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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

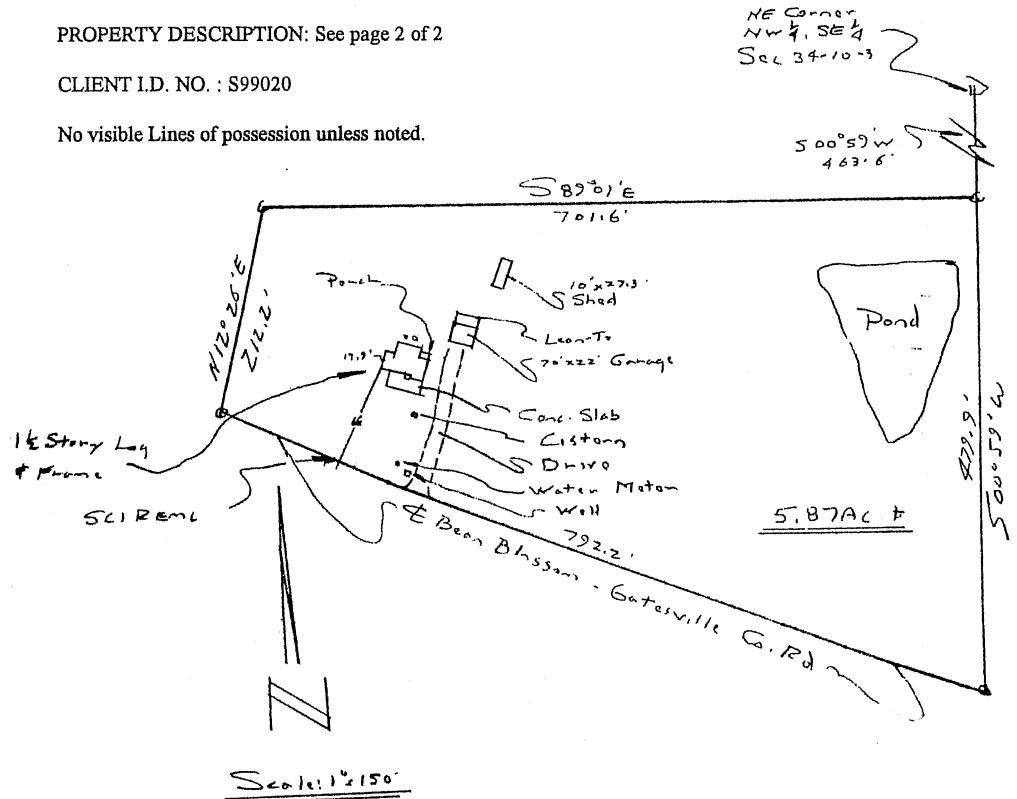
THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 3644 E. Gatesville Rd., Nashville, Indiana 47448

PROPERTY DESCRIPTION: See page 2 of 2

CLIENT I.D. NO. : S99020

No visible Lines of possession unless noted.



FLOOD STATEMENT: According to the Federal Emergency Management Flood Insurance Rate Map of Community -Panel Number 185174 0040, dated January 3, 1986, the above tract is not located in a flood hazard area.

TITLE CO: TICOR

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: January 28, 1999

Robert Allen

ROBERT ALLEN R.L.S. #S0078
P.O. BOX 1224
NASHVILLE, IND. 47448

REPORT JOB NUMBER : MS99020

PROPOSED BUYER /CLIENT : ROBERT RAMSPACHER

PROPOSED LENDER: CHARTER ONE



UTILITY INFORMATION SHEET

Name Joe Kirk Date 8-10-17
 Address 3644 Lakesville Rd., Nimesh, TN. 46164

LAST 12 MONTHS UTILITIES

MONTH/YEAR	ELECTRICITY	GAS/PROPANE	OIL	WATER	OTHER
2017	\$139 ever billing	\$130 mo.	—	\$29.00 → 35.00	

OTHER SERVICES

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

INTERNET	COST	PROVIDER	ATT / DSL possibly
CABLE TV/SATELLITE	COST	PROVIDER	
TRASH PICKUP	COST	PROVIDER	
OTHER			

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 <i>available</i>	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



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:

3644 Lakesville Road, Nashville, TN

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.

Lee Kirk

Seller Signature

8-10-17

Date

Seller Signature

Date



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 I am selling because I have a 91
year old home living near Cincinnati, OH. It is
for that primary reason, I have moved and decided
to sell.

X Dee Kirk 8/10/17

Seller Signature

Date

X _____

Seller Signature

Date

X _____

Listing Agent 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.

<u><i>Lee Kirk</i></u>	<u>8-10-17</u>	_____	_____
Seller	Date	Seller	Date

_____	_____	_____	_____
Buyer	Date	Buyer	Date

<p>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.</p>

Property address (number and street, city, state, and ZIP code) <div style="text-align: right; margin-right: 50px;"> <i>Nineveh 46164 L.K.</i> 3644 Gatesville Rd, Nashville, IN 47448 </div>			
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2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<i>L.K.</i>
Does the roof leak? <i>Sometimes around fireplace</i>			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?			<i>L.K.</i>
If yes, how many layers? _____			<i>L.K.</i>

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?		<i>L.K.</i>	
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?		<i>L.K.</i>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<i>L.K.</i>	
Explain:			

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

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: <i>(Use additional pages, if necessary)</i>			

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>Jeff Link</i>	Date (mm/dd/yy) <i>8/10/17</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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.



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

Nineveh 46164 L.K.
1 **PROPERTY ADDRESS:** 3644 Gatesville Rd, Nashville, IN 47448

2
3 **LEAD WARNING STATEMENT**

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing
6 lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning
7 disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a
8 particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer
9 with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and
10 notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
11 hazards is recommended prior to purchase.
12

13 **SELLER'S DISCLOSURE**

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

15 (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
16
17 _____
18

19 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
20
21

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

23 (i) _____ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate*
24 *Sales Disclosure* form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
25 housing (list and attach documents below): _____
26
27 _____

28 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
29

30 **BUYER'S ACKNOWLEDGMENT (initial)**

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

32 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

33 (e.) _____ Buyer has **(check (i) or (ii) below)**:

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

36 **OR**

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

39 **BROKER'S ACKNOWLEDGMENT (initial)**

40 (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard
41 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
42 **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**
43
44

3644 Gatesville Rd, Nashville, IN 47448

(Property Address)

45 **CERTIFICATION OF ACCURACY**

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

48
 49 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
 50 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
 51 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
 52 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
 53 document shall be promptly delivered, if requested.

54 Lee Kirk 8/10/17
 55
 56 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
 57
 58 PRINTED PRINTED
 59
 60
 61
 62 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
 63
 64 PRINTED PRINTED
 65
 66 Phil Shively 8/10/17
 67 LISTING BROKER DATE SELLING BROKER DATE
 68 Phil Shively Team



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Form #37. Copyright IAR 2017



3644 Gatesville Rd, Nashville, IN 47448
 (Property Address)



NON-DISCLOSURE AGREEMENT

Our agreement with the Seller requires that we obtain a Non-Disclosure Agreement before disclosing certain information about his/her business and /or real estate. This information must be kept confidential.

In consideration of Carpenter Hills O' Brown Realty (Broker) providing the information on certain businesses and /or real estate for sale, I/we understand and agree:

1. (a) That any financial information provided is sensitive and confidential , and that its disclosure to others may be damaging to the business and its owners. I/we agree that any information supplied is to be returned to Broker or Seller upon request.

(b) Not to disclose, for a period of three years from the date I/we sign this Non-Disclosure Agreement, any information regarding the business to any other person who has not also signed this Agreement except to secure the advice and recommendations of my business advisors (accountants, attorneys, etc.). "Information" as used in this Agreement shall include the fact that the businesses are for sale, plus any other data provided.

(c) Not to contact the business owners or their Landlords, employees, suppliers or customers except through Broker. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any business or real estate presented by the Broker will be conducted exclusively through the Broker.

(d) Not to circumvent or interfere with Broker's contract with the Seller in any way. I/we understand that if we interfere with Brokers' contract right to its fee from Seller, I/we may be personally liable to Broker for payment of the Sellers' fee. We understand that should I/we become a manager or otherwise connected with any of the businesses disclosed to me/us then a fee will be due Broker. I/we understand that if I/we make the purchase through Broker, I/we will not be liable for the fee to be paid by Seller to Broker.

2. That all information regarding businesses or real estate for sale is provided by the Seller or other sources and is not necessarily verified in any way by Broker. Broker has no knowledge of the accuracy of said information and makes no warranty, expressed or implied, as to the accuracy of such information. I/we agree that Broker is not responsible for the accuracy of any other information I/we receive, and I/we agree to indemnify and hold Broker and its agents harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to me/us with respect to any business I/we might purchase. I/we acknowledge that I/we have received an exact copy of this Agreement and that I/we have read this Agreement carefully and fully understand it.

X _____ Date _____
Signature
(Name)

X _____ Date _____
Signature
(Name)

Firm: Carpenter Hills O' Brown Realty

Agent Name: _____ **Agent Signature:** _____

Location/Business: _____

Please sign and date, and fax back to 812-988-6664