

SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT "_____"



2021 Printing

	Dublin	Georgia31021 This Statement is intended to make it eas	sier for Se	ller to fu
er's le	egal duty to disclose hidden defects in	n the Property of which Seller is aware. Seller is obligated to disclose suc		
rop	erty is being sold "as-is."			
NST	RUCTIONS TO SELLER IN COMPLI	ETING THIS DISCLOSURE STATEMENT. In completing this Disclosu	ure Statem	nent, Sel
gree	es to:			
1) a	nswer all questions in reference t	to the Property and the improvements thereon; ely and to the actual knowledge and belief of all Sellers;		
3) p	rovide additional explanations to	all "yes" answers in the corresponding Explanation section below	w each gr	oup of
	uestions, unless the "yes" answe			
		ere are any material changes in the answers to any of the questic the Buyer and any Broker involved in the transaction.	ons prior t	to closir
٠	ind provide a copy of the same to	the bayer and any broker involved in the transaction.		
		SED BY BUYER. Caveat emptor or "buyer beware" is the law in Ge		
		Property. If Seller has not occupied the Property recently, Seller		
		Buyer is expected to use reasonable care to inspect the Property ispection of the Property reveals problems or areas of concern		
		, Buyer should investigate further. A "yes" or "no" answer to a ques		
	to the actual knowledge and belie			
	ERS DISCLOSURES.			
SELL			YES	NO
	GENERAL:		YES	NO
SELL	GENERAL: (a) Is the Property vacant?	since the Property has been occupied?	YES	NO
SELL	GENERAL: (a) Is the Property vacant? If yes, how long has it been s	since the Property has been occupied?	YES	NO
1.	GENERAL: (a) Is the Property vacant? If yes, how long has it been so (b) Is the Property or any portion		YES	NO V
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THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH WILL CURRY IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.



3.	THE	PROPERTY:	YES	NO
	(a)	How many acres are in Property? \(\qquad \)	2000	
	(b)	What is the current zoning of Property? COUNTY, Vesidential		
	(c)	Will conveyance of Property exclude any mineral, oil, and timber rights?		V
	(d)	Are there any governmental allotments committed?		V
	(e)	Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber?		~
EX	PLAN	IATION:		

4.	SOI	L, TREES, SHRUBS AND BOUNDARIES:	YES	NO
	(a)	Is there any fill dirt on Property?		~
	(b)	Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		~
	(c)	Is there now or has there ever been any visible soil settlement or movement?		V
	(d)	Is any part of Property located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?		/
	(e)	Are there any drainage or flooding problems on Property?		
	(f)	Are there any diseased or dead trees?		V
	(g)	Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		/
FXI	PLAN	IATION:		

5.	. TOXIC SUBSTANCES:			NO
	(a)	Are there any underground tanks or toxic or hazardous substances such as asbestos?		/
	(b)	Has Property ever been tested for radon or any other environmental contaminates?		V

OTI	HER MATTERS:	YES	NO
(a)	Have there been any inspections in the past year?		/
	If yes, by whom and of what type?		
(b)	Are there any violations of local, state or federal laws, codes or regulations with respect to Property?		V
(c)	Have you received notices by governmental or quasi-governmental agency affecting Property?		V
(d)	Are there any existing or threatened legal actions affecting Property?		V
(e)	Is there any system or item on Property which is leased or which has a fee associated with its use?		~
(f)	Are there any private or undedicated roadways for which owner may have financial responsibility?		V
(g)	If Property is served by well water, is the well on Property?		V
(h)	Has the Property been enrolled in a Conservation Use Program?		
	If yes, when was the Property enrolled?		
(i)	Are there any other latent or hidden defects that have not otherwise been disclosed?		V

EXPLANATION:

(a) Is Properly 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 and improvement of far and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notic is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that proper in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for far and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause disconflort and inconveniences that involve, but are not limited to, notices, adorts, times, dust, smokin insents, operations of nearchinery during any 24 hour period, storage and disposal of manure, and the application by spraying otherwise of chemical fertilizes, soal amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs an exhallence. B. UTILITIES: Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property lime). Check (r) anyly those utilities below that are included in the sale of Property. The utilities listed below that are not checked do not serve Property.] Black that are not checked do not serve Property. The utilities listed below that are not checked do not serve Property. Cable Telephone Private/Well Water Garbage Collection Private/Well Water Garbage Collection Private/Well Water Date: Joak Khoury TEE Date: Da	r represents that Sell will follow the same in the sam	ller has followed the Instructions to updating this Disclosure States and the Instructions of the Instruction of the Instructions of the Instructions of the Instruction o	to Seller in Completing This Disclosure Statement set forth in ment as needed from time to time. Date: Date: Date:		
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