



Type notes here

Printed
06/03/2016

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.

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

State Form 46234 (R6/6-14)

Date (month, day, year)

9/18/2017

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)

1553 Jackson Branch Rd, Nashville, IN 47448-8162

1. The following are in the conditions indicated:

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

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

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	✓			
Septic Field/Bed			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems	✓			
Water Heater/Electric	✓			
Water Heater/Gas			✓	
Water Heater/Solar	✓			
Water Purifier	✓			✓
Water Softener				
Well	✓			
Septic and Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

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

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	9/16/17		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	9/18/17		
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) 1553 Jackson Branch Rd, Nashville, IN 47448-8162							
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: <u>10</u> Years.				Do structures have aluminum wiring?		☒	
Does the roof leak?		☒		Are there any foundation problems with the structures?		☒	
Is there present damage to the roof?		☒		Are there any encroachments?		☒	
Is there more than one layer of shingles on the house? <u>LOE CABIN</u>	☒			Are there any violations of zoning, building codes, or restrictive covenants?		☒	
If yes, how many layers? _____			☒	Is the present use a non-conforming use? Explain:			
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 the access to your property via a private road?			☒
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?		☒		Is the access to your property via a public road?		☒	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		☒		Is the access to your property via an easement?			☒
Explain:				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		☒	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				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>9/18/17</u>		Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller <u>[Signature]</u>		Date (mm/dd/yy) <u>9/18/17</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)	



Form #03.

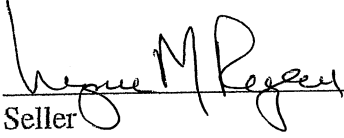




FAA DISCLOSURE

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>3/13/17</u>		<u>9/18/17</u>
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*
------------------------------	---------------

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 1553 Jackson Branch Date 9-18-17

Address _____

LAST 12 MONTHS UTILITIES

MONTH/ <u>YEAR</u>	ELECTRICITY	<u>GAS</u> /PROPANE	OIL	WATER	OTHER
	60 Ave	31 Ave		40 Ave	

OTHER SERVICES

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

INTERNET COST PROVIDER AT&T

CABLE TV/SATELLITE COST PROVIDER

TRASH PICKUP COST PROVIDER

OTHER

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

PROPERTY ADDRESS: 1553 Jackson Branch Rd, Nashville, IN 47448-8162

LEAD WARNING STATEMENT

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

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

BUYER'S ACKNOWLEDGMENT (initial)

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

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

(e.) _____ Buyer 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.

BROKER'S ACKNOWLEDGMENT (initial)

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

1553 Jackson Branch Rd, Nashville, IN 47448-8162

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

Copyright IAR 2017

45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68

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

DATE _____

PRINTED

DATE _____

PRINTED

DATE _____



Heitler



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 _____

Getting down to One house!

X Hyman M Regan 9-18-17

Seller Signature

Date

X [Signature] 9/18/17

Seller Signature

Date

X _____

Listing Agent Signature

Date

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*
------------------------------	---------------

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

BROWN COUNTY AREA PLAN COMMISSION
P.O. BOX 401, NASHVILLE, INDIANA 47448
(812) 988-7200
IMPROVEMENT LOCATION PERMIT

RENEWED 7/20/87
to 7-88
nu

Application No. 86-5010 Date Issued: July 9 19 86
Applicant: Bernard & Betty Goodpaster
Address of Applicant: P.O. Box 1037 Nashville, Indiana
Owner: Same
Address of Owner: Same
Location of Property: Road: Lower Jackson Branch Township: Washington
Other Description: Approx. 3/4 mile from Ridge Rd.
Property Ownership and Land Use: Date of Contract _____
On Contract () or Deed (X) Date of Last Deed 5/17/84
Zoning Classification R2 Present Use of Property Residence
Proposed Use Addition to residence
Septic Permit No. 86-5878 100 gal tank w/ 660 S/F Driveway Permit ()

Fee of \$ 45.00 to
accompany this
application

I do hereby, give permission to the Director for the Brown County Area Plan Commission and/or authorized personnel of the Plan Commission to make any on-site inspections which they deem necessary for construction or changes contemplated by this permit.

Cash () Check ()

Bernard Goodpaster
Owner's Signature

Bn
Administrator's Int. nu

	PLOT PLAN PROVIDES	COMPLIES
Property Information:		
Width	<u>309'</u>	_____
Depth	<u>540'</u>	_____
Area - Sq. Ft. or Acres	<u>3A</u>	_____
Building Information:		
Set Back From Road	<u>50'</u>	_____
Side Yards	<u>150' & 150'</u>	_____
Rear Yard	<u>200'</u>	_____
Ground Floor Area (Sq. Ft.)	<u>600 S/F</u>	_____
Basement or Second Floor	<u>300 & 600 S/F</u>	_____
Total Living Area - (Sq. Ft.)	<u>1500 S/F</u>	_____
Garage	_____	_____
Porch or Deck	_____	_____
Other	_____	_____
Number of Baths	<u>1 1/2</u>	_____
Building Height	<u>24'</u>	_____
Type of Material	<u>Frame & Stone</u>	_____
Approximate Value	_____	_____
(Commercial Construction Only)	_____	_____
Locate on Map on back side	<u>E-4</u>	_____

Repair

Permit Number 86-5878

Backfill approved 7-29-87 BH

CSCD _____

System Contractor S. Eskew

Date Issued 7-9-86

APPLICATION FOR SEWAGE DISPOSAL SYSTEM

Name Bernard L. Goodpaster Phone 988-4033

Present Address (Lower) Jackson Branch Road (Box 1037)

Location of Proposed system:

Road _____ Subdivision _____ Lot ☒

Acreage or lot size 6 Commerical _____ Residential ☒

Is a municipal sewer located within 150 feet of property? No

Septic Tank: Concrete ☒ Metal _____ Liquid Capacity 1000

If Residential: No. # of Bedrooms 2 Baths 1 1/2

Grease Trap? _____ Tank cover openings and baffles? _____

Material Used for sewer lines and field _____ (Clay-Pec.)

Distance to Dwelling: Tank 40' Field 400' (est.)

Nearest Water Line (presently 1000') Later 30'

Absorption Field: No. # of trenches 3 Depth 30"

Width 36" Length of trenches 100'

Total Square Feet 660 sqft. Is a stream, ditch, or creek within 25 ft? No

I, the undersigned applicant, agree to post the permit on the property so it will be visual from the nearest county or state road. That I will insure that an inspection is made of the system prior to backfill by notifying the Brown County Health Dept. at 988-2255 at least 24 hours in advance. I further understand that this permit is valid one (1) year from date of issue. System must be installed prior to above-ground construction or placing a mobile home on the property.

660 sq ft

Bernard L. Goodpaster 7-9-86
Signature Date

PERCOLATION RESULTS:

	#1	#2	#3	#4
Beginning:				
1st Hour				
2nd Hour				
3rd Hour				
4th Hour				

The above readings were taken on _____ By _____

Goodpaster

Goodpastor, Bernard

86-5878

REPAIR

Lower Jackson Branch Rd.
1000 gal. tank w/660 sq. ft.
Date Issued---7-9-86
Date Backfill----7-29-87

System Contractor---S. Eskew

