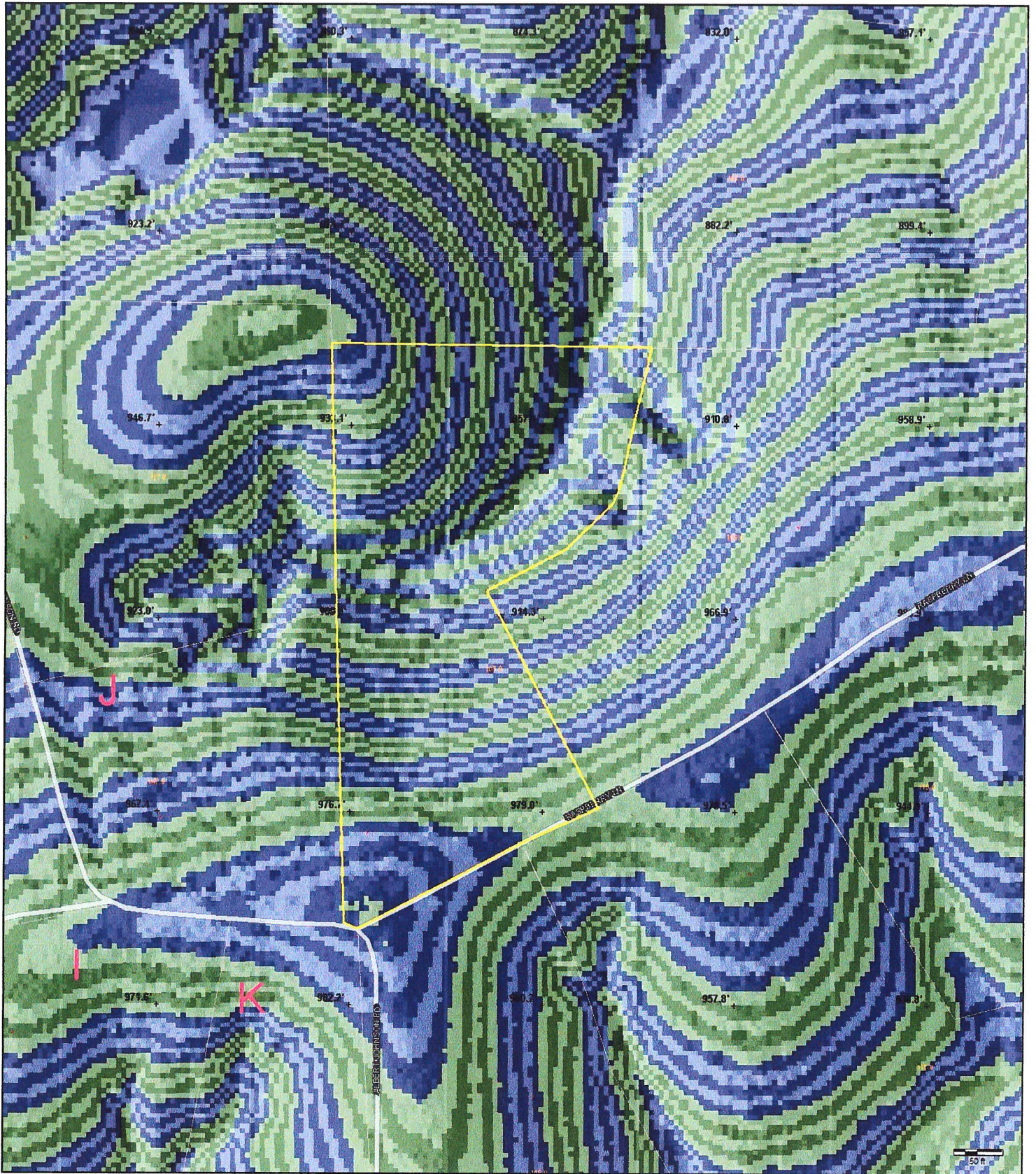




Type notes here	Printed 12/08/2017	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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Type notes here	Printed 12/08/2017	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.
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Cor - SW 1/4 - NE 1/4
9.3E
9.8 Iron Pin

N. LINE OF 1/4 1/4 SEC

N 84
12

343.92

460.00

W. LINE OF 1/4 1/4 SEC
N 01° 56' 59" E
630.50

TRACT
N° 2
3.51 ± ACRES

N 67° 20' E
76.69
N 46° 50' E
85.90

TRACT
N° 4-6
4.14 ± ACRES

N 22° 40' W
286.22

99.27

N 54° 19' E
250.89
140.16

N 7° 19'
12
Coun
1

TR
N
2.45

300.00

N 68° 00' E
189.27

N 68° 00' E
210.00

S 16° 00' E
200.00

S 26° 00' E
220.00

TRACT
N° 3
4.964 ± ACRES

S 23° 49' 30" E
312.93

ROAD

S 83° 35' E
23.00

TRACT
N° 1

S 22° 32' E
202.78

**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)

3705 Raspberry Ln, 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	✓			
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	✓			

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	✓			

NOTE: Means a condition that would have a significant "Defect" 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.

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)
<i>[Signature]</i>	12/14/17		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	12/14/17		

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)											
3705 Raspberry Ln, Nashville, IN 47448											

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known 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?		☒	☒	Are there any violations of zoning, building codes, or restrictive covenants?		☒	
If yes, how many layers?				Is the present use of non-conforming use? Explain:		☒	
3. HADARDOUS 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 any contamination caused by the manufacture or 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?		☒	
				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 for 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?		☒	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)							

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 Purchase hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	12-4-17		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	12/4/17		

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)



FORM #03.



UTILITY INFORMATION SHEET

Name Terri & Davis Forehand

Date 12/11/17

Address 3705 Raspberry Ln Nineveh IN 46164

LAST 12 MONTHS UTILITIES

B4065T

MONTH/YEAR	ELECTRICITY	GAS/PROPANE	OIL	WATER	OTHER
Jan 2017	295.00			74.00	
Feb 2017				72.00	
March 2017				68.00	
Apr				80.00	
MAY				73.00	
June				69.00	
July				73.00	
Aug				28.41 *	
Sept				28.41 *	
Oct				28.41 *	
Nov				28.41 *	
Dec				28.41 *	

OTHER SERVICES

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

INTERNET Wildblue/Excede COST 96.00/mo PROVIDER Wildblue Excede

CABLE TV/SATELLITE DirectTV COST 130.00 PROVIDER DirectTV

TRASH PICKUP Rumpke COST 28.00/mo. PROVIDER Rumpke

OTHER

* METER IS NOT READING PROPERLY.
 NOTIFIED WATER CO. 3 TIMES.
 CALLED 12-5-17 AND SPOKE TO JUDY. JUDY STATED
 THAT SHE WOULD SEND SOMEONE OUT.

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

- had wild blue - "exceed"

*Local call from Nashville

Revised 10/15



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 downsizing / retiremint
closer to town

X [Signature] 12-4-17

Seller Signature

Date

X [Signature] 12/4/17

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.

[Signature] 12/4/17 *Serra A Forehand* 12/4/17
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.