



Fee Simple Lake Cottage

Located on a peaceful setting along Dicks Creek, this 3 bedroom, 2ba lake cottage makes the perfect spot for weekend get-a-ways. A see-through stone fireplace gives access to the warm fire glow from both the living room and dining room, adjacent to the kitchen. Natural pine tongue and groove walls and vaulted ceiling plus hardwood flooring give a rustic charm. The master bedroom with walk-in closet has sliding doors leading to a screened porch. Two guest rooms share a full bath. For outside entertaining, enjoy the decking at the house and along the creek front, the level fenced yard for games, and kayaking and fishing at it's best. The one stall boathouse provides cover for a boat or pontoon and easy access to the main body of Lake Burton. Recently renovated with new roof and gutters, full kitchen renovation, replaced all decking and windows, new Trane HVAC system and many more up grades.

PROPERTY FEATURES

- 3 bedrooms
- 2 bath
- stone fireplace
- vaulted ceilings
- Easy access to Lake Burton



JULIE BARNETT

C: 404-697-3860

O: 706-212-0228

Julie.Barnett@HarryNorman.com

LakeBurtonHome.com





GAMLS No.:	10258453
Property Type:	Residential
Property Subtype:	Single Family Residence
Address:	2357 Hwy 197 Clayton, GA 30525
Subdivision :	Lake Burton
Status:	New
Own Condition:	

On Market Date:	02/26/2024
List Price:	\$1,350,000
LP/SQFT:	\$0
Off Market Date:	
Projected Close:	
Days On Market:	1

PROPERTY INFORMATION

County:	Rabun	Total Finished SQFT:	0	Year Built:	1989
Annual Taxes:	\$3,034	Above Grade Fin. SQFT:	0	Constr. Status:	
Tax Year:	2023	Below Grade Fin. SQFT:	0	Prop. Description:	
Ownership:		Below Grade Unfin. SQFT:	0	Waterfront:	46 Ft.
		SQFT Source:	Other	Feature Name:	
		Total Acres:	0.680 Acres	Elem:	Rabun County Primary/Elementar
		Total Acres Src:	Public Records	Middle:	Rabun County
				High:	Rabun County

Remarks: Fee Simple! Located on a peaceful setting along Dicks Creek, this 3 bedroom, 2ba lake cottage makes the perfect spot for weekend get-a-ways. A see-through stone fireplace gives access to the warm fire glow from both the living room and dining room, adjacent to the kitchen. Natural pine tongue and groove walls and vaulted ceiling plus hardwood flooring give a rustic charm. The master bedroom with walk-in closet has sliding doors leading to a screened porch. Two guest rooms share a full bath. For outside entertaining, enjoy the decking at the house and along the creek front, the level fenced yard for games, and kayaking and fishing at it s best. The one stall boathouse provides cover for a boat or pontoon and easy access to the main body of Lake Burton. Recently renovated with new roof and gutters, full kitchen renovation, replaced all decking and windows, new Trane HVAC system and many more up grades.

Directions: Hwy 76 West to left on Hwy 197. Go approximately 2 miles to 2357 on left right before Trout Creek.

INTERIOR

Bedrooms:	Up: 0 Mid: 3 Low: 0 Tot: 3	Heating:	Heat Pump
Full Baths:	Up: 0 Mid: 2 Low: 0 Tot: 2	Interior:	Master On Main Level,Vaulted Ceiling(s)
Half Baths:	Up: 0 Mid: 0 Low: 0 Tot: 0	Kitchen Equip:	Dishwasher,Electric Water Heater,Microwave,Oven/Range (Combo),Stainless Steel Appliance(s)
Basement:	Crawl Space,Dirt Floor,Exterior Entry,Full	Laundry:	In Kitchen,Laundry Closet
Cooling:	Ceiling Fan(s),Electric,Heat Pump	Rooms:	
Energy:	Dishwasher,Electric Water Heater,Microwave,Oven/Range (Combo),Stainless Steel Appliance(s)		
Fireplaces:	1		
FP Features:	Family Room,Masonry		

EXTERIOR

Stories:	One	Amenities:	None
Style:	Bungalow/Cottage,Traditional	Lot Description:	Level,Sloped
Construction:	Stone,Wood Siding	Parking:	0
Exterior:	Dock	Roof:	Composition
Waterfront:	Creek,Private,Seawall,Utility Company Controlled	Water Source:	Shared Well
		Sewer:	Septic Tank

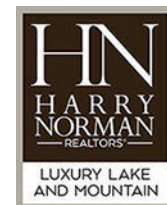
OTHER INFORMATION

Association Fees:	\$0	Home Warranty:	No
Fees Include:	None	Possession:	Close Of Escrow
		Possible Financing:	



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.



FOR INFORMATIONAL PURPOSES ONLY

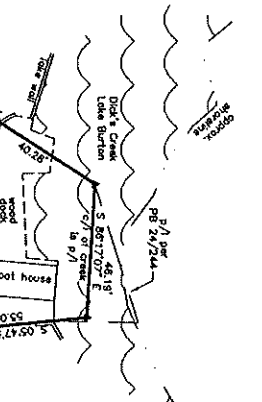
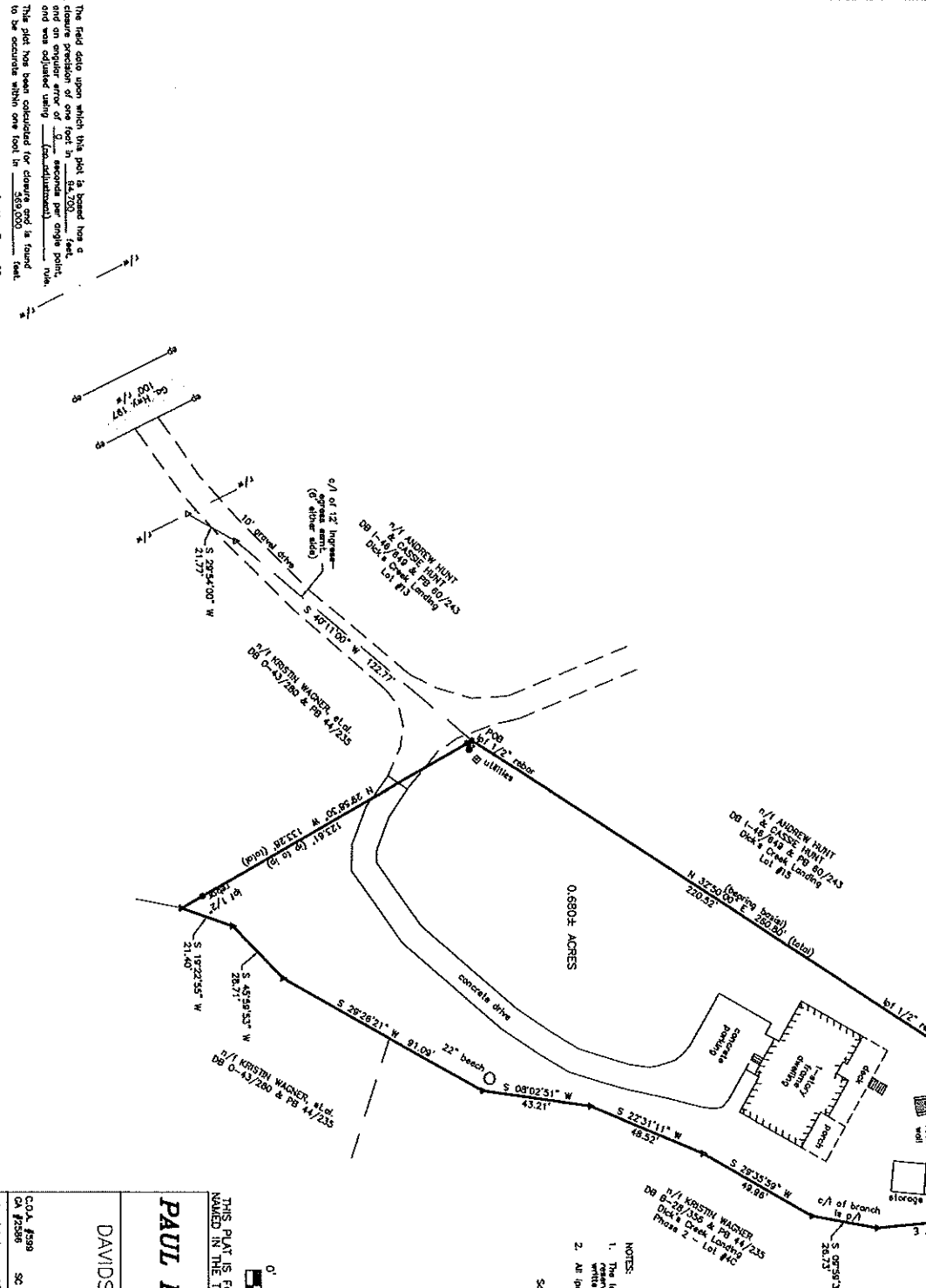
filed & recorded
 DATE: 7/15/2020
 TIME: 3:55 PM
 PAGE BOOK: 02020
 RECORDED FEES: \$10.00
 PARTICIPANT ID: 7920971979
 CLERK: Holly E Henry-Herry
 Rabun County, GA
 NOTE: REC# 164662



RETRACEMENT SURVEY SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any change in the ownership, number, shape, or other particulars which created the parcel or parcels as stated herein. NO RECONSTRUCTION OF THIS PLAT DOES NOT IMPART A LEGAL OR ANY LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum standards for retracement surveys as set forth in the Georgia Code of Laws, Title 47, Chapter 1, Article 1, Section 1-1-1, and the Georgia Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-8-67.

Melissa Lane
 License No. 417202



- ABBREVIATIONS**
- POB - POINT OF BEGINNING
 - POB - POINT OF BEGINNING
 - DB - DEED BOOK
 - EP - EDGE OF PARADISE
 - FP - FOUND
 - IP - IRON PIN SET
 - LL - LAND LOT LINE
 - NP - NOW OR HERETOFORE
 - OP - OPEN
 - PB - PLAT BOOK
 - P/L - PROPERTY LINE
 - R/W - RIGHT OF WAY

- NOTES**
1. The land plotted herein is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
 2. All are one 1/2" nebor with plastic cap. (COA #599 inserted)

Source Deed: DB X-36/617 & PG 24/244



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.
 RETRACEMENT SURVEY FOR:

PAUL KING & KEILEE KING
 Dick's Creek Landings
 Lot #14 - Phase 1

DAVIDSON LAND SURVEYING, INC.
 E.G. (EDDIE) DAVIDSON, PLS
 324 BRIDGE STREET
 CAROLSTON, GEORGIA 30533
 (706) 731-7488

COA #599	SC #16187	NC #1-5746	TA # 1877	AL #20350
Land Use: 104	Grantee: SN	Survey No.: 20-075	Deeding No.: 20-075	
Date: 6/3/2020	Scale: 1"=30'			

The field data upon which this plat is based has a total error of 0.00 feet. The error is within the limit of one second per angle point, and was adjusted using the method of least squares. This plat has been calculated for closure and is found to be accurate within one foot in 369,000 feet.

Linear measurements obtained using a total station. Under measurements obtained using a total station.

Date this plat prepared: 6/17/2020



SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " _____ "



2024 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: 2357 Hwy 197
Clayton, Georgia, 30525). 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 (hereinafter, collectively "Knowledge");
- (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;
- (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 or has not recently occupied the Property, 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 it 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. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

C. SELLER DISCLOSURES.

	YES	NO
1. GENERAL:		
(a) What year was the main residential dwelling constructed? <u>1986 -1987</u>		
(b) Is the Property vacant?		X
If yes, how long has it been since the Property has been occupied? _____		
(c) Is the Property or any portion thereof leased?		X
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		X
EXPLANATION:		

	YES	NO
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?		X
(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 EXHIBIT" GAR F322.		X
EXPLANATION:		

	YES	NO
3. LEAD-BASED PAINT:		
(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 F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.		X

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?		X
(b) Have any structural reinforcements or supports been added?		X
(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?		X
(d) Has any work been done where a required building permit was not obtained?		X
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		X
(f) Have any notices alleging such violations been received?		X
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		X
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	X	
(b) Date of last HVAC system(s) service: _____ November 2023		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		X
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		X
(f) Are any fireplaces decorative only or in need of repair?		X
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X
(i) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?	X	

EXPLANATION: Trane HVAC t-stat, Ring Doorbell & Camera

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ Unknown _____ 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: _____ 2022		
(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: _____		X
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input 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? _____ Unknown _____		
(g) Is the main dwelling served by a sewage pump?		X
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____ June 2020	X	
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		X
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		X

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>3</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	X	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X
EXPLANATION:		

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?		X
(b) Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?	X	
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		X
(d) Has there ever been any flooding?		X
(e) Are there any streams that do not flow year round or underground springs?		X
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		X
EXPLANATION: Dry Creek beds and grading, Gutter downspouts are piped away from structure.		

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)?		X
(b) Is there now or has there ever been any visible soil settlement or movement?		X
(c) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?	X	
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?	X	
EXPLANATION: (c) - Shared Well, (d) corner of dock has encroachment agreement.		

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?		X
(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?		X
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	X	
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
If yes, company name/contact: _____ American Pest Control		
Coverage: <input checked="" type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
EXPLANATION:		

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

EXPLANATION:

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

EXPLANATION:

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		X

EXPLANATION:

14. AGRICULTURAL DISCLOSURE:	YES	NO
(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?		X
(b) Is the Property receiving preferential tax treatment as an agricultural property?		X

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):
Improvements made since purchase in June 2020
-- New Roof
-- Full Kitchen Reno w/ new appliances
-- Replaced Decking on lakeside deck
-- Replaced all decking on dock
-- Added screened porch
-- All windows throughout replaced with new upgraded Lincoln windows
-- New Gutters / Downspouts
-- Popped up ceilings in BR's
-- Updated guest bath
-- New upgraded Trane HVAC system and controls
-- Added Fence
-- Professional Landscaping, grading, and new sod installed
-- Added Jet Ski Lift

D. FIXTURES CHECKLIST

- 1. Directions on How to Generally Fill Out Fixtures Checklist. REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. 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 shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if “Refrigerator” is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.
- 2. Items Not Remaining with the Property. Items identified as not remaining with the Property that are physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). 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 be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

3. Items Remaining with Property. Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, 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.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Range
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- 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

Paul M. King

1 Seller's Signature

Paul M. King

Print or Type Name

February 24, 2024

Date

Kellee C. King

2 Seller's Signature

Kellee C. King

Print or Type Name

February 27, 2024

Date

Additional Signature Page (F267) is attached.