

FOR SALE

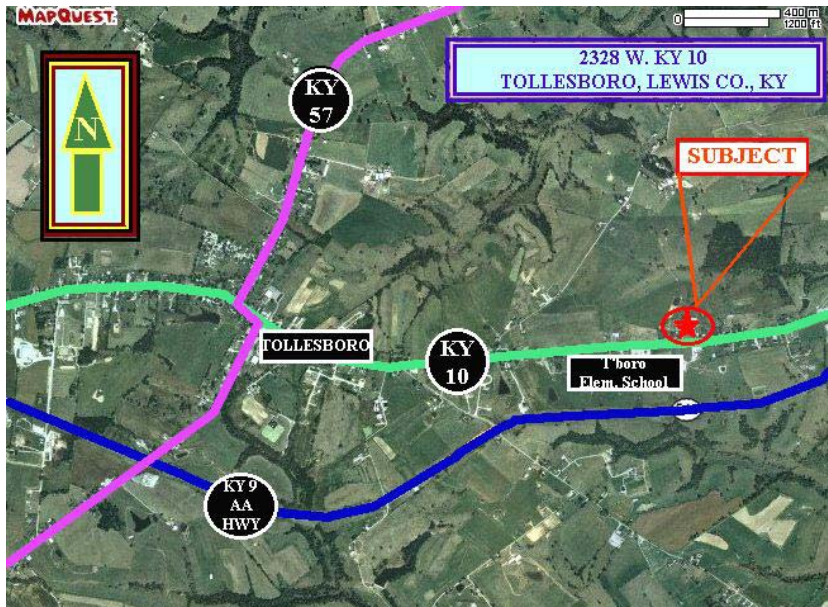
Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

2003 KENTUCKY STATE CHAMPION AUCTIONEER

CHECK US OUT ONLINE
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2126 KY 10 WEST
TOLLESBORO, KY 41189-9726
PHONE: 606-798-2009 OR 606-301-3350
FAX: 606-798-2115

EXPERIENCE COUNTS! CALL CRAIG TO PUT HIS SIGN ON YOUR PROPERTY TODAY!

GIVE CRAIG THE CALL! WE SELL IT ALL! ANY TYPE OF PROPERTY, CONVENTIONAL OR AT AUCTION!



TOLLESBORO STARTER HOME
2328 W. KY 10, TOLLESBORO, KY
 YES, HERE IT IS! A NICE 2 BDRM., 1 BATH
 FRAME HOME, ELECTRIC HEAT, WINDOW A/C,
 WITH BUILT-IN ONE CAR CARPORT, ALL
 SITUATED ON A GOOD LOT ON KY 10, SERVED BY
 WATER, ELECTRIC, AND ON PUBLIC SEWAGE
 AND PRICED RIGHT AT \$65,000!!!

CRAIG A. STANFIELD

Real Estate & Auction Services

FOR SALE

Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

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Be sure to check out my website!
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9:05

LEGAL DESCRIPTION
RENTAL # 1, the "LYKINS HOUSE", KY 10, TOLLESBORO, LEWIS CO., KY

TRACT 1

Being a .162 acre parcel of that .584 acre tract of land conveyed to William F. Staton (Deed Book 177, page 164) said property located on the north side of KY Hwy 10 east of Tollesboro in Lewis County, Kentucky, and being more particularly described as follows:

Beginning at a 1/2" iron pin and cap found (E.B. Everman #858) corner to Craig A. Stanfield (Deed Book 177, page 167) at 40' frontage of farm at the north right of way of KY Hwy 10; thence with the north right of way of KY Hwy 10 S 82-35-14 W 50.50' to an iron pin and cap set RDH 3264, Typical 5/8" new corner to Staton; thence leaving the right of way with new division line of Staton N 05-31-20 W 146.34' to an iron pin and cap set at base of fence post new corner to Staton at the south line of Stanfield (Deed Book 177, page 167); thence N 82-35-14 E 46.10' to an 1/2" iron pin and cap found (E.B. Everman #858) corner to Stanfield (Deed Book 177 page 167), 40' frontage; thence with the line of Stanfield S 07-14-43 E 146.26' to the point of beginning according to survey of R. David Hord PLS 3264 of RDH Surveys, Inc. 8/18/2000. Property subject to all legal right of ways, easements, and unrecorded conveyances.

Note: Property subject to Commonwealth of Kentucky right of way Project # 20, Section "A" 1922, Sheet # 6.

Tract 1 consisting of a portion (Tract 1) of that property conveyed to Craig A. Stanfield by deed of Mary Jacqueline Staton Dyer and Kimberlie Staton Holt and Troy C. Holt, said deed dated the 27th day of September, 2000, and recorded in Deed Book 188 page 691, Lewis County Court Records.

TRACT 2

Being a 0.049 acre parcel of that larger tract of land conveyed to Craig A. Stanfield by deed of Jimmy F. Staton and Virginia G. Staton, said deed dated the 21st day of July, 1997, and recorded in Deed Book 177 page 167, Lewis County Court Records, said property located on the north side of KY Hwy. 10 east of Tollesboro, in Lewis County, Kentucky, and being more particularly described as follows:

Beginning at a 1/2" iron pin found (EBE 858) at the north right of way of KY Hwy. 10 southeast corner to another tract of Stanfield DB 188 Pg 691 0.162 acre tract; Thence leaving the right of way with the line of Stanfield N 07-14-43 W 146.26' to a 1/2" iron pin and cap found (EBE 858) corner to Stanfield DB 188 Pg 691 0.162 acre tract; Thence with a new division line of Stanfield DB 177 Pg 167 N 82-35-14 E 14.60' to a 5/8" iron pin and cap set (RDH 3264, Typical) at edge of gravel driveway; Thence along the west edge of gravel driveway S 07-12-00 E 146.26' to an iron pin and cap set (RDH 3264, Typical) at the right of way of KY Hwy. 10 new corner to Stanfield; Thence along the right of way of KY Hwy. 10 S 82-35-14 W 14.48' to the point of beginning, containing 0.049 acres according to the survey of R. David Hord PLS 3264 of RDH Surveys, Inc. 11/29/00. Property subject to all legal right of ways, easements and unrecorded conveyances.

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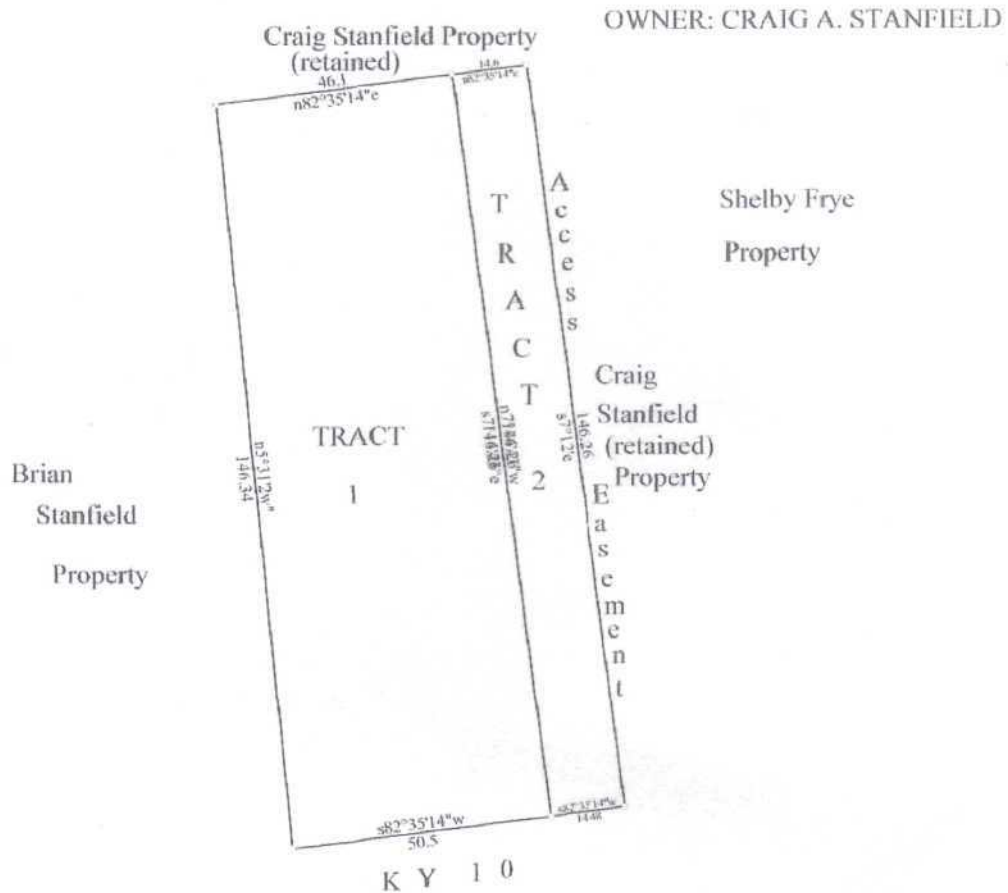
Notes: Property subject to Commonwealth of Kentucky right of way Project # 20, Section "A", Sheet 6, dated 1922.

0.049 acre lot to be conveyed to adjoining property Craig A. Stanfield DB 188 Pg 691, 0.162 acre lot.

PROPERTY WILL BE BENEFITED BY AN EASEMENT ACROSS THAT PROPERTY LOCATED ON THE EAST BOUNDARY OWNED BY THE SELLER AND LOCATED IMMEDIATELY ADJACENT TO TRACT # 2 FOR ACCESS TO THE PROPERTY. THIS EASEMENT WILL BE PERMANENT AND PERPETUAL, SHARED IN USE; THE PARTIES SHALL NOT BLOCK ACCESS TO REMAINING PROPERTY. THE SUBJECT PROPERTY WILL BE SUBJECT TO A WATERLINE EASEMENT WHERE THE PRESENT WATERLINE EXISTS, FOR UTILITY SERVICE TO THAT PROPERTY RETAINED BY SELLER LOCATED IMMEDIATELY NORTH OF THE SUBJECT PROPERTY, INCLUDING FUTURE MAINTENANCE OF THE WATERLINE AS REQUIRED.

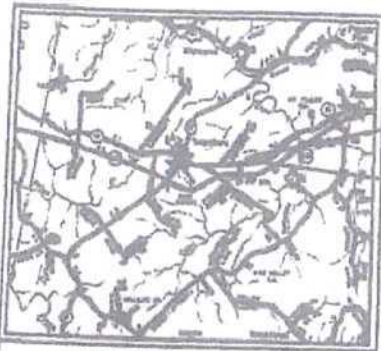
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LYKINS HOUSE ON STATON LOT, KY 10 EAST, TOLLESBORO, LEWIS CO., KY 41189



Title: CRAIG A. STANFIELD PROPERTY (LYKINS HOUSE/STATON PLACE)		Date: 03-18-2002
Scale: 1 inch = 31 feet	File: CSTANFIE.DES	
Tract 1: 0.162 Acres: 7064 Sq Feet: 656.3 Sq Meters: No significant closure error. : Perimeter = 389 feet		
Tract 2: 0.049 Acres: 2127 Sq Feet: 197.6 Sq Meters: No significant closure error. : Perimeter = 322 feet		
001=s82.3514w 50.5	005=@ 1	009=s82.3514w 14.48
002=n5.312w 146.34	006=n7.1443w 146.26	
003=n82.3514e 46.1	007=n82.3514e 14.6	
004=s7.1443e 146.26	008=s7.12e 146.26	

3/5-05
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SITE LOCATION

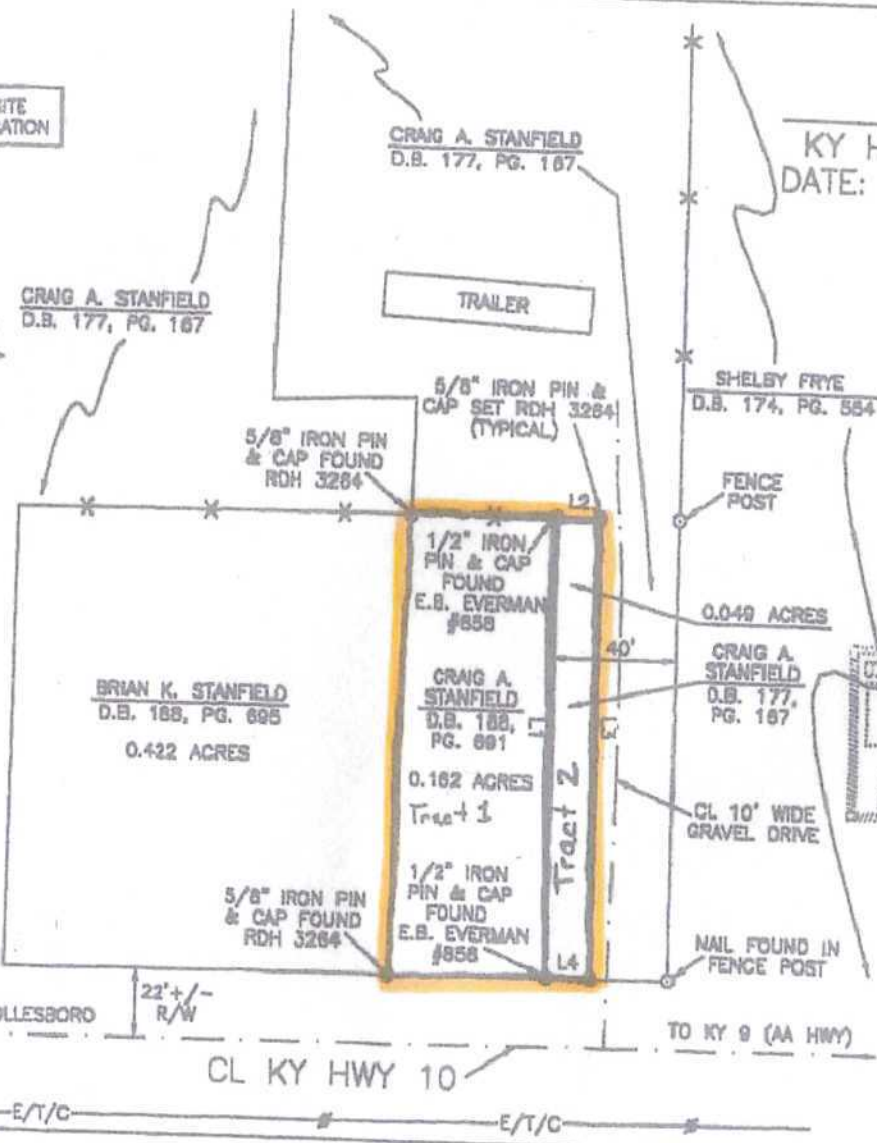
VICINITY MAP



LINE	BEARING	DISTANCE
L1	N 07°14'43" W	148.28'
L2	N 82°35'14" E	14.80'
L3	S 07°12'00" E	148.28'
L4	S 82°35'14" W	14.48'

LEGEND

- 1/2" IRON PIN & CAP FOUND (NOTED)
- 5/8" IRON PIN & CAP FOUND (NOTED)
- Δ IRON NAIL
- FENCE POST
- TREE (AS NOTED)
- UTILITY POLE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
- FENCE LINE
- STREAMLINE
- RIGHT-OF-WAY (ROW)



**SURVEY FOR
CRAIG A. STANFIELD**
KY HWY. 10, LEWIS COUNTY, KENTUCKY
DATE: 11/29/2000 SCALE: 1" = 50'



NOTES:
BEARINGS COORDINATED TO THE WEST LINE OF CRAIG A. STANFIELD, D.B. 177, PG. 187, IRON PIN & CAPS FOUND, STAMPED E. B. EVERMAN #858.
PROPERTY SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS AND UNRECORDED CONVEYANCES.
PROPERTY SUBJECT TO COMMONWEALTH OF KENTUCKY RIGHT-OF-WAY, PROJECT #20, SECTION A, SHEET #8, DATED 1922.
0.049 ACRE LOT TO BE CONVEYED TO ADJOINING PROPERTY OWNER CRAIG A. STANFIELD, D.B. 188, PG. 691, 0.162 ACRE LOT.

SURVEYOR'S CERTIFICATION

I hereby certify that the survey depicted on this plat was done by persons under my direct supervision by the method of random traverse with side shots. The unadjusted precision ratio of the traverse was 1:14,893 and was not adjusted. The survey as shown hereon is a Class A survey and the accuracy and precision of said survey meet all the specifications of this class.

R. David Hord
R. DAVID HORD PLS #8284 DATE 11/29/00

R D H SURVEYS, INC.

R. DAVID HORD
4012 SLACK PIKE
MAYSVILLE, KY 41058
606-759-7309

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

Sept. 1, 2005 and ending on Jan. 19, 2009
(date of purchase) (date of this form)

PROPERTY ADDRESS: 2328 W Ky 10 Tolleboro, Ky 41189

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

- | | YES | NO | UNKNOWN |
|---|-----|-----|---------|
| 1. HOUSE SYSTEMS | | | |
| Any past or current problems affecting: | | | |
| (a) Plumbing | — | ✓ | — |
| (b) Electrical system | — | ✓ | — |
| (c) Appliances... <u>dishwasher</u> | — | ✓ | — |
| (d) Floors and walls | — | ✓ | — |
| (e) Doors and windows | — | ✓ | — |
| (f) Ceiling and attic fans | — | ✓ | — |
| (g) Security system | — | N/A | — |
| (h) Sump pump | — | N/A | — |
| (i) Chimneys, fireplaces, inserts | — | N/A | — |
| (j) Pool, hot tubs, sauna | — | N/A | — |
| (k) Sprinkler system | — | N/A | — |
| (l) Heating... <u>Electric base board</u> age <u>ORIGINAL to home</u> | — | ✓ | — |
| (m) Cooling/air conditioning <u>Window</u> age <u>MAY 2005</u> | — | ✓ | — |
| Explain: _____ | | | |
| 2. FOUNDATION/STRUCTURE/BASEMENT | | | |
| (a) Any defects or problems, current or past, to the foundation or slab? | — | ✓ | — |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? | — | ✓ | — |
| Explain: _____ | | | |
| (c) Has the basement leaked at anytime since you have owned or lived in the property? | — | N/A | — |
| (d) When was the last time the basement leaked? | — | N/A | — |
| (e) Have you ever had any repairs done to the basement? | — | N/A | — |
| (f) If you have had repairs done to the basement relative to leaking, when was the repair performed? <u>N/A</u> | — | N/A | — |
| Explain: _____ | | | |
| (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>N/A</u> | — | N/A | — |

Initials (Buyer) _____ Date/Time _____

Initials (Seller) SM Date/Time 1/19/08
2:45 PM

YES NO UNKNOWN

- (h) Have you experienced, or are you aware of, any water or drainage problems with
 Regard to the crawl space? typical dampness
3. **ROOF**
- (a) Age of the roof? not original
- (b) 1. Has the roof leaked at any time since you have owned or lived in the property?
 2. When was the last time the roof leaked?
- (c) 1. Have you ever had any repairs done to the roof?
 2. If you have ever had the roof repaired, when was the repair performed?
- (d) 1. Have you ever had the roof replaced?
 2. If you have had the roof replaced, when was the replacement performed?
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) N/A
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?
 2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?
4. **LAND/DRAINAGE**
- (a) Any soil stability problems?
- (b) Has the property ever had a drainage, flooding, or grading problem?
- (c) Is the property in a flood plain zone?
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? on the adjoining property
 Explain:
5. **BOUNDARIES**
- (a) Have you ever had a staked or pinned survey of the property? have copy of previous owner
- (b) Do you know the boundaries?
- (c) Are the boundaries marked in any way? fence, right of way
- (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
 Explain: water line Assessment + right of way
6. **WATER**
- (a) 1. Source of water supply city water
 2. Are you aware of below normal water supply or water pressure?
- (b) Is there a water purification system or softener remaining with the house?
- (c) Has your water ever been tested? If yes, give results
 Explain:
7. **SEWER SYSTEM**
- (a) Property is serviced by:
- Category I. Public Municipal Treatment Facility;
 - Category II. Private Treatment Facility;
 - Category III. Subdivision Package Plant;
 - Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant");
 - Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;
 - Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;
 - Category VII. No Treatment/Unknown.
- (b) For properties with Category IV, V, or VI systems:
 Date of last inspection (sewer): N/A
 Date of last inspection (septic): _____ Date last cleaned (septic): _____
- (c) Are you aware of any problems with the sewer system?
 Explain:
8. **CONSTRUCTION/REMODELING**
- (a) Have there been any additions, structural modifications, or other alterations made?
- (b) Were all necessary permits and government approvals obtained?
 Explain: remodeled bathroom completely
9. **HOMEOWNER'S ASSOCIATION**
- (a) 1. Is the property subject to rules or regulations of a homeowner's association?
 2. If yes, what is the yearly assessment? \$ _____

Initials (Buyer) _____ Date/Time _____

Initials (Seller) JM Date/Time 1/19/08
2:45 PM

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... ☒ NO
- (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... ☒ YES
- Explain: Shared drive, shared fence
Access easement

10. MISCELLANEOUS

- (a) Was this house built before 1978?..... unknown ☒ UNKNOWN
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... ☒ NO
- (c) 1. Are you aware of any testing for radon gas?..... ☒ NO
2. Results, if tested.....
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... ☒ NO
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... ☒ NO
- (f) Are you aware of any damage due to wood infestation?..... ☒ NO
- (g) 1. Have the house or other improvements ever been treated for wood infestation?..... ☒ NO
2. If yes, when, by whom, and any warranties?.....
- (h) Are you aware of any existing or threatened legal action affecting this property?..... ☒ NO
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... ☒ NO
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... ☒ NO
- (k) Are you aware of any other conditions which are defective with regard to this property?..... ☒ NO
- (l) Are there any environmental hazards known to seller?..... ☒ NO
- (m) Are there any warranties to be passed on?..... ☒ NO
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain:..... ☒ NO
- (o) Are you aware of the existence of mold or other fungi in the property?..... ☒ NO
- (p) Has this house ever had pets living in it?..... ☒ YES
If yes, Explain cat
- (q) Is the property in a historic district?..... ☒ NO

SPACE FOR ADDITIONAL INFORMATION

The house was physically moved to this location in 2001

The seller has owned this property since _____ (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller Sally K. Miner Date 1/19/09 2:45 PM Seller _____ Date _____

THE LICENSEE NAMED HERE (_____) HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. I HEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____ Date _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Seller: _____
Date: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer _____ Date _____ Buyer _____ Date _____

THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED OF THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Buyer) _____ Date/Time _____

Initials (Seller) SM Date/Time 1/19/09 2:45 PM

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) SM Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) SM Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Sally R. Murren</u>	<u>1-19-08</u>		
Seller	Date	Seller	Date
		Purchaser	Date
		Agent	Date

Note: I don't think that home was built prior to 1978 but not knowing such. I have provided the form & the pamphlet "Protect Your Family from Lead in Your Home" to the purchaser.
SRM 1-19-09