

**REALTORS® ASSOCIATION OF NEW MEXICO  
SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2018**

**THIS DISCLOSURE SHOULD BE COMPLETED BY THE SELLER,  
NOT THE BROKER**

Seller states that the information contained in this Disclosure is correct to Seller's ACTUAL KNOWLEDGE as of the date set forth below. Any changes to the information provided in this Disclosure of which seller becomes aware will be disclosed by Seller to Buyer promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself. Seller hereby authorizes Broker to deliver a copy of this Disclosure to any and all prospective buyers.

**NOTE: If an item is not present at the Property, or if an item is not to be included in the sale, mark the "N/A" column. The Purchase Agreement, not this Disclosure form, determines whether an item is included in or excluded from the sale.**

10/16/2018  
Date  
#25, 25 Stagecoach Trail NM 87047  
Property Address State Zip Code  
S 34 T 12N R 6E Subd: San Pedro Overlook Phase 1 Lot 25  
Legal Description  
Lot 25 of San Pedro Overlook Phase 1, according to the plat thereof recorded on 28 August 2002, in volume 3, Folio 2204-B, as document 21824 in the records of Sandoval County, New Mexico.  
Or see metes and bounds description attached as Exhibit n/a, \_\_\_\_\_ County, New Mexico.  
Philip G. Scott and Barbara Jensen-Scott TRUSTEES  
Seller's Name (Print) Seller's Name (Print)  
of Scott Family Revocable Trust

This form and all REALTORS® Association of New Mexico (RANM) forms are for the sole use of RANM members and those New Mexico Real Estate Licensees to whom RANM has granted prior written authorization. Distribution of RANM Forms to non-RANM members or unauthorized Real Estate Licensees is strictly prohibited. RANM makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form the parties agree to the limitations set forth in this paragraph. The parties hereby release RANM, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity, or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by Real Estate Licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics.

A	USE, ZONING & LEGAL ISSUES Do any of the following conditions exist	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		✓			
2	Proposed bonds, assessments, or impact fee's against the Property		✓			
3	Notice or threat of condemnation proceedings		✓			



**REALTORS® ASSOCIATION OF NEW MEXICO**  
**SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2018**

A	USE, ZONING & LEGAL ISSUES Do any of the following conditions exist	YES	NO	DO NOT KNOW	N/A	COMMENTS
4	Proposed bonds, assessments, or impact fee's against the Property		✓			
5	Notice or threat of condemnation proceedings		✓			
6	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		✓			
7	Violation of restrictive covenants or owners' association rules or regulations		✓			
8	Any building or improvements constructed without approval by the owners' association or the designated approving body, if required		✓			
9	Notice of zoning action related to the Property		✓			
10	Other legal action		✓			

**Additional Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B	ENVIRONMENTAL CONDITIONS Do any of the following conditions <b>currently exist or have they ever existed:</b>	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Hazardous materials on the Property, such as radioactive, toxic, or bio-hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		✓			
2	Storage tanks <input type="checkbox"/> Above Ground <input type="checkbox"/> Under Ground		✓			
4	Underground transmission lines					
5	Animals kept on the Property		✓			
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		✓			
7	Monitoring wells or test equipment		✓			
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property		✓			Buyer to obtain a copy of soils analysis map from SPO Assoc.
9	Land on the Property that has been filled in		✓			



**REALTORS® ASSOCIATION OF NEW MEXICO  
SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2018**

B	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
10	Mine shafts, tunnels or abandoned wells or cisterns		✓			
11	Within governmentally designated flood plain or wetland area		✓			
12	Dead, diseased or infested trees or shrubs		✓			
13	Environmental assessments, studies or reports done involving the physical condition of the Property		✓			
14	Noticeable continuous or periodic odors		✓			
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		✓			
16	Wood infestation, insects, pests, rodents or tree root problems		✓			
17	Flooding on any portion of the Property		✓			
18	Other environmental problems		✓			

**Additional Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C	MINERAL RIGHTS	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Does seller own all mineral rights to the property?		✓			
2	Mineral Rights Types: _____ % Owned _____ Mineral Rights Types: _____ % Owned _____					
3	If no, what mineral rights does seller NOT own? <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Hard-rock minerals (Gold, silver, copper & other metals) <input type="checkbox"/> Other					





**REALTORS® ASSOCIATION OF NEW MEXICO  
SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2018**

<b>C</b>	<b>MINERAL RIGHTS</b>
<b>4</b>	<p>If "no", what is the reason that Seller does not own all mineral rights?</p> <p>a. <input type="checkbox"/> United States (US) patent did not convey some/all mineral rights, and therefore, no owner in the chain of title since the US patent ever owned all mineral rights; OR</p> <p>b. <input checked="" type="checkbox"/> Mineral rights were severed by <u>Developer</u> <del>Seller or a former owner</del> of the Property (other than the United States government) and <input type="checkbox"/> SOLD or <input type="checkbox"/> LEASED to a third-party. <u>retained by Developer.</u></p> <p>If applicable, Seller shall attach all applicable sales and/or lease agreements within Seller's possession.</p>
<b>5</b>	<p>If applicable and if not otherwise identified in the sales and/or lease agreements attached, identify and add contact information for third-party or parties who/which currently hold mineral rights to the Property: _____</p>
<b>Additional Comments:</b> _____	

D	WATER	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Stock Water		<input checked="" type="checkbox"/>			
2	Streams		<input checked="" type="checkbox"/>			
3	Number Domestic Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____ Number Irrigation Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____ Number Stock Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____					<u>see comments</u>
4	Reservoirs: <input type="checkbox"/> Natural <input type="checkbox"/> Manmade		<input checked="" type="checkbox"/>			
5	Storage Tanks Type: _____ No. _____		<input checked="" type="checkbox"/>			
6	State Permit Numbers for each Well: _____ _____ _____					

**Additional Comments:** The community uses a shared well system. Individual wells on each lot are not allowed. you will own an equal undivided interest in the shared well and appurtenances that serves your lot in common with the owners of other lots served by that well. See Declarations for details; section 4.9. Each shared well may serve up to 5 lots.



**REALTORS® ASSOCIATION OF NEW MEXICO  
SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2018**

E	IRRIGATION RIGHTS	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Water Assessments: If yes, Conservancy District Name: <u>San Pedro Overlook Association</u> <u>is agent for management of</u> <u>the shared wells</u>	✓				Explain: <u>SPO Assoc.</u> <u>Does include</u> <u>cost of well</u> <u>Maintenance</u>
2	Acre / Ft Available _____					
3	If irrigation equipment is included with the Property, irrigation equipment Type: <u>NA</u>					
	If available, attach description as Exhibit to Purchase Agreement					
4	Irrigation Source <input type="checkbox"/> Ditch (Acequia) <input type="checkbox"/> Well Ditch Name: _____ Majordomo Name: _____ Water Association Name: _____ Related Fees: \$ _____ Current \$ _____ Transfer Fees (if any) Amounts \$ _____					
SEE RANM FORM 2307 – INFORMATION SHEET WATER RIGHTS						

F	IRRIGATION RIGHTS	COMMENTS
5	Type of Ditches: <input type="checkbox"/> Earthen: condition: <u>N/A</u> <input type="checkbox"/> Concrete: condition: <u>f</u> <input type="checkbox"/> Underground: condition: _____	
Additional Comments: _____ _____ _____		

**Does the Property include an On-Site Liquid Waste System? ☐ Yes ☒ No** If "Yes", the transfer of the Property is subject to Regulations of the New Mexico Environment Department governing On-Site Liquid Waste Systems, which require inspection and possible repair. Contact the New Mexico Environment Department for information regarding appropriate inspection forms and requirements. See also RANM Form 2308 Septic System Information Sheet.



**REALTORS® ASSOCIATION OF NEW MEXICO  
SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2018**

G	ACREAGE & DISTANCE	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Total Acres <u>3.0563</u> Deeded <u>3.0563</u> State Lease _____ BLM _____ Forest Permits _____ Private Lease _____ Oil & Gas Lease _____ Wind Energy Lease _____ Other _____					
2	Transmission Lines If "yes", attach copies of lease agreements.		✓			
3	Hunting Lease: If "yes", attach copies of lease agreements.		✓			
4	Usage Easement(s) If "yes" attach copies of lease agreements.	✓				see Declaration of Covenants, Conditions, Restrictions and Easements, Section Article 11.6 Easements
5	Cracks, heaving or settling problems		✓			
6	Nearest Town: <u>Tijeras</u> * Approx. Distance: <u>13 miles</u>					
7	Grade School: <u>San Antonio Elementary</u> Distance: <u>5.5 miles</u> Middle School: <u>Roosevelt Middle School</u> Distance: <u>14 miles</u> High School: <u>East Mountain High School (charter)</u> Distance: <u>5.5 miles</u>					
* Additional Comments: <u>Holy Child Catholic School, grades K-8th, 12 miles</u> <u>Cedar Crest, 12 miles</u> <u>Albuquerque, 20 miles</u> <u>Santa Fe, 40 miles</u> <u>Manzano High School, 23 miles</u>						

H	CROPS AND PASTURES
1	Acres: <input type="checkbox"/> Cultivated _____ <input type="checkbox"/> Irrigated _____ <input type="checkbox"/> Non-Irrigated _____ <input type="checkbox"/> Sub-Irrigated _____  Crops: <input type="checkbox"/> Planted _____ <input type="checkbox"/> Native _____  Total Tons _____ Pasture Acres _____ Current Crops _____  <p align="center">- NONE -</p>





# REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2018

<b>H</b>	<b>CROPS AND PASTURES</b>
Additional Comments: _____	
_____	
_____	

<b>I</b>	<b>LESSEE INFORMATION – If Applicable</b>			
<b>1</b>	Name of Tenant _____			
	Address _____		City _____	State _____ Zip Code _____
	Term of Lease _____		Crop or Share Rent _____	
	Number of Acres _____		Number of Grazing Units _____	
	Name of Tenant _____			
	Address _____		City _____	State _____ Zip Code _____
	Term of Lease _____		Crop or Share Rent _____	
	Number of Acres _____		Number of Grazing Units _____	
Additional Comments: _____				
_____				
_____				

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property.

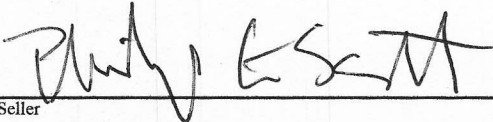
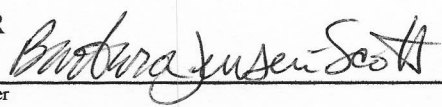
**THE BUYER IS ADVISED TO EXERCISE ALL HIS RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.**

This form is **not** intended as a substitute for an inspection of the Property.

**ADVISORY TO SELLER: Seller has a legal duty to disclose material defects in the Property to Buyer.**

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's ACTUAL KNOWLEDGE.

**PLEASE NOTE: THIS IS NOT A CONTRACT**

	10/16/2018	<b>SELLER</b>		10/16/2018
Seller	Date	Seller	Date	
Philip G. Scott		Barbara Jensen-Scott		

**BUYER**

Buyer _____	Date _____	Buyer _____	Date _____
-------------	------------	-------------	------------