



## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

### ACKNOWLEDGEMENT BY SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the *Code of Virginia*) requires the owner of certain residential real property—whenever the property is to be sold or leased with an option to buy—to provide notification to the purchaser of any disclosures required by the Act and to refer the purchaser to the Real Estate Board website referenced below for additional information.  
 Certain transfers of residential property are excluded from this requirement (see § 55-518).

**PROPERTY ADDRESS/** 1846 Angle Plantation Rd, Rocky Mount, 24151-5632  
**LEGAL DESCRIPTION:** OFF RT 677--- 5 ACRES

The purchaser is advised to consult the **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT** webpage ([http://www.dpor.virginia.gov/Consumers/Residential\\_Property\\_Disclosures](http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)) for important information about disclosures required by law that may affect the buyer's decision to purchase the real property described above.

**The owner(s) hereby provides notification** as required under the Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55-523, further acknowledges having been informed of the rights and obligations under the Act.

Maryland T. Fowler-Successor/Trustee  
 Owner  
**MARYLAND T. FOWLER, SUCESSOR/TRUSTEE**  
 7/26/2019

Date

Owner  
**ESTATE OF MAYLAND E. ARRINGTON, JR**

Date

**The purchaser(s) hereby acknowledges receipt of notification** of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55-523, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date

DPOR rev 07/10/17 v3.11



# ROANOKE VALLEY ASSOCIATION OF REALTORS®



## RESIDENTIAL SEPTIC SYSTEM DISCLOSURE STATEMENT

Section 32.1-164.1:1 Code of Virginia provides whenever any onsite sewage system is failing and is on or serves real property consisting of not less than one nor more than four dwelling units and the Board of Health's (Board) regulations for repairing such failing system impose (i) a requirement for treatment beyond the level of treatment provided by the existing onsite sewage system when operating properly or (ii) a new requirement for pressure dosing, the Owner may request a waiver from such requirements. The Commissioner shall grant any request for such waiver, unless he finds that the failing system was installed illegally without a permit. Any such waivers shall be recorded in the land records of the clerk of the circuit court in the jurisdiction in which the property on which the relevant onsite sewage system is located. Waivers granted hereunder shall not be transferable and shall be null and void upon transfer or sale of the property on which the onsite sewage system is located. Additional treatment or pressure dosing requirements shall be imposed in such instances when the property is transferred or sold.

The Owner of the relevant property shall disclose that any operating permit for the onsite sewage system that has been granted a waiver authorized by this subsection shall be null and void at the time of transfer or sale of the property and that the Board's regulatory requirements for additional treatment or pressure dosing shall be required before an operating permit may be reinstated.

The Owner(s) acknowledges that the Broker has informed the Owner of the Owner's rights and obligations with respect to the information above. The Owner(s) certify that they( ) have ( X ) have not been granted a waiver from the Board. In the event the Owner has been granted a waiver, the Owner shall provide a separate disclosure form that acknowledges such waiver.

Property Address / 1846 Angle Plantation Rd, Rocky Mount, 24151-5632

Legal Description: OFF RT 677— 5 ACRES

Maryland T. Fowler-Successor/Trustee 7/26/2019  
 LYNN Owner Date  
 MARYLAND T. FOWLER, SUCESSOR/TRUSTEE

Owner Date  
 ESTATE OF MAYLAND E. ARRINGTON, JR

**NOTE TO PURCHASER(S):** Pursuant to Section 32.1-164.1:1, the Owner is required to deliver the Disclosure, if applicable, to the Purchaser prior to the acceptance of a real estate purchase contract with respect to the Property. If disclosure is applicable and is delivered to the purchaser after the acceptance of the real estate purchase contract, the purchaser's sole remedy shall be to terminate the real estate purchase contract at or prior to the earliest of the following: (i) three days after delivery of the disclosure in person; (ii) five days after the postmark if the disclosure is deposited in the United States mail, postage prepaid, and properly addressed to the purchaser; (iii) settlement upon purchase of the property; (iv) occupancy of the property by the purchaser; (v) the execution by the purchaser of a written waiver of the purchaser's right of termination under this chapter contained in a writing separate from the real estate purchase contract; or (vi) the purchaser making written application to a lender for a mortgage loan where such application contains a disclosure that the right of termination shall end upon the application for the mortgage loan.

The Purchaser(s) acknowledges that the Broker has informed the Purchaser of the Purchaser's rights and obligations with respect to this disclosure.

Purchaser

Date

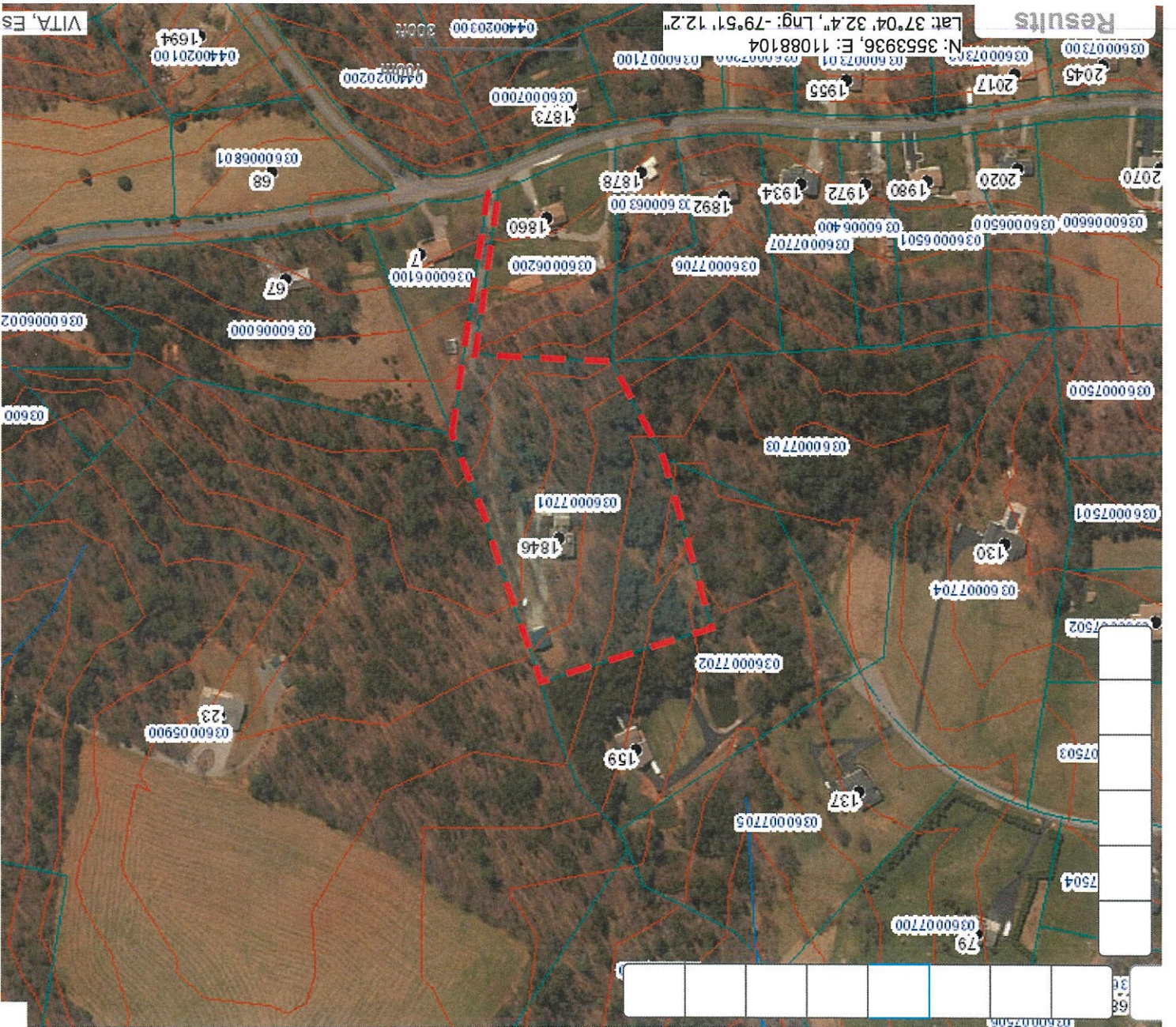
Purchaser

Date

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Rev.2006

Page 1 of 1





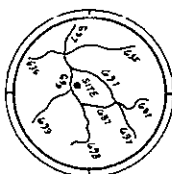
## NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

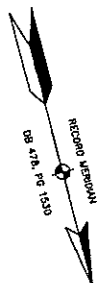
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (FLOOD ZONE - C-1).

THIS IS TO CERTIFY THAT ON JULY 14, 2004, AN ACCURATE SURVEY WAS MADE OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO ENCUMBRANCES OR ENCUMBRANCES VISIBLE HEREON.



LOCATION MAP

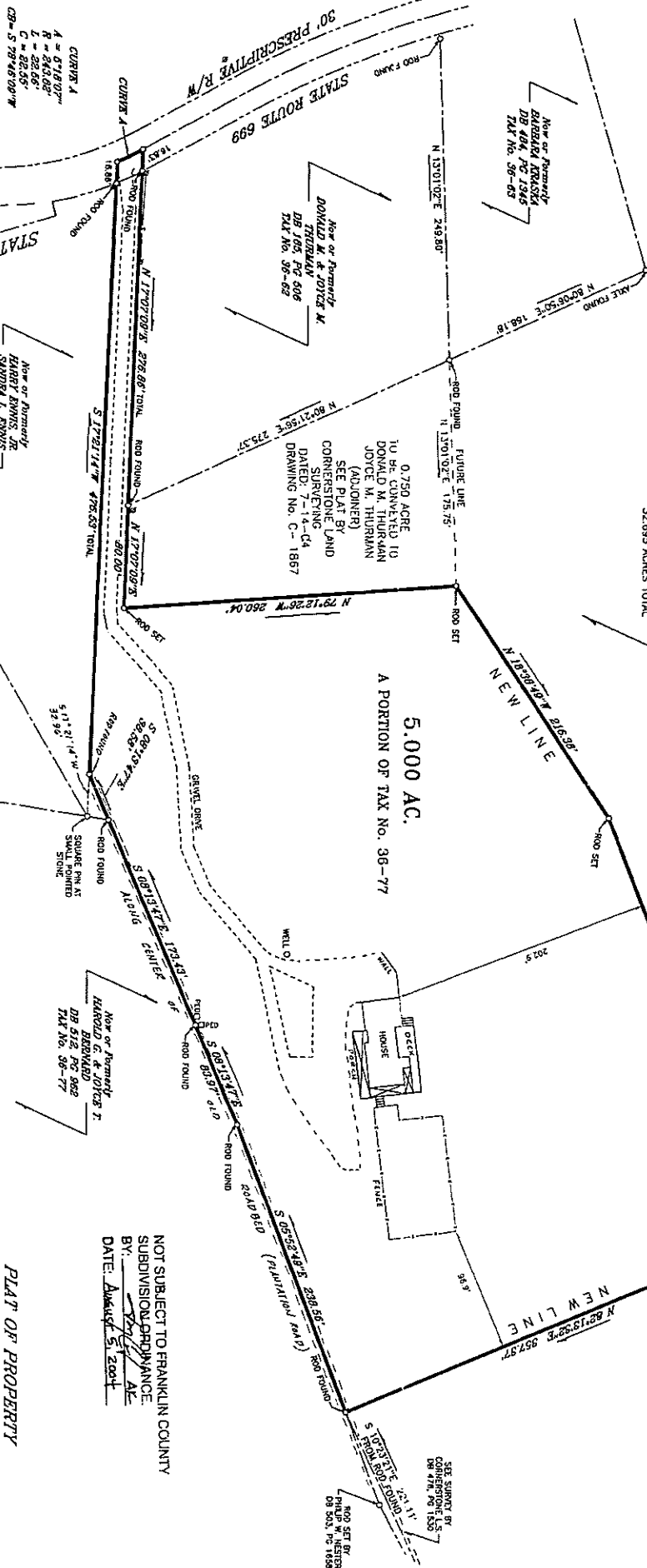
RECORD HEREON  
DB 478, PG 1530

REMAINING PROPERTY OF  
PATRICIA M. SCHULTEN  
DB 478, PG 1537  
TAX No. 36-77

37.695 ACRES  
- 5.000 AC.  
32.695 ACRES TOTAL

5.000 AC.

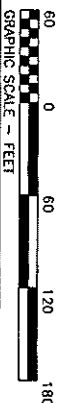
A PORTION OF TAX No. 36-77



NOT SUBJECT TO FRANKLIN COUNTY  
SUBDIVISION ORDINANCE  
BY: 7/14/04 AC  
DATE: August 5, 2004

PLAT OF PROPERTY  
TO BE ACQUIRED BY  
**MAYLAND E. & DOROTHY J.  
ARRINGTON**

LOCATED IN  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
JULY 14, 2004  
SCALE 1" = 60'



GRAPHIC SCALE - FEET



CORNERSTONE LAND SURVEYING, INC.

250 SOUTH MAIN STREET  
ROCKY MOUNT, VIRGINIA 24151  
540-469-3590