

VACANT LAND INFORMATION SHEET

VLIE

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

1 **PROPERTY** Lot 31 Woodlawn Drive, Crystal Spring, PA 15536
 2
 3 **SELLER(S)** Christopher Paquette

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.

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

2. PROPERTY DESCRIPTION (Attach current deed, if available)

19
 20
 21
 22
 23

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

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:** CP / _____ / _____

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 1/16

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 Cody Smith

Phone: 8145855954 Fax: 8146526365
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Christopher

- 52 4. Has any storage tank permit ever been revoked? ☐ Yes ☒ No
 53 5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from
 54 a storage tank? ☐ Yes ☒ No
 55 6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance
 56 of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No
 57 Explain: _____
 58 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the stor-
 59 age tanks on the Property? ☐ Yes ☒ No
 60 8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☒ No
 61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all
 62 reports and records: _____
 63

64 **5. STATUS OF UTILITIES**

- 65 (A) Source of water:
 66 ☐ Public Water ☐ Connected ☐ Not Connected
 67 ☐ On-Site Water ☐ Connected ☐ Not Connected
 68 ☐ Community Water ☐ Connected ☐ Not Connected
 69 ☒ None
 70 1. If known, provide the date the water was last tested _____
 71 2. What was the result of the test? _____
 72 3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☒ Not Applicable
 73 If no, explain: _____
 74 4. Are you aware of any problems related to the water service? ☐ Yes ☒ No
 75 If yes, explain: _____
 76 5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☒ Not Applicable
 77 (B) Sewage system:
 78 ☐ Public Sewer ☐ Private Sewer ☐ Septic Tank
 79 ☐ Cesspool ☐ Holding Tank ☒ None
 80 ☐ Other _____
 81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
 82 Department of Environmental Protection? ☐ Yes ☒ No
 83 2. If there is a septic tank on the Property, what is the type of tank?
 84 ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☒ Other (specify): none
 85 3. If known, provide the date the on-site sewage disposal system was last serviced _____
 86 4. Is there a sewage pump? ☐ Yes ☒ No ☐ Unknown
 87 If yes, is it in working order? ☐ Yes ☐ No
 88 5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No
 89 If yes, explain: _____
 90
 91 6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☐ No

92 **6. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

- 93 (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
 94 (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor-
 95 oughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects?
 96 ☐ Yes ☒ No
 97 (C) The Property is currently zoned _____
 98 by the _____ (municipality).
 99 (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
 100 (E) Current use is: ☐ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
 101 (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
 102 Explain any yes answers you give in this section: _____
 103

104 **7. LEGAL/TITLE ISSUES**

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

107 Seller Initials:  / _____ / _____

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- (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: _____

Seller Initials:  / _____ / _____

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.

Signed by: Christopher Paquette DATE 9/10/2025
 SELLER Christopher Paquette
 SELLER _____ DATE _____
 SELLER _____ DATE _____

RECORDED

2013 JAN 30 A 10:29

THIS INDENTURE,

#160

Made the 30th day of November, in the year of our Lord two thousand (2012).

PATTY SUDERS FIX
RECORDER OF DEEDS
FULTON COUNTY

BETWEEN:

McCONNELLSBURG VOLUNTEER FIRE COMPANY, NO. 1, INC.,
a Pennsylvania Non-Profit Corporation, having its
principal place of business at 112 East Maple Street,
McConnellsburg, Pennsylvania 17233,
Party of the first part, "Grantor",

A N D

CHRIS PAQUETTE,
Party of the second part, " Grantee",

WITNESSETH, that the said the party of the first part, for and in consideration of the sum of Seven Hundred Dollars (\$700.00) lawful money of the United States of America, unto the said party of the first part, well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said party of the second part, his heirs, representatives and assigns,

ALL that certain tract or parcel of real estate, lying and being situate in Brush Creek Township, Fulton County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on Wood Lawn Drive at Lots Number 33 and 27;
thence along Lots Number 27 and 22 on a course, N 45° 22' E for a distance of 282.25 feet to a point at the intersection of Woodlawn Drive and Acorn Drive;
thence along Woodlawn Drive, N 45° 33' E 185.2 feet to a point at Lots No. 22 and 40;
thence along Hickory Trail and Lot Number 40 on a course, S 19° 16' W for a distance of 70.30 feet to a point at Lot Number 41;
thence continuing along Hickory Trail and Lot Number 41 on a course, S 19° 29' W for a distance of 175.0 feet to a point on Hickory Trail at Lots Number 42 and 32;
thence continuing along Hickory Trail and Lot Number 42 on a course, S 17° 39' W for a distance of 163.0 feet to a point at Lot Number 32;
thence along Lot Number 32 on a course, N 71° 16' 14" W for a distance of 219.27 feet to a point at Lot Number 33;
thence along Lot Number 33 on the same course for a distance of 53.6 feet to the place of beginning.
CONTAINING 1.01 acres, more or less, and being designated Lot #31 in Plat File #15A of Breezewood Park. This lot is sold subject to the covenants of Breezewood Park.

Any road or a part of a road thereon cannot be offered for dedication to Brush Creek Township without township permission to do so.

Any sewage facility installed thereon must meet the approval of the Pennsylvania Department of Environmental Resources. This lot is sold subject to such approval.

BK0563PG0228

BEING the same lands conveyed by George C. Hunt and Montrey Sue Hunt, husband and wife, to McConnellsburg Volunteer Fire Company, No. 1, Inc., by Deed dated December 19, 2007, recorded in Fulton County Record Book 492, page 274.

TOGETHER with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the party of the first part, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said the said party of the second part, his heirs, representatives and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs, representatives and assigns forever.

AND the said Grantor hereby covenants and agrees that it will warrant Specially the property hereby conveyed.

IN WITNESS WHEREOF, the said party of the first part has caused this Indenture to be signed in its corporate name by its President, and has caused to be affixed hereunto the common and corporate seal of the said corporation, attested by its Secretary, the day and year first above written.

MCCONNELLSBURG VOLUNTEER FIRE COMPANY,
NO. 1, INC.

BY:

Rebby D. Hunt
President

Attest:

Angela Lynd
Secretary

BK 0563PG0229

State of Pennsylvania

:
:ss.

County of Fulton

:

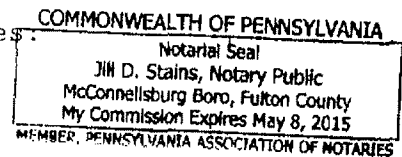
On Nov 30, 2012, before me, the undersigned officer, personally appeared Jeffrey D Hain, who acknowledged himself to be the President of McConnellsburg Volunteer Fire Company, No. 1, Inc., and that he as such President, being authorized to do so, executed the within Indenture for the purposes therein contained by signing the name of the said Corporation by himself as President.

In Witness Whereof, I hereunto set my hand and notarial seal.

(S E A L)

Jim D Stains
Notary Public

My Commission Expires



Certificate of Residence

I do hereby certify that the precise residence and complete post office address of the within named Grantee is 1605 Croftlestone Rd

Chambersburg, PA 17201

Dated: 1/29, 2013

[Signature]
Attorney for Grantee

BK0563PG0230



PATTY SUDERS FIX

PROTHONOTARY, REGISTER, RECORDER
AND CLERK OF THE COURTS

Fulton County Courthouse, McConnellsburg, PA 17233-1198
PHONE: (717) 485-4212

2013-000160

Instrument Number: 2013-000160

Instrument Type: DEED

Receipt Date: 1/30/2013

Receipt Time: 10:38:18

Receipt No.: 5021446

Receipt Distribution

Fee/Tax Description	Payment Amount
---------------------	----------------

DEED	13.50
DEED - WRIT	.50
DEED - RTT STATE	7.00
SOUTHERN FULTON SD	3.50
BRUSH CREEK TWP	3.50
J.C.S. / A.T.J.	23.50
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

Paid By Remarks: SCHALL & BARD
MCCONNELLSBURG VOLUNTEER FIRE

Check# 7126 \$56.50

Total Received..... \$56.50

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
FULTON COUNTY, PENNSYLVANIA.



Patty Suders Fix
Patty Suders Fix
Recorder of Deeds

Certification Page

DO NOT DETACH

This page is now part of this legal document.

NOTE: Some information subject to change during the certification process and may not be reflected on this page.

8K0563PG0231