

Legal Subdiv/Neighborhood:

Condo/Coop Project:

Incorporated City:

Absent Owner: No

Owner Name: JEAN SINGH

Company Owner:

Addtl:

Care of Name:

MAILING ADDRESS: 190 NEWELL DR, MIDDLETOWN, VA 22645 2088

LEGAL DESCRIPTION: 11.32 ACRES

Mag/Dist #: 1

Lot: 103B

Block/Square:

Election District: 10

Legal Unit #:

Grid:

Tax Map: 83- -A- -103B

Section: A

Subdiv Ph:

Addl Parcel Flag/#:

Map: 83

Map Suffix:

Suffix: B

Parcel: 1

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

Tax Year 2015

Total Tax Bill: \$3,305

City Tax:

Tax Levy Year: 2015

State/County Tax: \$3,305

Refuse:

Tax Rate: 0.59

Spec Tax Assmt:

Exempt Class:

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:B

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2015	\$565,000	\$121,700	\$443,300	\$0
2013	\$534,000	\$121,700	\$412,300	
2011	\$534,000	\$121,700	\$412,300	

DEED

Deed Liber: 2014

Deed Folio: 7268

Transfer Date	Price	Grantor	Grantee
29-Aug-2014	\$595,000	TERRELL, JOANNE HICKEY	SINGH, JEAN
01-May-2006	\$230,000	ROCK BUILDERS, INC	TERRELL, JOANNE HICKEY
31-Jan-2005	\$1,000,000	SWING, JAMES BRUCE	ROCK BUILDERS, INC

PROPERTY DESCRIPTION

Year Built: 2006

Zoning Code: RA

Census Trct/Block: /

Irregular Lot:

Square Feet: 493,099

Acreage: 11.32

Land Use Code: Residential

Plat Liber/Folio: /

Property Card:

Property Class:

Quality Grade: GOOD

Road Description:

Zoning Desc: AGRICULTURAL

Xfer Devel.Right:

Road Frontage:

Prop Use: SINGLE-FAMILY RES (SUBURBA

Site Influence:

Topography: ROLLING/SLOPING

Building Use: DWELLING

Sidewalk:

Lot Description:

Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation: Concrete		Roofing: Shingle - Asphalt		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style:		Year Remodeled:	
Stories: 2		Units: 1		Model/Unit Type:	
Total Building Area:			Living Area: 4,013	Base Sq Ft: 1,983	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type: GABLE		
Rooms: 2		Fireplace Type:		Fireplaces:	
Bedrooms: 4		Bsmt Type: Full		Garage Type:	
Full Baths: 5		Bsmt Tot Sq Ft: 1,983		Garage Const: VINYL	
Half Baths: 1		Bsmt Fin Sq Ft: 1,322		Garage Sq Ft:	
Baths: 5.50		Bsmt Unfin Sq Ft: 661		Garage Spaces: 3	
Other Rooms:			Air Conditioning:		
Other Amenities: AIR COND			Interior Floor: HARDWOOD,CARPET,TILE		
Appliances:			Outbuildings:		
Gas:	Heat: Forced Air		Sewer: Septic	Fuel: Electric	
Electric: Yes	Water: Well		Underground:	Walls:	

Tax Record Updated: 16-Sep-2015

Courtesy of: Karen Fried

Home: (540) 683-9661

Office: (540) 636-7700

Cell: (540) 683-9661

Email: karenfried@premiermove.com

Company: Coldwell Banker Premier Properties

Office: (540) 636-7700

Fax: (540) 636-7892

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.

