

VACANT LAND INFORMATION SHEET

VLI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** Lot 1 Anderson Road, Schellsburg, PA 15559

2
3 **SELLER(S)** Tung Nguyen

4 Seller is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**
5 **that a buyer may wish to obtain.** This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real
6 estate broker (Agent for Seller), any real estate broker, or their agents.

7 **1. SELLER'S INFORMATION**

8 (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-
9 struction and conditions of the Property and its improvements? ☐ Yes ☒ No

10 (B) The individual completing this form is the:

- 11 ☒ Owner
12 ☐ Executor
13 ☐ Administrator
14 ☐ Trustee
15 ☐ Power of Attorney

16 Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: _____
17
18

19 **2. PROPERTY DESCRIPTION (Attach current deed, if available)**
20
21
22
23

24 **3. LAND (SOILS, DRAINAGE AND BOUNDARIES)**

25 (A) Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No

26 (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on
27 or affect the Property? ☐ Yes ☒ No

28 (C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might
29 affect the Property? ☐ Yes ☒ No

30 (D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?

31 ☐ Yes ☒ No

32 (E) Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No

33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property? ☐ Yes ☒ No

34 (G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-
35 tenance agreements for common areas? ☐ Yes ☒ No

36 Explain any yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:
37
38

39 **4. HAZARDOUS SUBSTANCES**

40 (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-
41 nated biphenyls (PCBs), radon, lead-based paint, etc.? ☐ Yes ☒ No

42 (B) To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No

43 (C) Do you know of any other environmental concerns that might impact the Property? ☐ Yes ☒ No

44 (D) Are you aware of any contamination to any wells or other sources of water on the Property? ☐ Yes ☒ No

45 (E) Are you aware of any discoloring of the soil or vegetation? ☐ Yes ☒ No

46 (F) Do you know if the Property is near any current or former waste disposal sites? ☐ Yes ☒ No

47 (G) Are you aware of any storage tanks on the Property? ☐ Yes (Please answer questions 1-8, below) ☒ No

48 1. Total number of storage tanks on the Property: _____ Aboveground _____ Underground

49 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No

50 3. If no, identify any unregistered storage tanks: _____

51 **Seller Initials:** TS / _____ / _____

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1/16

4. Has any storage tank permit ever been revoked? ☐ Yes ☐ No
5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☐ No
6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No
- Explain: _____
7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the storage tanks on the Property? ☐ Yes ☐ No
8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☐ No
- Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all reports and records: _____

5. STATUS OF UTILITIES

(A) Source of water:

- | | | |
|--|------------------------------------|--|
| ☐ Public Water | ☐ Connected | ☐ Not Connected |
| ☐ On-Site Water | ☐ Connected | ☐ Not Connected |
| ☐ Community Water | ☐ Connected | ☐ Not Connected |
| ☒ None | | |

1. If known, provide the date the water was last tested _____
2. What was the result of the test? _____
3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☐ Not Applicable
- If no, explain: _____
4. Are you aware of any problems related to the water service? ☐ Yes ☐ No
- If yes, explain: _____
5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☐ Not Applicable

(B) Sewage system:

- | | | |
|---------------------------------------|--|--|
| ☐ Public Sewer | ☐ Private Sewer | ☐ Septic Tank |
| ☐ Cesspool | ☐ Holding Tank | ☒ None |
| ☐ Other _____ | | |

1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the Department of Environmental Protection? ☐ Yes ☒ No
2. If there is a septic tank on the Property, what is the type of tank?
☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify): _____
3. If known, provide the date the on-site sewage disposal system was last serviced _____
4. Is there a sewage pump? ☐ Yes ☐ No ☐ Unknown
- If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No
- If yes, explain: _____
6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☐ No

6. GOVERNMENTAL ISSUES/ZONING/USE/CODES

- (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
- (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects?
☐ Yes ☒ No
- (C) The Property is currently zoned _____ (municipality).
- (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- (E) Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

7. LEGAL/TITLE ISSUES

- (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No

107 Seller Initials: ^{DS} TN / _____ / _____

- (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- (C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? ☐ Yes ☒ No
- (F) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (G) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
- (H) Is the Property, or any part of it, leased to a third party? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

8. OIL, GAS, AND MINERAL RIGHTS

- (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the Property? ☐ Yes ☒ No
- (B) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☒ No
- (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☐ Yes ☒ No
If yes, is the Property pooled or unitized? ☐ Yes ☐ No
- (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? ☐ Yes ☒ No
- Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: _____

9. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket number: _____
- (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? ☐ Yes ☒ No
If yes, is there currently a separation or property settlement order in place? ☐ Yes ☐ No

10. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1, et seq.) (Clean and Green Program)? ☒ Yes ☐ No
Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the property was enrolled in the program, limited to the past 7 years.
- (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open space uses)? ☐ Yes ☒ No
Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the property was subject to the covenant, limited to the past 5 years.
- (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

164 Seller Initials: ^{DS} TV / _____ / _____

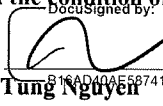
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11. SERVICE PROVIDER/CONTRACTOR INFORMATION

(A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., groundskeeping, pest control). Attach additional sheet if necessary: _____

(B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____

The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.

SELLER  DATE 9/29/2025
 SELLER _____ DATE _____
 SELLER _____ DATE _____

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 **BROKER (Company) Juniata Realty**
 2 **LICENSEE(S) Cody R. Smith**
 3 **SELLER Tung Nguyen**
 4 **PROPERTY Lot 1 Anderson Road, Schellsburg, PA 15559**
 5 **DATE OF LISTING CONTRACT September 10, 2025**

6 1. ADDITIONAL PROPERTY INFORMATION

7 A. Seller represents that the following utility connections are available and located as follows (list name of service provider):
 8 ☒ Electric Location/Provider **Located along the road, Bedford REC**
 9 ☐ Gas Location/Provider _____
 10 ☐ Telephone Location/Provider _____
 11 ☐ Water Type: ☐ Public ☐ On-site (well) ☐ Community ☐ Other _____
 12 Provider/Location _____
 13 ☐ Sewer Type: ☐ Public ☐ On-site septic ☐ Community ☐ Other _____
 14 Provider/Location _____
 15 Has an on-site system been approved? ☐ Yes ☒ No Has a percolation test been performed? ☐ Yes ☒ No
 16 If yes, was the percolation rate approved? ☐ Yes ☐ No Are plans for septic design available? ☐ Yes ☒ No
 17 ☐ Other _____
 18 B. If applicable, is the subdivision complete? ☐ Yes ☐ No If yes, are plans available? ☐ Yes ☐ No

19 2. ADDITIONAL DUTIES OF SELLER

20 A. Within _____ days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports,
 21 environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to
 22 affect the Property after settlement.
 23 B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the
 24 term of the Listing Contract.

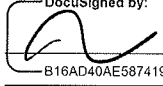
25 3. LAND USE RESTRICTIONS OTHER THAN ZONING

26 A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments
 27 rights under the following Act(s):
 28 ☒ **Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490. 1 et seq. (Clean and Green Program)**
 29 ☐ **Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Common-**
 30 **wealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)**
 31 ☐ **Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)**
 32 ☐ Other _____
 33 B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the
 34 sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property
 35 C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in
 36 the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

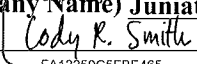
37 4. ADDITIONAL DISCLOSURES

38 In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:
 39 ☐ Contamination by one or more substances that requires remediation;
 40 ☐ The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or
 41 prevented by law;
 42 ☐ The presence of one or more substances whose removal or disposal is subject to any law or regulation;
 43 ☐ Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any
 44 material into the soil, air, surface water, or ground water;
 45 ☐ The presence of underground fuel or liquid storage tanks.
 46 Explain any items checked above: _____
 47 _____

48 **All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.**

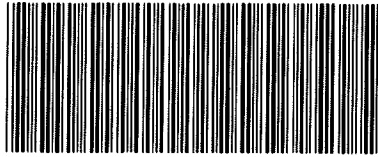
49 **SELLER**  **Tung Nguyen** **DATE** 9/29/2025
 50 **SELLER** B16AD40AE587419... **DATE** _____
 51 **SELLER** _____ **DATE** _____

52 **BROKER (Company) Juniata Realty**

53 **ACCEPTED BY**  **Cody R. Smith** **DATE** 9/29/2025



DO NOT DETACH



0508992-0017Y

Instrument Number: 2022-002498
Recorded Date: 05/12/2022 8:37:05 AM

Transaction Number: 321962
Document Type: DEED
Document Page Count: : 4

Dwight "JR" Winck
Bedford County Recorder of Deeds
Bedford County Courthouse
200 S. Juliana Street, Room 106
Bedford, PA 15522
(814) 623-4836

Return To (Simplifile):
CENTRAL PA SETTLEMENT SERVICES LLC
118 N RICHARD ST
BEDFORD, , PA 15522-1360
(814) 623-4210

Fees:
Recording Fee: \$13.00
JCS Fee: \$40.25
Writ Fee: \$0.50
Recorder Improvement: \$3.00
County Improvement: \$2.00
State RTT: \$1,050.00
Chestnut Ridge SD: \$525.00
Napier Twp: \$525.00

Total Fees: \$2,158.75

Total Recieved: \$2,158.75

Paid By: CENTRAL PA SETTLEMENT SERVICES LLC

Instrument Number: 2022-002498
Volume/Page: RECORD Bk 2022 Pg 002498
Recorded Date: 05/12/2022 8:37:05 AM



I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds
Office of Bedford County, Pennsylvania

Instrument Number: 2022-002498

Recorded Date: 05/12/2022

Dwight JR Winck
Dwight "JR" Winck
Recorder of Deeds

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

DO NOT REMOVE - THIS PAGE IS PART OF THE RECORDED DOCUMENT.

Prepared by Steiner & Sandoe Attorneys at Law, LLC
& Return to: 36 W. Main Avenue
 Myerstown, PA 17067
 (717) 866-5737

Premises: Napier Township, Bedford County

Parcel No.: C.08-0.00-062

THIS DEED Made the 16th day of May in the year of our Lord two thousand and twenty-two (2022),

BETWEEN HARLAN L. HUBER AND ROSENE N. HUBER, his wife, of 118 Killinger Road, Annville, PA 17003 (hereinafter called Grantors); and

TUNG NGUYEN, adult individual, of 503 Anderson Road, Schellsburg, PA 15559, (hereinafter called Grantee);

Witnesseth That the said Grantors, Harlan L. Huber and Rosene N. Huber, his wife, for and in consideration of the sum of **ONE HUNDRED FIVE THOUSAND (\$105,000.00) DOLLARS** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at and before the signing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns, the premises described on Exhibit "A" attached hereto and incorporated herein as if textually set forth at length.

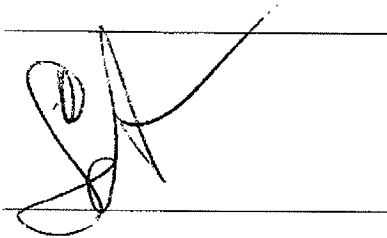
Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever Harlan L. Huber and Rosene N. Huber, his wife, the said Grantors, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described, with all and singular, the appurtenances, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

And the said Grantors, Harlan L. Huber and Rosene N. Huber, his wife, their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors and their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will **SPECIALY WARRANT** and forever **DEFEND**.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF US

A handwritten signature, likely of Harlan L. Huber, written in ink on a horizontal line. The signature is stylized and cursive.

 (SEAL)
Harlan L. Huber

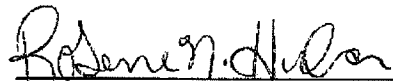
 (SEAL)
Rosene N. Huber

Exhibit 'A'

ALL THAT CERTAIN piece, parcel of land lying and being situate in the Township of Napier, County of Bedford, Commonwealth of Pennsylvania, more particularly bonded and described as follows to wit:

No. 1: BEGINNING at a post, the same being a corner with lands now or formerly of Wilbert A. Kinzey et ux., thence by the public road and lands now or formerly of Joh Shaffer, South 64 degrees 25 minutes East, 676.60 feet to a post on line of lands now or formerly of Joh Shaffer; thence by lands now or formerly of Leon Lohr North 38 degrees 52 minutes East, 2173.00 feet to a stone on line of lands now or formerly of Mervin Frazier; thence by said lands North 51 degrees 58 minutes West, 548.46 feet to an original post; thence by lands now or formerly of Wilbert A. Kinzey, et us., the following three courses and distances: South 37 degrees 35 minutes West, 1429.56 feet to a post; South 36 degrees 35 minutes West, 594.00 feet to a post; South 35 degrees 20 minutes West, 337.26 feet to a post, the place of **BEGINNING**.
CONTAINING 32.690 acres, net measure.

PARCEL ID: C.08-0.00-062

BEING PARCEL NO. 1 OUT OF THE SAME TRACT OF LAND conveyed by Nancy K. Macrae, widow, by Deed dated July 7, 2017 and recorded July 17, 2017 in the Office of the Recorder of Deeds in and for the County of Bedford, into Record Book 1600, Page 0449 and at Instrument Number 2017-003624, unto Harlan L. Huber and Rosene N. Huber, Grantors hereto.

COMMONWEALTH OF PENNSYLVANIA

:

: SS

COUNTY OF Lebanon

:

On this, the 10th day of May, 2022, before me, a Notary Public in and for said commonwealth and county aforesaid, the undersigned officer, personally appeared, Harlan L. Huber and Rosene N. Huber, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Donna Jean Hickernell
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Donna Jean Hickernell, Notary Public
Lebanon County
My commission expires March 15, 2025
Commission number 1394235
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

The address of the above-named Grantee is:

503 Anderson Road
Schellsburg, PA 15559

On behalf of Grantee