



Georgia MLS No.: 8317644
Address: 1755 Goshen Creek Rd
Clarkesville, GA 30523
Subdivision: Soque River
SQFT: 0
List Price: \$650,000
Status: New
Days On Market: 1
Possession: At Closing
Possible Financing:

PROPERTY INFORMATION

County: Habersham **Year Built:** 1999 **Lot Size:** 20-50 Acres
Annual Taxes: \$3,449 **Feature:** Soque River **Total Acres:** 29.180 Acres
Tax Year:

Schools: Elem: **Clarkesville** (ES_BUS:) Middle: **North Habersham** (MS_BUS:) High: **Habersham Central** (HS_BUS:)

Remarks: This 1 BR, 1 ba Hearthstone log home sits on 29 acres with approximately 625 ft of frontage on the prestigious Soque River, noted for its trophy trout. A combination of pasture land & wooded forest set the stage for this charming getaway. The cabin's over sized timbers with dovetailed corners & chinked siding bring memories of times when life was simple. The front door is a work of art made of solid heart pine with mortise and tenon joints. Living room/dining room combo with stacked stone fireplace. Kitchen has granite countertops, a Kohler farmhouse sink, travertine back splash, custom cabinets & the (fully electric) Elmira reproduction pot belly stove. Upstairs bedroom has vaulted ceiling, exposed beams and a dormer window.

Directions: 76W to left on Charlie Mountain, Right on Bridge Creek, Right on Burton Dam Road, Left on Hwy 197, about 10 miles to Right on Goshen Creek. From Batesville General Store, North on Hwy 197 to left on Goshen Creek

INTERIOR

Bedrooms: Up: 1 Mid: 0 Low: 0 Tot: 1 **Heating:** Electric
Full Baths: Up: 0 Mid: 1 Low: 0 Tot: 1 **Interior:** Ceilings - Vaulted, Exposed Beams, Hardwood Floors
Half Baths: Up: 0 Mid: 0 Low: 0 Tot: 0 **Kitchen:** Solid Surface Counters
Basement: Crawlspace, Entrance - Outside **Kitchen Equip:** Range/Oven, Refrigerator
Cooling: Electric **Laundry:**
Energy: Insulation-ceiling, Programmable Thermostat, Tankless Water Heater **Rooms:** Other (See Remarks)

Equipment:

Fireplaces: 1

FP Location: In Living Room

EXTERIOR

Amenities: None **Lot Description:** Mountain View, Open Land, Valley View, Wooded
Boathouse: **Parking:** 3 Car Or More
Construction: Log **Roof:** Metal/Steel, Wood Shingle
Exterior: Deck/Patio, Porch, Screen Porch **Stories:** 2 Stories
Water Descr: Stream/Creek/River, Water View, Waterfront **Style:** Cabin
Water Source: Septic Tank, Well



Julie Barnett
Phone: 404-697-3860
Email: julie.barnett@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.





Georgia MLS No.: 8317646
Address: 1755 Goshen Creek Rd
 Clarkesville, GA 30523
Area: 481
List Price: \$650,000
Status: New
Days On Market: 5
Possession: At Closing
Possible Financing:

PROPERTY INFORMATION

County: Habersham **Year Built:** 1999 **Acres:** 29.180 Acres
Annual Taxes: \$3,449 **Acres Dimensions:** 29.18
Tax Year: **Road Front:**

Schools: Elem: **Clarkesville** (ES_BUS:) Middle: **North Habersham** (MS_BUS:) High: **Habersham Central** (HS_BUS:)

Remarks: This 1 BR, 1 ba Hearthstone log home sits on 29 acres with approximately 625 ft of frontage on the prestigious Soque River, noted for its trophy trout. A combination of pasture land & wooded forest set the stage for this charming getaway. The cabin's over sized timbers with dovetailed corners & chinked siding bring memories of times when life was simple. The front door is a work of art made of solid heart pine with mortise and tenon joints. Living room/dining room combo with stacked stone fireplace. Kitchen has granite counter tops, a Kohler farmhouse sink, travertine back splash, custom cabinets & the (fully electric) Elmira reproduction pot belly stove. Upstairs bedroom has vaulted ceiling, exposed beams and a dormer window.

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ACREAGE	HOUSE	FEATURES
Total Acres: 29	Acre w/ House? Y	Access: Paved Road, County
Acres Open:	Farm w/ House?	Buildings: House
Wooded:	House Livable?	Topography: Exceptional View, Mountain View, Partially
Pasture:	House Rented?	Wooded, Pasture, Some Flood Plain, Stream
Lake:	House Separate?	Creek
Cultivated:	Approx Hse Value: \$0	Utilities: Electricity, Septic, Well
	Garage Spaces:	Zoning: Agricultural/Residential
		Miscellaneous: 20-50 Acres, Borders US/State Park

FARM TYPE(S)

Beef:	Dairy:	Poultry:	Horse:	Swine:	Tree:	Truck:
BHRD:	DHRD:	PHSE:	HHRD:	SHRD:	PULP:	TACC:
BACP:	DACP:	CAP:	HACP:	FARH:	TIMB:	IRRI:
BCRS:	DCRS:	PINC:	HWTR:	HSHD:	PINE:	TSHD:
BWTR:	DWTR:		HBRN:	SACP:	XMAS:	TINC:
FEED:	MILK:		STBL:	AUTO:	ORCH:	TXRT:
BBRN:	DBRN:		RIDE:			
			STAL:			



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 Phone: 404-697-3860
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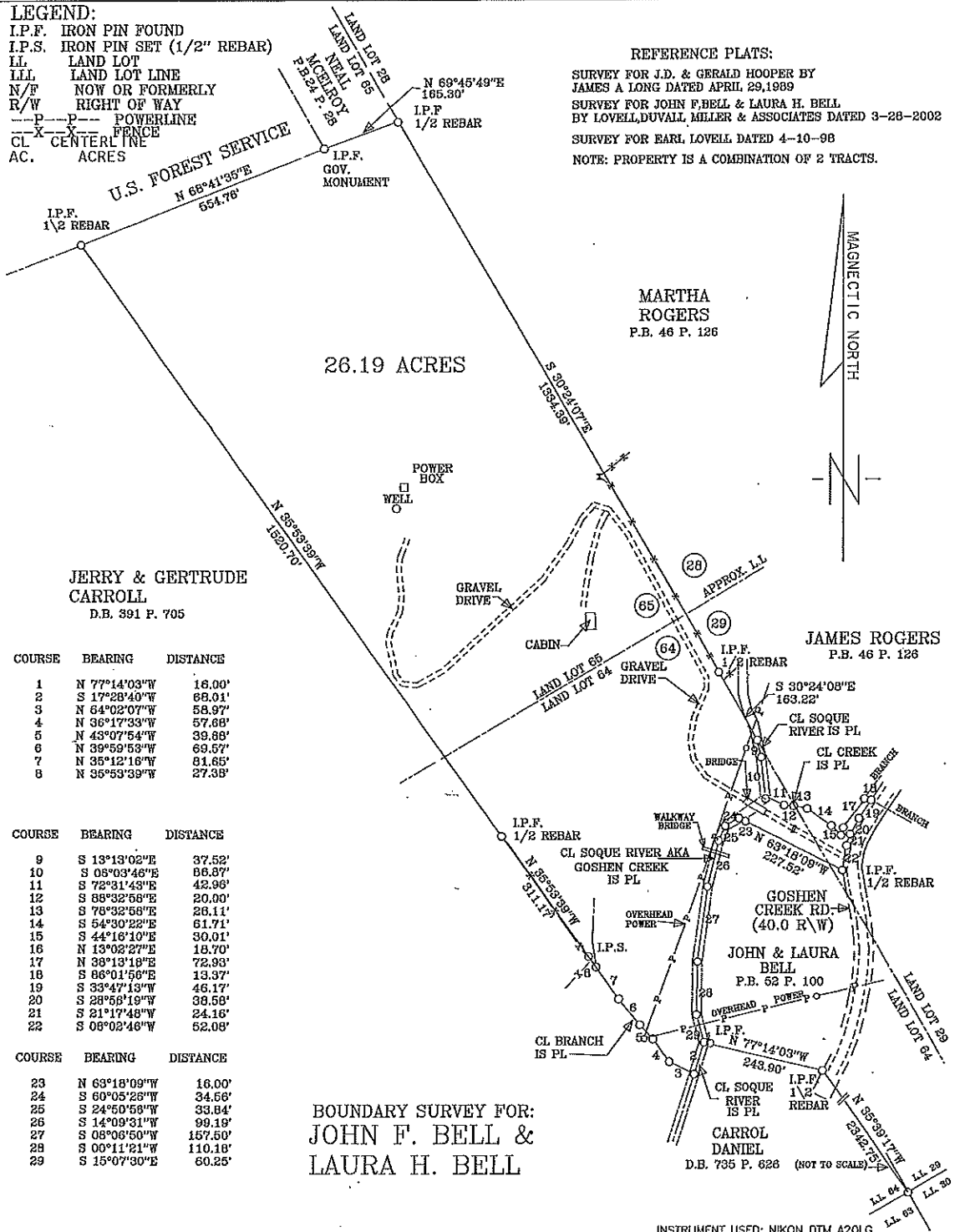


LEGEND:

- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET (1/2" REBAR)
- LL LAND LOT
- LLL LAND LOT LINE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- P- POWERLINE
- X- FENCE
- CL- CENTERLINE
- AC. ACRES

REFERENCE PLATS:

SURVEY FOR J.D. & GERALD HOOPER BY JAMES A LONG DATED APRIL 29,1939
 SURVEY FOR JOHN F.BELL & LAURA H. BELL BY LOVELL,DUVALL, MILLER & ASSOCIATES DATED 3-28-2002
 SURVEY FOR EARL LOVELL DATED 4-10-98
 NOTE: PROPERTY IS A COMBINATION OF 2 TRACTS.



JERRY & GERTRUDE CARROLL
 D.B. 391 P. 705

COURSE	BEARING	DISTANCE
1	N 77°14'03"W	16.00'
2	S 17°28'40"W	68.01'
3	N 64°02'07"W	58.97'
4	N 36°17'33"W	57.68'
5	N 43°07'54"W	39.89'
6	N 39°59'53"W	69.57'
7	N 35°12'16"W	81.65'
8	N 35°53'39"W	27.38'

COURSE	BEARING	DISTANCE
9	S 13°13'02"E	37.52'
10	S 08°03'46"E	66.87'
11	S 72°31'43"E	42.96'
12	S 88°32'58"E	20.00'
13	S 76°32'58"E	26.11'
14	S 54°30'22"E	61.71'
15	S 44°16'10"E	30.01'
16	N 13°02'27"E	18.70'
17	N 39°13'18"E	72.93'
18	S 86°01'56"E	13.37'
19	S 33°47'13"W	46.17'
20	S 28°58'13"W	36.58'
21	S 21°17'48"W	24.18'
22	S 08°02'48"W	52.08'

COURSE	BEARING	DISTANCE
23	N 63°18'09"W	16.00'
24	S 60°05'28"W	34.56'
25	S 24°50'58"W	33.84'
26	S 14°09'31"W	99.18'
27	S 08°06'50"W	157.50'
28	S 00°11'21"W	110.18'
29	S 15°07'30"E	60.25'

**BOUNDARY SURVEY FOR:
 JOHN F. BELL &
 LAURA H. BELL**

D.B. 735 P. 626 (NOT TO SCALE)



LOCATED IN:
 LAND LOTS 29, 64 & 66 11TH. DISTRICT
 HABERSHAM COUNTY GA.
 DATE: 4-30-2013
 FILE=BELL2

HOLCOMB SURVEYING INC.
 BOX 891
 DEMOREST, GEORGIA 30535
 706-754-1875
 706-778-6580 FAX

INSTRUMENT USED: NIKON DTM A20LG

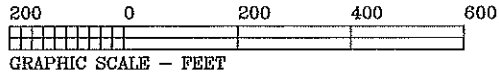
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 718.256 FEET

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16.712 FEET, AND AN ANGULAR ERROR OF 0.12" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

FIELD WORK COMPLETED 4-26-2013

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-667.

Richard H. Holcomb





SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " _____ "



2016 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: 1455 GOSHEN CREEK ROAD SAWESVILLE, 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;
- (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.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>2000</u>		
(b) Is the Property vacant? <u>VACATION PROP/FURNISHED/REG. MAINT.</u> If yes, how long has it been since the Property has been occupied? _____		✓
(c) Is the Property or any portion thereof leased?		✓
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		✓
EXPLANATION:		

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		✓
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE STATEMENT," GAR Form F123.		✓
EXPLANATION:		

3. LEAD-BASED PAINT:	YES	NO
(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? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F64 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR B11 MUST BE PROVIDED TO THE BUYER.		✓

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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?		✓
(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) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(b) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(c) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(e) 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?		✓

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(b) 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?		✓
(c) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? <u>2</u>		
(e) Is the main dwelling served by a sewage pump?		✓
(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: _____		✓
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems?		✓
(h) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

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7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approximate age of roof on main dwelling: <u>16</u> years.		
(b)	Has any part of the roof been repaired during Seller's ownership?	✓	
(c)	Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		✓
EXPLANATION: <u>CEDAR SHAKE ROOF - SHAKES REPLACED AS NEEDED</u> <u>VERY MINIMAL</u>			

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?		✓
(b)	Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		✓
(c)	Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		✓
(d)	Has there ever been any flooding?		✓
(e)	Are there any streams that do not flow year round or underground springs?	✓	
(f)	Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		✓
EXPLANATION:			

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

10. LITIGATION and INSURANCE:		YES	NO
(a)	Is there now or has there been any litigation therein alleging negligent construction or defective building products?		✓
(b)	Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		✓
(c)	Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		✓
(d)	During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		✓
(e)	How many insurance claims have been filed during Seller's ownership? <u>NONE</u>		
EXPLANATION:			

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11. OTHER HIDDEN DEFECTS:

(a) Are there any other hidden defects that have not otherwise been disclosed?

YES

NO



EXPLANATION:

12. AGRICULTURAL DISCLOSURE:

(a) 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



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):

12) BORDERS US. NATIONAL FOREST

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**Instant
forms**

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. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

- | | | | |
|--|--|--|---|
| <p>Appliances</p> <ul style="list-style-type: none"> <input type="checkbox"/> Clothes Dryer <input type="checkbox"/> Clothes Washing Machine <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garage Door Opener <input type="checkbox"/> Garbage Disposal <input checked="" type="checkbox"/> Ice Maker <input type="checkbox"/> Microwave Oven <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Surface Cook Top <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Vacuum System <input checked="" type="checkbox"/> Vent Hood <input type="checkbox"/> Warming Drawer <input type="checkbox"/> Wine Cooler <p>Home Media</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amplifier <input type="checkbox"/> Cable Jacks <input type="checkbox"/> Cable Receiver <input type="checkbox"/> Cable Remotes <input type="checkbox"/> Intercom System <input type="checkbox"/> Internet HUB <input type="checkbox"/> Internet Wiring <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Satellite Receiver <input type="checkbox"/> Speakers | <ul style="list-style-type: none"> <input type="checkbox"/> Speaker Wiring <input type="checkbox"/> Switch Plate Covers <input checked="" type="checkbox"/> Television (TV) <input type="checkbox"/> TV Antenna <input type="checkbox"/> TV Mounts/Brackets <input type="checkbox"/> TV Wiring <p>Interior Fixtures</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ceiling Fan <input type="checkbox"/> Chandelier <input checked="" type="checkbox"/> Closet System <i>Small</i> <input checked="" type="checkbox"/> Fireplace (FP) <input type="checkbox"/> FP Gas Logs <input checked="" type="checkbox"/> FP Screen/Door <input type="checkbox"/> FP Wood Burning Insert <input checked="" type="checkbox"/> Light Bulbs <input checked="" type="checkbox"/> Light Fixtures <input checked="" type="checkbox"/> Shelving Unit & System <input checked="" type="checkbox"/> Shower Head/Sprayer <input type="checkbox"/> Storage Unit/System <input checked="" type="checkbox"/> Wall Mirror <input type="checkbox"/> Window Blinds <input type="checkbox"/> Window Shutters <input checked="" type="checkbox"/> Window Draperies ? <input type="checkbox"/> Unused Paint <p>Landscaping / Yard</p> <ul style="list-style-type: none"> <input type="checkbox"/> Arbor <input type="checkbox"/> Awning <input type="checkbox"/> Basketball Post and Goal | <ul style="list-style-type: none"> <input type="checkbox"/> Birdhouses <input type="checkbox"/> Boat Dock <input checked="" type="checkbox"/> Fence - Invisible <input type="checkbox"/> Dog House <input type="checkbox"/> Flag Pole <input type="checkbox"/> Gazebo <input type="checkbox"/> Irrigation System <input type="checkbox"/> Landscaping Lights <input type="checkbox"/> Mailbox <input type="checkbox"/> Out/Storage Building <input type="checkbox"/> Porch Swing <input type="checkbox"/> Statuary <input type="checkbox"/> Stepping Stones <input type="checkbox"/> Swing Set <input type="checkbox"/> Tree House <input type="checkbox"/> Trellis <input type="checkbox"/> Weather Vane <p>Recreation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gas Grill <input type="checkbox"/> Hot Tub <input type="checkbox"/> Outdoor Furniture <input type="checkbox"/> Outdoor Playhouse <input type="checkbox"/> Pool <input type="checkbox"/> Pool Equipment <input type="checkbox"/> Pool Chemicals <input type="checkbox"/> Sauna <p>Safety</p> <ul style="list-style-type: none"> <input type="checkbox"/> Alarm System (Burglar) | <ul style="list-style-type: none"> <input type="checkbox"/> Alarm System (Smoke/Fire) <input type="checkbox"/> Security Camera <input type="checkbox"/> Carbon Monoxide Detector <input type="checkbox"/> Doorbell <input checked="" type="checkbox"/> Door & Window Hardware <input type="checkbox"/> Fire Sprinkler System <input checked="" type="checkbox"/> Gate <input type="checkbox"/> Safe (Built-In) <input type="checkbox"/> Smoke Detector <input checked="" type="checkbox"/> Well Pump <input type="checkbox"/> Window Screens <p>Systems</p> <ul style="list-style-type: none"> <input type="checkbox"/> A/C Window Unit <input type="checkbox"/> Air Purifier <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Attic Ventilator Fan ? <input type="checkbox"/> Ventilator Fan <input type="checkbox"/> Dehumidifier <input type="checkbox"/> Humidifier <input type="checkbox"/> Propane Tank <input type="checkbox"/> Propane Fuel in Tank <input type="checkbox"/> Fuel Oil Tank <input type="checkbox"/> Fuel Oil in Tank <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Sump Pump <input type="checkbox"/> Thermostat <input type="checkbox"/> Water Purification System <input type="checkbox"/> Water Softener System |
|--|--|--|---|

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.

NOT ALL WINDOWS HAVE DRAPERY

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

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.

Seller: John F. Bell

Date: 2/2/2016

Seller: _____

Date: _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

Buyer: _____

Date: _____

Buyer: _____

Date: _____

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