VACANT LAND DISCLOSURE STATEMENT	
Date: 09/13/2020 Page	of
This seller's disclosure statement concerns the real property located in the City of Morehead	nty of
35 A+ KY 377 B-377-159 NOTICE TO SELLER: Each Seller is obligated to disclose to a buyer all known facts that materially and adversely of the property being sold and that are not readily observable. This disclosure statement is designed to assist Sell with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real es selling real estate broker and their respective agents will also rely upon this information when they evaluate, mark Seller's property to prospective buyers.	er in complying tate broker, the
NOTICE TO BUYER: This is a disclosure of Seller's knowledge of the condition of the property as of the date signer is not a substitute for any inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is n any kind by Seller or a warranty or representation by listing broker, the selling broker, or their agents.	
A. SURVEY, EASEMENT, FLOODING 1. When did you purchase this land? September 2019 2. Has the land been surveyed? 3. What company or person performed the survey? Name: Mitchell Estes Address:	wn wn m /n
 C. CONDITION OF THE PROPERTY 1. Are there any structure improvements, or personal property located in the sale? ☐ Yes or ☐ No If 'YES" list all items: 	
 Are there any defects or problems with any of these items?	
 Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property? ☐ Yes ☐ No or ☐ Unknown If "YES" give details: 	
 Is there any hazardous or toxic substance (including radon) in or on this property or any adjacent property or adj	ərty?

Property Address: 950 Cranston Road, Morehead, KY 40351

	5. Have any soil tests been performed?					
	6. Does the property have any fill or uncompacted soils? ☐ Yes ☑ No or ☐ Unknown If "YES" describe location and depth					
	 Are there any settling or soil movement problems on this property or any adjacent property? a. ☐ Yes ☑ No or ☐ Unknown If "YES" give details: 					
	8.	Are there any dead or diseased trees on the property? ☐ Yes ☑ No or ☐ Unknown If "YES" give details:				
D.	UTILITI	ES				
	1.	Have any percolation tests been performed? When? ₂₀₁₉ By Whom? _{County} Results:				
	2.	Are any of the following presently existing within the property? a. Connection to public water Ø Yes No Or Unknown b. Connection to public sewer Yes No or Unknown c. Connection to private water system off property Yes No or Unknown d. A water well Yes No or Unknown e. Septic tank Yes No or Unknown				
	3.	f. Connection to electricity □ Yes □ No or □ Unknown g. Connection to natural gas services □ Yes □ No or □ Unknown Are any of the following presently existing at the boundary of the property? a. Public water system access □ Yes □ No or □ Unknown b. Private water system access □ Yes □ No or □ Unknown c. Electric service access □ Yes □ No or □ Unknown d, Natural gas access □ Yes □ No or □ Unknown e. Telephone system access □ Yes □ No or □ Unknown				
	4.	e. Telephone system access ☐ Yes ☐ No or ☐ Unknown Have any utility access charges been paid? If "YES" which charges have been paid?				
Е.	OTHER	MATTERS				
	 Is there a Homeowners Association? ☐ Yes ☑ No or ☐ Unknown If yes, what are the dues or assessments?paidmonthly/yearly Is there road maintenance? ☐ Public ☑ Private or ☐ Unknown Are there any recorded maintenance agreements? ☐ Yes ☐ No or ☐ Unknown Is there a bus or other public transportation system? ☑ Yes ☐ No or ☐ Unknown Where is the pick up? <u>At the property</u> Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance:? Yes ☑ No or ☐ Unknown If "YES" give details:					
F.		R'S STATEMENT (To be signed at time of listing) dersigned Seller represents that the information set forth in the foregoing disclosure statement is accurated accurated by the securated set of the				

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Seller ^{Dan Dailey}	dottoop vertified 09/16/20 9:06 AM EDT VXOL-GOWA-0WWB-EEVU Seller	
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G. BUYER'S RECEIPT AND ACKNOWLEDEGMENT (To be signed at time of purchase agreement)

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

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I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

Buyer	Buyer	