

**NEW LISTING!**

**15702 Hwy 197N**

**\$779,000 | GAMLS#20142695**



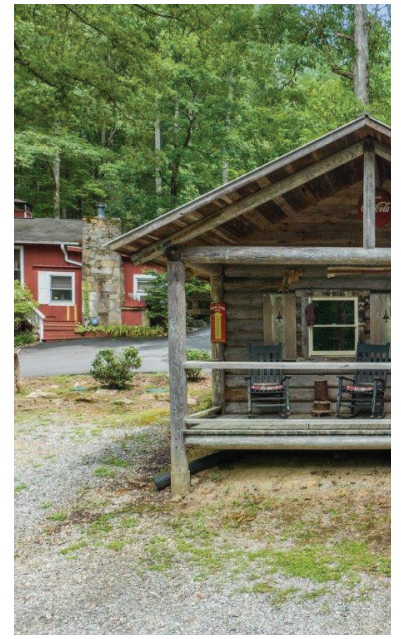
**HN**  
**HARRY**  
**NORMAN**  
 REALTORS

LUXURY LAKE  
 AND MOUNTAIN



**Endless Possibilities Await!**

Located in the Northernmost portion of Habersham County and currently operated as a Bed & Breakfast & restaurant but could easily be converted back to a residence. Convert just the restaurant to live in while renting three rooms and the log cabin. There are so many possibilities with this property. The large screened in back deck with a fireplace and additional decks offer up a great space for entertaining friends and family or just enjoying a quiet day reading a book. On 6 acres and located only minutes from Lake Burton, Helen, Soque River and Clayton you can enjoy all the North Georgia Mountains offer.



**JENNIFER KYLE**

C: 706-968-2255

O: 706-212-0228

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JenniferKyle.net



**Your Dream Is Our Focus**

Integrity | Local Knowledge | Global Connections





<b>GAMLS No.:</b>	20142695
<b>Property Type:</b>	Residential
<b>Property Subtype:</b>	Other
<b>Address:</b>	15702 Highway 197 N Clarkesville, GA 30523
<b>Subdivision :</b>	Lake Burton
<b>Status:</b>	Price Change
<b>Own Condition:</b>	

<b>On Market Date:</b>	08/23/2023
<b>List Price:</b>	\$779,000
<b>LP/SQFT:</b>	\$236
<b>Off Market Date:</b>	
<b>Projected Close:</b>	
<b>Days On Market:</b>	169

#### PROPERTY INFORMATION

<b>County:</b>	Habersham	<b>Total Finished SQFT:</b>	3,295	<b>Year Built:</b>	1947 *
<b>Annual Taxes:</b>	\$4,046	<b>Above Grade Fin. SQFT:</b>	3,295	<b>Constr. Status:</b>	
<b>Tax Year:</b>	2022	<b>Below Grade Fin. SQFT:</b>	0	<b>Prop. Description:</b>	
<b>Ownership:</b>		<b>Below Grade Unfin. SQFT:</b>	0	<b>Waterfront:</b>	0 Ft.
		<b>SQFT Source:</b>	Public Records	<b>Feature Name:</b>	
		<b>Total Acres:</b>	6.370 Acres	<b>Elem:</b>	Clarkesville
		<b>Total Acres Src:</b>	Public Records	<b>Middle:</b>	North Habersham
				<b>High:</b>	Habersham Central

**Remarks:** Located in the Norther most portion of Habersham County and Currently operated as a Bed & Breakfast and restaurant but could easily be converted back to a residence. Convert just the restaurant to live in while renting three rooms and the log cabin. There are so many possibilities with this property. The large screened in back deck with a fireplace and additional decks offer up a great space for entertaining friends and family or just enjoying a quiet day reading a book. On 6 acres and located only minutes from Lake Burton, Helen, Soque River and Clayton you can enjoy all the North Georgia Mountains offer.

**Directions:** From Downtown Clarkesville take Highway 197 North towards Lake Burton. The Lodge will be on your right, just before Burton Dam Road.

#### INTERIOR

<b>Bedrooms:</b>	Up: 0 Mid: 5 Low: 0 Tot: 5	<b>Heating:</b>	Propane,Central,Common,Hot Water
<b>Full Baths:</b>	Up: 0 Mid: 7 Low: 0 Tot: 7	<b>Interior:</b>	Bookcases,Beamed Ceilings,Soaking Tub,Separate Shower,Tile Bath,Walk-In Closet(s),In-Law Floorplan,Master On Main Level,Roommate Plan
<b>Half Baths:</b>	Up: 0 Mid: 0 Low: 0 Tot: 0	<b>Kitchen Equip:</b>	Washer,Cooktop,Dishwasher,Double Oven,Ice Maker,Microwave,Oven (Wall),Refrigerator
<b>Basement:</b>	None	<b>Laundry:</b>	Common Area
<b>Cooling:</b>	Ceiling Fan(s),Central Air	<b>Rooms:</b>	
<b>Energy:</b>	Washer,Cooktop,Dishwasher,Double Oven,Ice Maker,Microwave,Oven (Wall),Refrigerator		
<b>Fireplaces:</b>	2		
<b>FP Features:</b>	Family Room,Outside		

#### EXTERIOR

<b>Stories:</b>	One	<b>Amenities:</b>	Boat/Camper/Van Prkg,Guest Lodging
<b>Style:</b>	Bungalow/Cottage,Country/Rustic,Ranch,Traditional	<b>Lot Description:</b>	Level
<b>Construction:</b>	Log,Wood Siding	<b>Parking:</b>	0
<b>Exterior:</b>	Gas Grill,Other	<b>Roof:</b>	Composition,Metal
<b>Waterfront:</b>		<b>Water Source:</b>	Well
		<b>Sewer:</b>	Septic Tank

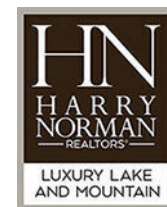
#### OTHER INFORMATION

<b>Association Fees:</b>	\$0	<b>Home Warranty:</b>	No
<b>Fees Include:</b>	None	<b>Possession:</b>	Negotiable
		<b>Possible Financing:</b>	1031 Exchange,Cash,Conventional



**Jennifer Kyle**  
 Phone: 706-968-2255  
 Email: jennifer.kyle@harrynorman.com

Harry Norman REALTORS  
 141 South Main Street  
 Clayton, 30525  
 Phone: 706-212-0228



Information is provided by Georgia MLS and is deemed reliable but not guaranteed.



90 DEC 31 AM 11 27  
 46 12 33  
 FOR RECORD  
 ERNEST W. HATIONS JR

*Hubert Lovell*

SURVEYOR: HUBERT LOVELL  
 GA. REG. NO. 1953  
 CLARKESVILLE, GA.

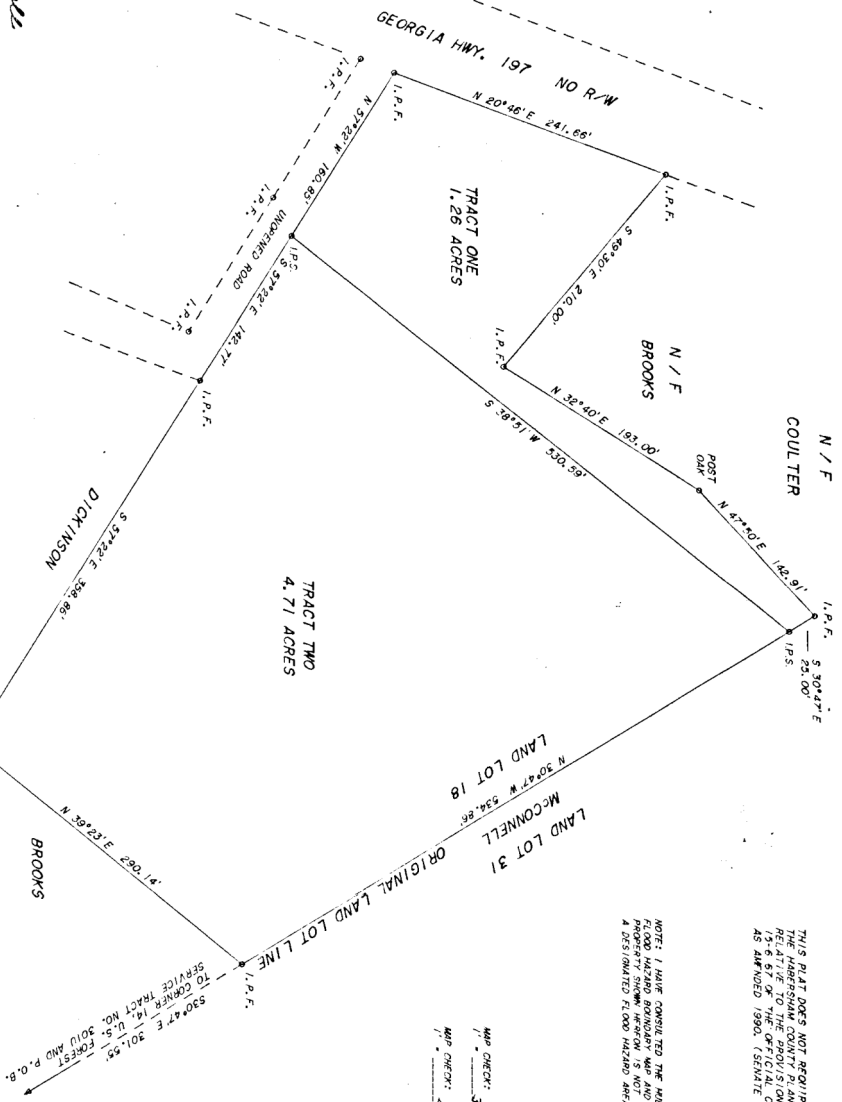
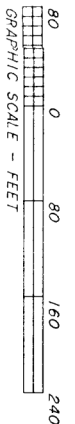
CERTIFICATION: IN MY OPINION, THIS PLAT IS A TRUE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

MAP PREPARED FOR  
**WYMAN P. EVANS**  
 AND  
**THEDA S. EVANS**  
 HABERSHAM COUNTY  
 GEORGIA

DATE: 02-21-96  
 REVISED: \_\_\_\_\_  
 LAND LOT: 18  
 DISTRICT: 13TH  
 COUNTY OF HABERSHAM  
 FILE # 2734  
 FIELD BOOK # 66  
 INSTRUMENTS USED:  
 TOPCON E.O.M.

SYMBOLS:  
 I.P.F. = IRON PIN FOUND/SET  
 C.M. = CONCRETE MONUMENT  
 P.O.B. = POINT OF BEGINNING

ERROR OF CLOSURE = 1" -  
 ADJUSTED USING COMPASS RULE



THIS PLAT DOES NOT REQUIRE APPROVAL FROM THE STATE ENGINEER UNDER THE PROVISIONS OF CODE SECTION 15-6-57 OF THE OFFICIAL CODE OF GEORGIA AS AMENDED 1990. (SENATE BILL NO. 757)

NOTE: I HAVE CONSULTED THE 1980-81 MAP OF HABERSHAM COUNTY AND THE PROPERTY SHOWN HEREON IS NOT IN A DESIGNATED FLOOD HAZARD AREA, ZONE C

MAP CHECK: *S. J. LIZ*, TRACT ONE  
 MAP CHECK: *A. S. B. Z.*, TRACT TWO

TO CORNER TRACT 18, U.S. FOREST SERVICE TRACT NO. 3010 AND P.O.B.



# SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " \_\_\_\_\_ "



2023 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: 15702 Highway 197 N, Georgia, 30523). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

### A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

- In completing this Statement, Seller agrees to:
- (1) answer all questions in reference to the Property and the improvements thereon;
  - (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
  - (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident and the "yes" answer is self-evident prior to closing and
  - (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

### C. SELLER DISCLOSURES.

	YES	NO
<b>1. GENERAL:</b>		
(a) What year was the main residential dwelling constructed? _____		<input checked="" type="checkbox"/>
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____		<input type="checkbox"/>
(c) Is the Property or any portion thereof leased?		<input type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		<input checked="" type="checkbox"/>

EXPLANATION:  
\_\_\_\_\_  
\_\_\_\_\_

	YES	NO
<b>2. COVENANTS, FEES, and ASSESSMENTS:</b>		
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b>		<input checked="" type="checkbox"/>

EXPLANATION:  
\_\_\_\_\_  
\_\_\_\_\_

	YES	NO
<b>3. LEAD-BASED PAINT:</b>		
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>		<input checked="" type="checkbox"/>

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		✓
(b) Have any structural reinforcements or supports been added?		✓
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	✓	
(d) Has any work been done where a required building permit was not obtained?		✓
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

**EXPLANATION:**

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	✓	
(b) Date of last HVAC system(s) service: _____		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?	✓	
(d) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		
(f) Are any fireplaces decorative only or in need of repair?	✓	
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?	✓	
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		✓

**EXPLANATION:**

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ years		
(b) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: <u>April 2022</u>		
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? <u>?</u>		
(g) Is the main dwelling served by a sewage pump?		
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: <u>April 2022</u>	✓	
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(j) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

**EXPLANATION:**

7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approximate age of roof on main dwelling: <u>6</u> years.		
(b)	Has any part of the roof been repaired during Seller's ownership?	<input checked="" type="checkbox"/>	
(c)	Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="checkbox"/>
EXPLANATION:			

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:		YES	NO
(a)	Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?		<input checked="" type="checkbox"/>
(b)	Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		<input checked="" type="checkbox"/>
(c)	Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="checkbox"/>
(d)	Has there ever been any flooding?		<input checked="" type="checkbox"/>
(e)	Are there any streams that do not flow year round or underground springs?		<input checked="" type="checkbox"/>
(f)	Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="checkbox"/>
EXPLANATION:			

9. SOIL AND BOUNDARIES:		YES	NO
(a)	Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		<input checked="" type="checkbox"/>
(b)	Is there now or has there ever been any visible soil settlement or movement?		<input checked="" type="checkbox"/>
(c)	Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		<input checked="" type="checkbox"/>
(d)	Do any of the improvements encroach onto a neighboring property?		<input checked="" type="checkbox"/>
(e)	Is there a shared driveway, alleyway, or private road servicing the Property?		<input checked="" type="checkbox"/>
EXPLANATION:			

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:		YES	NO
(a)	Are you aware of any wildlife accessing the attic or other interior portions of the residence?		<input checked="" type="checkbox"/>
(b)	Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?	<input checked="" type="checkbox"/>	
(c)	Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="checkbox"/>
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____			
If yes, company name/contact: _____			
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only			
Expiration Date _____ Renewal Date _____			
EXPLANATION:			

	YES	NO
<b>11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:</b>		
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>

EXPLANATION:

	YES	NO
<b>12. LITIGATION and INSURANCE:</b>		
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? <u>0</u>		

EXPLANATION:

	YES	NO
<b>13. OTHER HIDDEN DEFECTS:</b>		
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>

EXPLANATION:

	YES	NO
<b>14. AGRICULTURAL DISCLOSURE:</b>		
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<input checked="" type="checkbox"/>

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.

**ADDITIONAL EXPLANATIONS (If needed):**

Lined area for providing additional explanations. The area contains horizontal lines for text entry, with some faint, illegible markings scattered throughout.

- |                                       |                                       |                                       |                                       |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> [Faint text] | <input type="checkbox"/> [Faint text] | <input type="checkbox"/> [Faint text] | <input type="checkbox"/> [Faint text] |
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[Faint, illegible text or a large watermark, possibly a logo, spanning the bottom section of the page.]



**D. FIXTURES CHECKLIST**

**Directions on HOW TO USE:** It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property. This section entitled "Fixtures Checklist" shall survive Closing.

**Appliances**

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

**Home Media**

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

**Interior Fixtures**

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
  - Wall Mirrors
  - Vanity (hanging)
  - Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

**Landscaping / Yard**

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

**Recreation**

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

**Safety**

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

**Systems**

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

**Other**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

\_\_\_\_\_  
**1 Buyer's Signature**

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
**2 Buyer's Signature**

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Date

Additional Signature Page (F267) is attached.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

*Robert A Blackburn*  
\_\_\_\_\_  
**1 Seller's Signature**

**North40 Lodge LLC**

\_\_\_\_\_  
Print or Type Name

**August 23, 2023**

\_\_\_\_\_  
Date

\_\_\_\_\_  
**2 Seller's Signature**

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Date

Additional Signature Page (F267) is attached.