SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " _____ "

 In completing this Statement, Seller agrees to: (1) answer all questions in reference to the Property and the improvements thereon; (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers; (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions, unless the "yes" answer is self-evident; (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction. 3. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property. 												Ŭ	2018	3 Printin
Epworth Georgia, 30541). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects when when the Property is being sold "as-is-" 4. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT. In completing this Statement, Seller agrees to: (1) answer all questions in reference to the Property and the improvements thereon; (2) answer all questions fulfy, accurately and to the actual knowledge and belief of all Sellers; (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions, unless the yes" answer is self-evident. (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the sewne to the Buyer and any Broker involved in the transaction. 3. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia Buyer should conduct a thorough inspection of the Property. It self-the has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property are suitable for Buyer's purposes. If an inspection of the Property was proposed to the Property and confirm that suitable for Buyer's purposes. If an inspection of the Property are as the search of the Property and the file of all Sellers of the Property. 3. SELLER DISCLOSURES. 1. GENERAL: (a) What year was the main residential dwelling constructed? Purpose and purposes the property of the property of the property of any portion thereof leased? (b) is the Property vacant? (c) is the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? EXPLANATION: (a) Was any part of the residenti	This	s Sel	ller's Property Disclos					the Purc	chase a					
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(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? (c) Is the Property or any portion thereof leased? (d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? EXPLANATION: Constructed on Site in 70 s with		1.	GENERAL:					,					YES	NO
If yes, how long has it been since the Property has been occupied? (c) Is the Property or any portion thereof leased? (d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? EXPLANATION: COUNTY COUNTY COUNTY COUNTY COUNTY	Í		(a) What year was t	he main residen	itial dwelling o	constructe	ed? /n/	DEF	1RLU	19	70 s			
(c) Is the Property or any portion thereof leased? (d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? EXPLANATION: OUSE (ONSTUCTED ON SITE IN 70 S WITH WOST OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE STATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE			(b) Is the Property v	/acant?			-	, -		· · · · ·				
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(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? EXPLANATION: Fouse Constructed on Site in 70 s with worth of Structure Coming from two log Catins dissociations. 2. COVENANTS, FEES, and ASSESSMENTS: (a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions? (b) Is the Property part of a condominium or community in which there is a community association? If YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES" GAR Form F55. EXPLANATION: 3. LEAD-BASED PAINT: (a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F54 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT EXHIBIT" GAR B11 MUST BE PROVIDED TO THE BUYER. HIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Medical Allen IS INVOLVED AS A REAL STATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE							•		~~,		VIC	11000		1/2
EXPLANATION: touse constructed on site in 70 s with wost of structure coming from two log catins Lissa sembled and world to site 2. COVENANTS, FEES, and ASSESSMENTS: (a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions? (b) Is the Property part of a condominium or community in which there is a community association? If YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES" GAR Form F55. EXPLANATION: 3. LEAD-BASED PAINT: (a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F54 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT EXHIBIT" GAR B11 MUST BE PROVIDED TO THE BUYER. WHIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Malianda Aliann IS INVOLVED AS A REAL STATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE				• •			storic di	strict wh	nere pei	missior	n must b) C		
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PAINT EXHIBIT" GAR F54 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR B11 MUST BE PROVIDED TO THE BUYER. STATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE														
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Fax: 706-745-4925

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		
(b) Have any structural reinforcements or supports been added?		V
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		
(d) Has any work been done where a required building permit was not obtained?		L
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		-
(f) Have any notices alleging such violations been received?		i-
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		-
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?	V	
EXPLANATION: Home foundation = Rock Pilings - probably some s	et/live	
@constructed new well pumphouse 2012	6	
n) home constructed from 2 log cabins disso.	rem b/	ed
and moved to property in 1970s		
5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): years		
(b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?	X	
(c) Is any portion of the heating and cooling system in need of repair or replacement?		入
(d) Does any dwelling or garage have aluminum wiring other than in the primary service line?		
(e) Are any fireplaces decorative only or in need of repair?		X
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
EXPLANATIONS NO central heat/cooling.		
heat provided by a fireblaces and one		
ventless propane space heater		
6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: ☐ public ☐ private well		- \
(b) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink?		
(c) What is the sewer system: public private septic tank		
(d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities?		_
(e) Is the main dwelling served by a sewage pump?		
(f) Has any septic tank or cesspool on Property ever been professionally serviced?	$+\triangle$	
If yes, please give the date of last service:/998/		
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?	4.0	
(h) Is there presently any polybutylene plumbing, other than the primary service line? NOT that Awa	145	
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		
EXPLANATION: f - Delieve the supplie tank was		*
inspected serviced in 1998 atter purch	<u>ase</u>	•
Ac forthers it has ten		

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7.	ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
•	(a) Approximate age of roof on main dwelling: 45 years.		
	(b) Has any part of the roof been repaired during Seller's ownership?		
•	(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		1
EXF	PLANATION: Dimetal roof have Deriodioncally main	ctain	0
	Voot by & sealing flashing an seams, replan	C'u (3
	and ref sinking fasteners	V	
	Rear auther lawly - larcely ignored	,	
		\	
8.	FLOODING, DRAINING, MOISTURE, and SPRINGS: (a) Is there now or has there been any water intrusion in the basement, crawl space or other parts	YES	NO
	of any dwelling or garage or damage therefrom?		\times
	(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other		×
•	parts of any dwelling or garage? (c) Is any part of the Property or any improvements thereon presently located in a Special Flood		
	Hazard Area? Maybe next to creek - no structure		X
	(d) Has there ever been any flooding?		X
	(e) Are there any streams that do not flow year round or underground springs?	X	
	(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?	X	
EXF	PLANATION: (e) some wet weather streams springs - some ye	ur	
T	ound. not in vicinity of structures.	4	
£	- a dam for small pond on property, recent wor	Kt	0
	repair leak, vemove trees causing		
9.	SOIL AND BOUNDARIES:	YES	NO
٠	(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts,		
	trash dumps or wells (in use or abandoned)? (b) Is there now or has there ever been any visible soil settlement or movement?		
	(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with		
	a neighboring property owner?		•/
	(d) Do any of the improvements encroach onto a neighboring property?		X
EXF	PLANATION:		
	- No structures encroach fencing and pond ,	mich	t
	and vice versa, Same for internal	roac	X
	that runs north along western property line	Section of the Sectio	`
10	TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
10.	(a) Is there any damage resulting from animals (such as squirrels, mice, possum or raccoons);	KA	
	insects (such as termites, bees and ants); or by fungi or dry rot?		
	(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		L
	If yes, is it transferable? What is the cost? \$ W/A		
•	If yes, company name/contact:		
•	Coverage: re-treatment and repair re-treatment periodic inspections only		
•	Expiration Date Renewal Date		
-	(c) Is there a cost to maintain the bond, warranty or service contract?	Total Section 1997	
-	If yes, what is the annual cost? \$		
EXF	PLANATION The original logs Dave from capins da	inc	
		7	
	to early fined 1800 all Mark Some tor		
	of insect dames se on thou	PA	

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11.	ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
-	(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		X
-	(b) Has Methamphetamine ("Meth") ever been produced on the Property?		
-	(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or	-	
.,	environmentally hazardous substances? Yet that we are aware		
XF	LANATION:		
2.	LITIGATION and INSURANCE:	YES	NO
_	(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		X
_	(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		X
	(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		X
_	(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		X
	(e) Is the Property subject to a threatened or pending condemnation action?		
Ī	(f) How many insurance claims have been filed during Seller's ownership?		
XF	PLANATION:	- Andrews of the Angelon Control	
		VES	NO.
	OTHER HIDDEN DEFECTS:	YES	NO
3.	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed?	YES	NO
3.	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Poperty improve wents as is not seen that have not otherwise been disclosed?	YES	NO
3.	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed?	YES	NO
3.	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Poperty improve wents as is not seen that have not otherwise been disclosed?	YES	NO
3.	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Poperty improve wents as is not seen that have not otherwise been disclosed?	YES	NO
3	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Property improvements as is, no warround of condition.	YES	NO NO
3	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Property improvements as is, we wanted the condition. AGRICULTURAL DISCLOSURE: (a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved	D	
3	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Property improvements as is a condition. AGRICULTURAL DISCLOSURE: (a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? It is the policy of this state and this community to conserve, protect, and encourage the development as a contract of the conserve.	YES and impro	NO
XF	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Property improvements as is not condition. AGRICULTURAL DISCLOSURE: (a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? It is the policy of this state and this community to conserve, protect, and encourage the development of farm and forest land for the production of food, fiber, and other products, and also for its natural as	YES and imprind enviro	NO overments
3	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Property improve whether a last of the condition of forestry use? AGRICULTURAL DISCLOSURE: (a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? It is the policy of this state and this community to conserve, protect, and encourage the development of farm and forest land for the production of food, fiber, and other products, and also for its natural a value. This notice is to inform prospective property owners or other persons or entities leasing or acquired.	YES and improduded environment of the control of th	NO ovemen onmentaterest i
3. EXF	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed? PLANATION: Popular improve Well of Science Sci	YES and improved and enviroring an indigacent to a. Such for the such formal indigacent for the such for the	NO overmente terest i an are arm an
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FIXTURES CHECKLIST Directions on HOW TO USE			
which does not remain with the below that are left blank T WITH THE PROPERTY. All otherwise indicated, if an iter is left blank, Seller may remowith regard to the items below left blank below prior to closi not timely removed. In remove was removed.	the Property. To avoid disputes THE ITEMS ON THE CHECKLIS items remaining with Property sign is left blank, the Seller may reve all Refrigerators on the Prope w. The common law of fixtures shing or the transfer of possession ving items, Seller shall use reasonable.	utes a fixture which remains with the s, Seller shall have the right to rest BELOW THAT ARE CHECKE hall include remotes and/or all accessmove all of that item from the Property. This checklist is intended to suphall apply to all items not on this check, whichever is later. Seller shall located to prevent and repair of Birdhouses	emove all items on the checklist ON MARKED SHALL REMAIN essories necessary for use. Unlesserty. For example, if "Refrigerator ersede the common law of fixtures cklist. Seller shall remove all items the right to remove those item amage to the area where the items.
Appliances	☐ Television (TV)	☐ Boat Dock	☐ Fire Sprinkler System
Clothes Dryer	☐ TV Antenna	☐ Fence - Invisible	☐ Gate
Clothes Washing	☐ TV Mounts/Brackets	☐ Dog House	☐ Safe (Built-In)
Machine	☐ TV Wiring		☑ Smoke Detector
☑ Dishwasher		☐ Gazebo	Window Screens
∃ Garage Door	Interior Fixtures	☐ Irrigation System	
Opener	☐ Ceiling Fan	☐ Landscaping Lights	Systems
☐ Garbage Disposal	Chandelier	☐ Mailbox	☐ A/C Window Unit
∃ Ice Maker	☐ Closet System	☐ Out/Storage Building	☐ Air Purifier
Microwave Oven	Fireplace (FP)	Porch Swing	☐ Whole House Fan
Oven	☐ FP Gas Logs	☐ Statuary	Attic Ventilator Fan
Refrigerator w/o Freezer	☐ FP Screen/Door	Stepping Stones	□ Ventilator Fan
Refrigerator/Freezer	☐ FP Wood Burning Insert	Swing Set	☐ Dehumidifier
∃ Free Standing Freezer	Light Bulbs	☑ Tree House	☐ Generator
Stove	Light Fixtures	∐ Trellis	☐ Humidifier
Surface Cook Top	Mirrors	── Weather Vane	☐ Propane Tank
☐ Trash Compactor	☐ Wall Mirrors	_	☐ Propane Fuel in Tank
☐ Vacuum System	☑ Vanity (hanging)	Recreation	☐ Fuel Oil Tank
TVent Hood	Mirrors	☐ Gas Grill	☐ Fuel Oil in Tank
Warming Drawer	☐ Shelving Unit & System	☐ Hot Tub	☐ Sewage Pump
] Wine Cooler	Shower Head/Sprayer	☐ Outdoor Furniture	☐ Sewage Pump ☐ Solar Panel
7 AAITIE COOIGI			
T N#II-	Storage Unit/System	☐ Outdoor Playhouse	☐ Sump Pump
dome Media	☐ Window Blinds (and	Pool	☐ Thermostat
Amplifier	Hardware)	☐ Pool Equipment	☐ Water Purification
Cable Jacks	☐ Window Shutters (and	Pool Chemicals	System
] Cable Receiver	Hardware)	☐ Sauna	☐ Water Softener
] Cable Remotes	₩indow Draperies (and		System
] Intercom System	Hardware)	Safety	☑-Well Pump
Internet HÚB	☐ Unused Paint	☐ Alarm System (Burglar)	,
Internet Wiring		☐ Alarm System (Smoke/Fire)	Other
	Landscaping / Yard	☐ Security Camera	
] Satellite Dish	☐ Arbor	☐ Carbon Monoxide Detector	
	☐ VIDOI	—	
Satellite Receiver	□ Awning		
Satellite Receiver Speakers	Awning	Doorbell	
Satellite Receiver Speakers Speaker Wiring	☐ Basketball Post	☐ Doorbell ☐ Door & Window Hardware	
☐ Satellite Receiver ☐ Speakers ☐ Speaker Wiring			
Satellite Receiver Speakers Speaker Wiring Switch Plate Covers Clarification Regarding Mu more of such items shall be	☐ Basketball Post and Goal Itiple Items. Items identified ab identified below. For example, in the basement, the extra refri	Door & Window Hardware ove as remaining with Property whif "Refrigerator" is marked as stayigerator and its location shall be do	ere Seller is actually taking one ong with the Property, but Seller
☐ Satellite Receiver ☐ Speakers ☐ Speaker Wiring ☐ Switch Plate Covers Clarification Regarding Mu more of such items shall be taking the extra refrigerator	☐ Basketball Post and Goal Itiple Items. Items identified ab identified below. For example,	Door & Window Hardware ove as remaining with Property whif "Refrigerator" is marked as stayigerator and its location shall be do	ere Seller is actually taking one ong with the Property, but Seller
more of such items shall be taking the extra refrigerator control over any conflicting or	☐ Basketball Post and Goal Itiple Items. Items identified ab identified below. For example, in the basement, the extra refrir inconsistent provisions contained	Door & Window Hardware ove as remaining with Property whif "Refrigerator" is marked as stayi gerator and its location shall be dead elsewhere herein.	ere Seller is actually taking one ng with the Property, but Seller escribed below. This section sh
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☐ Satellite Receiver ☐ Speakers ☐ Speaker Wiring ☐ Switch Plate Covers Clarification Regarding Mu more of such items shall be taking the extra refrigerator control over any conflicting of	☐ Basketball Post and Goal Itiple Items. Items identified ab identified below. For example, in the basement, the extra refrir inconsistent provisions contained	Door & Window Hardware ove as remaining with Property whif "Refrigerator" is marked as stayi gerator and its location shall be dead elsewhere herein.	ere Seller is actually taking one ing with the Property, but Seller escribed below. This section sha

RECEIPT AND ACKNOWLEDGEMENT BY BUYER	SELLER'S REPRESENTATION REGARDING THIS STATEMENT
Buyer acknowledges receipt of this Seller's Property Disclosure Statement.	Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property
1 Buyer's Signature	1 Seller's Signature
Print or Type Name	JULIE HERRON CARSON Print or Type Name
Date	Date
2 Buyer's Signature	2 Seller's Signature
Print or Type Name	NEVILLE C CARSON Print or Type Name
Fillit of Type Name	Fillit of Type Name
Date	Date
Additional Signature Page (F149) is is not attached.	Additional Signature Page (F149) is is not attached. Bruck Lutte 5/31/18 BRUCE HUNTER
	BRUCE HUNIEIZ
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