

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



2019 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for Property known as or located at:

0 Victory Dashboard Rd (16 Acres), Bowdon, Georgia 30108.

This Statement contains Seller's disclosures to Buyer regarding the present condition of the Property, certain past repairs and the history of the Property.

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property (which, unless otherwise noted, shall include the improvements thereon);
- (2) leave no question unanswered;
- (3) answer all questions fully and accurately based upon the best knowledge and belief of all Sellers in the Lot/Land Purchase and Sale Agreement;
- (4) fully explain in the Additional Explanations paragraph any questions to which the answer is "yes" or "don't know" referencing the number of the question for which the additional explanation is being given; and
- (5) promptly revise the Statement and provide a copy of the same to the Buyer and any Broker involved in the transaction if prior to closing there are any material changes in the answers to any of the questions.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. The answers of Seller below should not be a substitute for Buyer conducting a careful, independent evaluation of the Property. Caveat emptor or buyer beware is the law in Georgia. Buyer is expected to use reasonable care to identify defects in the Property and satisfy herself or himself that the Property is suitable for Buyer's needs and purposes. If an independent evaluation of the Property reveals potential problems or areas of concern that would cause a reasonable buyer to investigate further, Buyer may not have legal recourse if Buyer fails to investigate further.

C. DISCLOSURES.

	Yes	No	Don't Know
1. OCCUPANCY:			
(a) Is the Property vacant? If yes, how long has it been since Seller occupied the Property? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. COVENANTS, FEES AND ASSESSMENTS:			
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a homeowners' association? [IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES EXHIBIT, GAR F322].	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. THE PROPERTY:			
(a) How many acres are in Property? <u>16.4</u>			
(b) What is the current zoning of Property? _____			
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any governmental allotments committed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Is there any fill dirt on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there any drainage or flooding problems on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are there any diseased or dead trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Stacey Wylie 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.

Yes **No** **Don't Know**

5. TOXIC SUBSTANCES:

- (a) Are there any underground tanks or toxic or hazardous substances such as asbestos? Yes No Don't Know
- (b) Has Property ever been tested for radon or any other environmental contaminates? Yes No Don't Know

6. OTHER MATTERS:

- (a) Have there been any inspections in the past year? Yes No Don't Know
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? Yes No Don't Know
- (c) Have you received notices by governmental or quasi-governmental agency affecting Property? Yes No Don't Know
- (d) Are there any existing or threatened legal actions affecting Property? Yes No Don't Know
- (e) Is there any system or item on Property which is leased or which has a fee associated with its use? Yes No Don't Know
- (f) Are there any private or undedicated roadways for which owner may have financial responsibility? Yes No Don't Know
- (g) If Property is served by well water, is the well on Property? Yes No Don't Know
- (h) Has the Property been enrolled in a Conservation Use Program? Yes No Don't Know
If yes, when was the Property enrolled? _____
- (i) Are there any other latent or hidden defects that have not otherwise been disclosed? Yes No Don't Know

7. AGRICULTURAL DISCLOSURE:

Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No Don't Know

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil 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 and standards.

8. 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 line.) Check (✓) only those utilities below that are included in the sale of Property. [The utilities listed below that are not checked do not serve Property.]

- Electricity
- Natural Gas
- Telephone
- Cable Television
- Garbage Collection
- Public Sewer
- Public Water
- Private/Well Water
- Shared Well Water
- Other _____

9. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES": [Explanations should reference the number of the question for which more detailed information is being provided.]

Additional pages are attached.

SELLER'S REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: dotloop verified
08/21/19 9:10 AM EDT
CCK5-YHRM-ITHT-DZUL Date: _____

Seller: Date: _____

Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's Lot/Land Property Disclosure Statement.

Buyer: Date: _____

Buyer: Date: _____

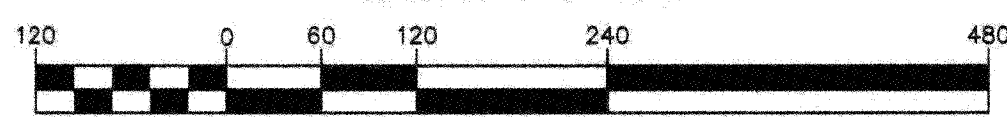
Additional Signature Page (F267) is attached.

eFiled & eRecorded
 DATE: 2/8/2018
 TIME: 1:32 PM
 PLAT BOOK: 00104
 PAGE: 00151
 RECORDING FEE: 8.00
 PARTICIPANT ID: 8232071308
 CLERK: Alan Lee
 Carroll County, GA

RESERVED FOR THE CLERK OF SUPERIOR COURT

To An Iron Pin At The Intersection Of The
 East R/W Victory Church Road (80' R/W) And
 The Northeast R/W Victory-Dashboard Road (50' R/W)

GRAPHIC SCALE



(IN FEET)
 1 inch = 120 ft.

Tax Parcel 047 0003 - 15.00 Acre Tract
 T&H Mitchell Properties, LLC, Series 424
 Deed Book 5551 Page 384
 Plat Book 103 Page 106
 Zoning: AG

SURVEY REFERENCES:

1.) PLAT TITLED "SURVEY FOR: SOUTHERN TIMBER ENTERPRISES"; DATED DECEMBER 21, 2016; PREPARED BY TRINITY LAND SURVEYING; CERTIFIED BY MATTHEW S. JOHNSON, RLS 2868; AND RECORDED IN PLAT BOOK 103 PAGE 106.

Carroll County Public Works Department: Carroll County assumes no responsibility for the overflow or erosion of natural drains beyond the extent of the street right-of-way or for the extension of culverts beyond the point shown on the approved and recorded plat.

GENERAL NOTES:

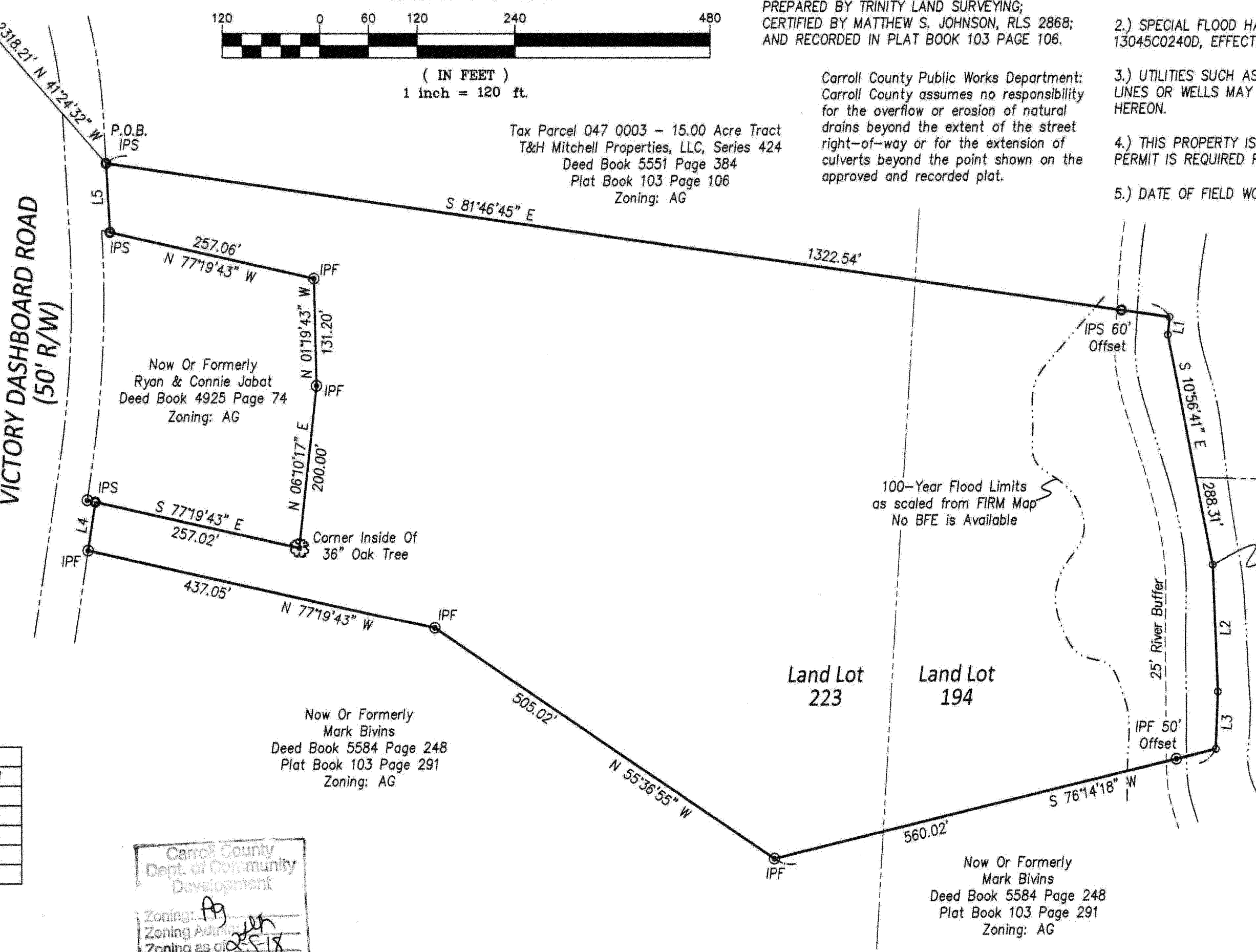
- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C0240D, EFFECTIVE DATE SEPTEMBER 19, 2007.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) THIS PROPERTY IS TO BE SERVED BY A SEPTIC SYSTEM, AND A SEPTIC TANK PERMIT IS REQUIRED PRIOR TO A BUILDING PERMIT.
- 5.) DATE OF FIELD WORK: JANUARY 26, 29, & 30, 2018

LEGEND

- IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
- IPF1 - 1/2" Rebar w/ Cap #2935
- IPS - Iron Pin Set (1/2" Rebar w/ Cap #2935)
- CMF - Concrete Monument Found
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- LLC - Land Lot Corner
- LLL - Land Lot Line
- R/W - Right of Way
- C/L - Centerline
- OHP - Overhead Power Line
- Sanitary Sewer Manhole
- Utility Pole
- Wire Fence
- Chain Link Fence
- Wood Fence

Right-of-way Note:
 A 40' Right-of-way was established for Victory Dashboard Road from Plat Book 103 page 106. An additional 10' was given along Victory Dashboard Road.

LINE	BEARING	LENGTH
L1	S 05°30'09" W	21.81'
L2	S 02°06'49" E	157.15'
L3	S 02°14'52" W	70.65'
L4	N 08°29'04" E	60.16'
L5	N 03°15'25" W	84.29'



Now or Formerly
 Equity Trust Company
 FBO John Weaver IRA
 Deed Book 5279 Page 531
 Plat Book 98 Page 231
 Zoning: AG

Now or Formerly
 John & Joanie Weaver
 Deed Book 5279 Page 528
 Plat Book 98 Page 232
 Zoning: AG

100-Year Flood Limits as scaled from FIRM Map No BFE is Available

LITTLE TALLAPOOSA RIVER
 C/L of River is Property Line

Now Or Formerly
 Mark Bivins
 Deed Book 5584 Page 248
 Plat Book 103 Page 291
 Zoning: AG

Now Or Formerly
 Mark Bivins
 Deed Book 5584 Page 248
 Plat Book 103 Page 291
 Zoning: AG

THIS PARCEL SPLIT DIVIDES OFF A 16.30 ACRE TRACT AND DEDICATES 0.03 ACRE FOR RIGHT-OF-WAY AND DIVIDES OFF 15.00 TO THE NORTH AND DEDICATES 0.07 ACRE FOR RIGHT-OF-WAY WHICH LEAVES 173.29 ACRES IN TAX PARCEL 047 0003. REMAINING AREA PER PLAT BOOK 103 PAGE 106.

TOTAL AREA SHOWN = 16.30 ACRES
 TAX MAP 047 PARCEL 0003
 CURRENT ZONING = AG
 MINIMUM LOT SIZE = 174,240 Sq. Ft.
 TOTAL NUMBER OF LOTS = 3
 Quad Maps = Bowdon East
 Watershed = Lower Little Tallapoosa River

CERTIFICATE OF FINAL PLAT APPROVAL

All Requirements of the Carroll County Subdivision Regulations Relative to the Preparation and Submission of a Final Plat having been fulfilled, Approval by this Plat is Hereby Granted, Subject to Further Provisions Said Subdivision Regulations, and the Plat has Fully Complied with the Carroll County Zoning Resolution, and the Conditions of Zoning Approval have been met.

2-8-18 Date of Approval

[Signature]
 Director, Community Development Depart.

Carroll County
 Dept. of Community
 Development
 Zoning: AG
 Zoning Admin: [Signature]
 Zoning as of 2-5-18

Carroll County Community Development
 Approved as noted
 [Signature]
 Date: 2/8/18

ED
 08/21/19
 9:10 AM EDT
 date-verified

SAFE DAMS NOTE:
 I here by certify that this property is not down stream of a Category II Dam.

REGISTERED LAND SURVEYOR
 No. 2935
LESTER E. BELL

PREPARED BY:
PIONEER LAND SURVEYING
 963 WHOOPING CREEK ROAD
 CARROLLTON, GEORGIA 30116
 PHONE: 770-838-1919
 FAX: 888-838-7789
 Pioneer Land Surveying is a DBA for PLSWG, Inc. www.plswg.net

SURVEYOR CERTIFICATION:
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor Certifies that this plat complies with the minimum Technical Standards for Property Surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Surveyor: Lester E. Bell, LS002935 *[Signature]*

CLOSURE STATEMENT
 The field data upon which this plat is based has a closure precision of one foot in 21,088 feet, and an angular error of 1 sec. per angle point. and was adjusted using the Least Square Method.

This plat has been calculated for closure, and is found to be accurate within one foot in 490,313 feet.

This survey was made using a GEOMAX ZOOM30 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

FINAL EXEMPTION PLAT:
T&H MITCHELL PROPERTIES, LLC
 LAND LOTS 194 & 223 - 11th DISTRICT
 CARROLL COUNTY - GEORGIA

DATE:	JANUARY 30, 2018		REVISIONS
FIELD TFG	DRAFTER LEB	PROJECT NO. 218015B	

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.