



GAMLS#20166020

LAKE RABUN

\$1,425,000



luxurylakeandmountain.com

299 STILLHOUSE LANE | LAKEMONT

Welcome to Lake Rabun and get ready to enjoy all it has to offer with this special fee simple property. Excellent location across the lake from Hall's Boat-house, Max's Lakeside and Lake Rabun Hotel restaurants in a peaceful cove adjacent to big water. Perfect for swimming and playing in the lake! The gently sloped wooded lot allows easy walking access from the home to the waterfront area. The shoreline features a dock with one slip and a small sand beach. Views of the lake from the house are great but can be opened up for an even better lake view! The 3 bedroom, 2 and a half bath home is simple but has everything most need for a relaxing time at the lake. It features an open living, dining, and kitchen area with high beamed and vaulted ceilings, a spacious porch, generous sized owners suite, and a bonus room downstairs. The property is ready to enjoy but your personal touches will make it your own.

FEE SIMPLE

3BR/2.5BA

PEACEFUL COVE

GREAT LOCATION!



BRAD FISHER

C: 706-490-2839

O: 706-212-0228

Brad.Fisher@HarryNorman.com



Your *Dream* Is Our Focus

Integrity | Local Knowledge | Global Connections





GAMLS No.:	20166020
Property Type:	Residential
Property Subtype:	Single Family Residence
Address:	299 Stillhouse Lane Lakemont, GA 30552
Subdivision :	Lake Rabun
Status:	New
Own Condition:	Agent Owned

On Market Date:	01/10/2024
List Price:	\$1,425,000
LP/SQFT:	\$0
Off Market Date:	
Projected Close:	
Days On Market:	0

PROPERTY INFORMATION

County:	Rabun	Total Finished SQFT:	0	Year Built:	2000
Annual Taxes:	\$6,324	Above Grade Fin. SQFT:	0	Constr. Status:	
Tax Year:	2023	Below Grade Fin. SQFT:	0	Prop. Description:	
Ownership:	Agent Owned	Below Grade Unfin. SQFT:	0	Waterfront:	116 Ft.
		SQFT Source:	Other	Feature Name:	
		Total Acres:	1.050 Acres	Elem:	Rabun County Primary/Elementar
		Total Acres Src:	Public Records	Middle:	Rabun County
				High:	Rabun County

Remarks: Welcome to Lake Rabun and get ready to enjoy all it has to offer with this special fee simple property. Located in a peaceful cove adjacent to big water it is perfect for swimming and playing in the lake. The gently sloped wooded lot allows easy walking access from the home to the waterfront area. The shoreline features a dock with one slip and a small sand beach. Views of the lake from the house are great but can be opened up for an even better lake view! The 3 bedroom, 2 and a half bath home is simple but has everything most need for a relaxing time at the lake. It features an open living, dining, and kitchen area with high beamed and vaulted ceilings, a spacious porch, generous sized owners suite, and a bonus room downstairs. The property is ready to enjoy but your personal touches will make it your own. Schedule your tour today!

Directions: Follow Old 441 South in Lakemont to a right on Shady Ln. Veer left onto Brandon Mill Rd. and take the second street on the right which is Stillhouse. Stay left on Stillhouse at Cottage and the home is on the left.

INTERIOR

Bedrooms:	Up: 0 Mid: 1 Low: 2 Tot: 3	Heating:	Electric,Central
Full Baths:	Up: 0 Mid: 1 Low: 1 Tot: 2	Interior:	Vaulted Ceiling(s),Double Vanity,Beamed Ceilings,Rear Stairs,Master On Main Level
Half Baths:	Up: 0 Mid: 1 Low: 0 Tot: 1	Kitchen Equip:	Dishwasher,Oven/Range (Combo)
Basement:	Finished,Partial	Laundry:	Laundry Closet
Cooling:	Electric,Central Air	Rooms:	
Energy:	Dishwasher,Oven/Range (Combo)		
Fireplaces:	0		
FP Features:			

EXTERIOR

Stories:	Two	Amenities:	None
Style:	Traditional	Lot Description:	Private
Construction:	Wood Siding	Parking:	3
Exterior:	Dock	Roof:	Metal
Waterfront:	Seawall,Utility Company Controlled,Lake	Water Source:	Well
		Sewer:	Septic Tank

OTHER INFORMATION

Association Fees:	\$0	Home Warranty:	No
Fees Include:	None	Possession:	Negotiable
		Possible Financing:	Cash,Conventional



Bradley Fisher
 Phone: 706-490-2839
 Email: brad.fisher@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

eFiled & eRecorded
 DATE: 7/19/2022
 TIME: 4:49 PM
 PLAT BOOK: 02022
 PAGE: 00200
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 4377056121
 CLERK: Holly E Henry-Perry
 Rabun County, GA
 NOTE: REC #180072

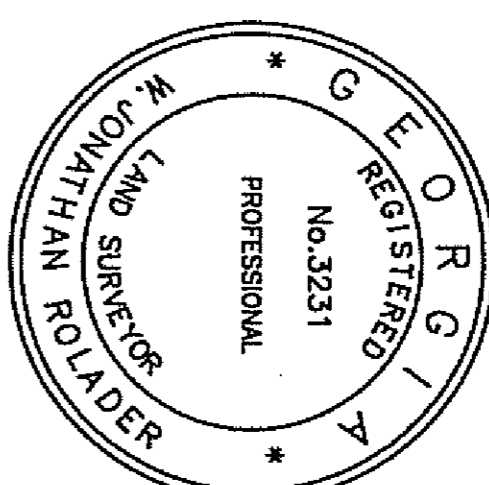
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT:

REFERENCE: DEED BOOK G37, PG. 315-316
 PLAT BOOK 55, PAGE 246

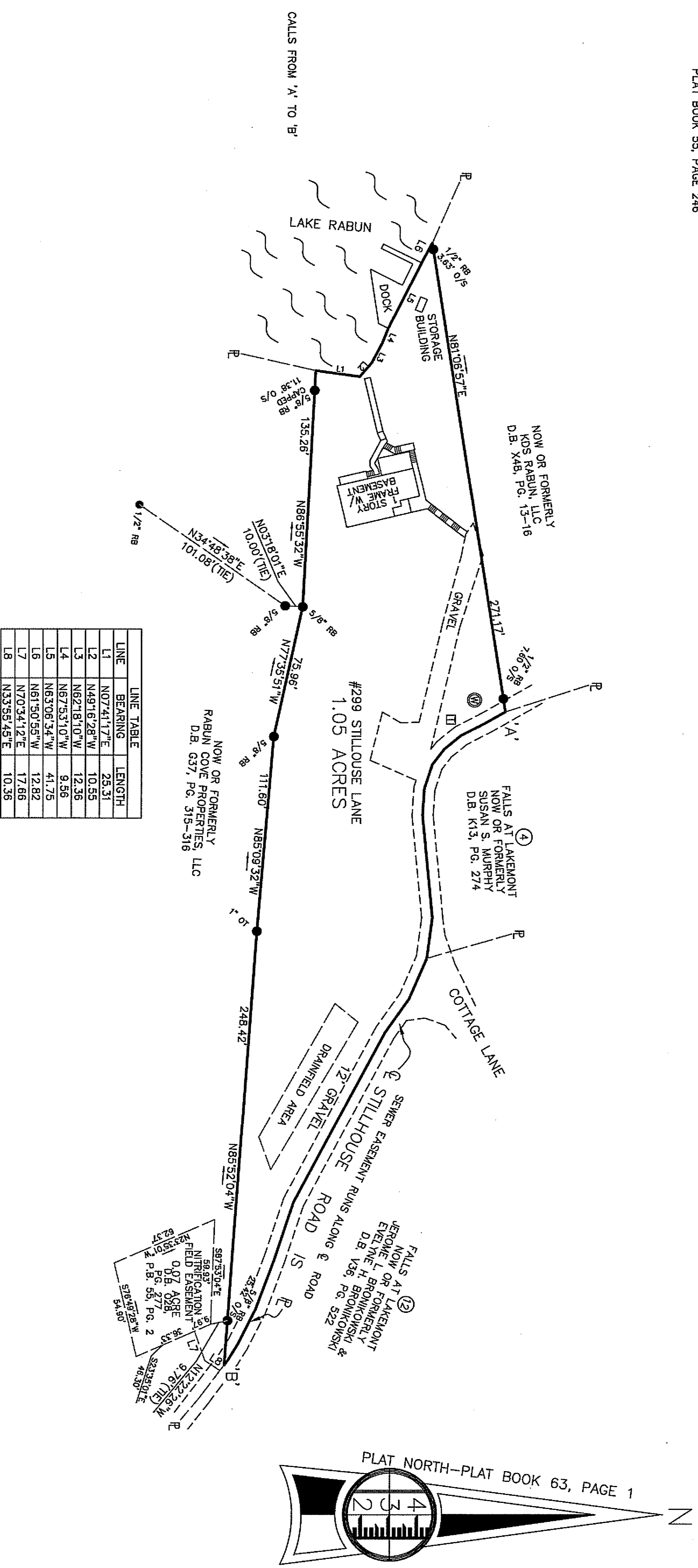
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY PURPOSE OF THE LAND. 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 IN O.C.G.A. SECTION 15-8-97.

W. Jonathan Rolader
 RLS 3231

THIS PARCEL IS ZONED 'VC' ACCORDING TO THE OFFICIAL ZONING MAP OF RABUN COUNTY ON FILE IN THE OFFICE OF THE ADMINISTRATIVE OFFICER OF THE RABUN COUNTY ZONING AUTHORITY ON JUNE 10, 2022.



LEGEND			
POB	= POINT OF BEGINNING	O/S	= OFF SET
●	= IRON PIN FOUND (IPF)	D.B.	= DEED BOOK
○	= IRON PIN SET WITH CAP(PS)	P.B.	= PLAT BOOK
P	= PROPERTY LINE	Pg	= PAGE
R/W	= RIGHT OF WAY	RT	= REBAR
X	= FENCE	AI	= ANGLE IRON
U	= UTILITY POLE	W	= WELL
-M-T-	= POWER & TELEPHONE	⊙	= CALCULATED POINT
LL	= LAND LOT LINE	⊙	= UNDERGROUND GAS TANK
■	= CONG MONUMENT FOUND	W	= WATER VALVE
□	= BUILDING LINE	B	= WATER METER
⊕	= CENTER LINE	⊕	= SEWER MANHOLE
POC	= POINT OF COMMENCEMENT	⊕	= FIRE HYDRANT

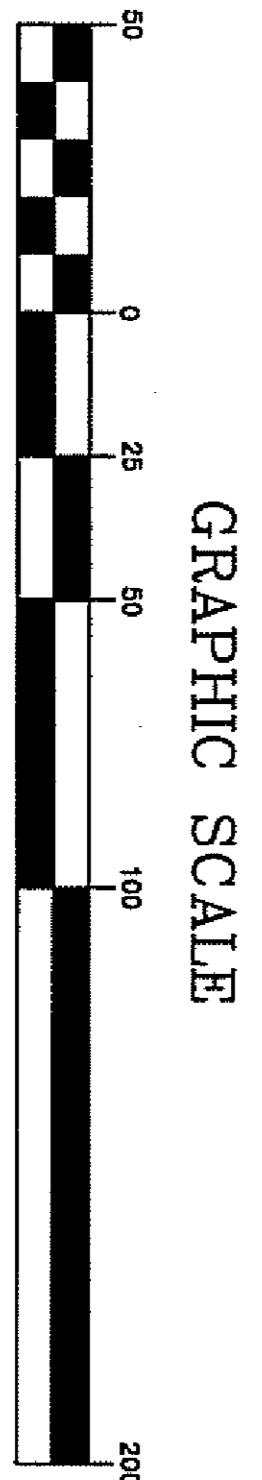


LINE	BEARING	LENGTH
L1	N07°41'17"E	25.31
L2	N49°16'28"W	10.55
L3	N82°18'10"W	12.36
L4	N67°53'10"W	9.56
L5	N63°06'34"W	41.75
L6	N61°50'55"W	12.82
L7	N70°34'12"E	17.66
L8	N33°55'45"E	10.36

A LEICA TS 10 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,354 FEET AND AN ANGULAR ERROR OF 0.3 PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 87,071 FEET.



RETRACEMENT SURVEY FOR
RABUN COVE PROPERTIES, LLC
 1.05 ACRES

SCALE: 1" = 50'
 DATE: JUNE 10, 2022

LOCATED IN LAND LOT 167, 13th LAND DISTRICT
 RABUN COUNTY, GEORGIA

APPALACHIAN SURVEYING COMPANY, INC.
 P.O. BOX 117
 MOUNTAIN CITY, GEORGIA 30562 (706)746-2625

LSF000282
 DRAWING NUMBER 22-183A

DATE: JUN 6/28/22
 C.C. WHR



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: 299 Stillhouse Ln. _____ Lakemont _____, Georgia, 30552 _____). 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;
- (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?	X	
If yes, how long has it been since the Property has been occupied? <u>45 days</u>		
(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: a) Pulled off tax records		

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?		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:		
a) Only subject to Georgia Power Regulations on Fee Simple lots		

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 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?		XXX
(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?		XXX
(d) Has any work been done where a required building permit was not obtained?		XXX
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		XXX
(f) Have any notices alleging such violations been received?		XXX
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		XXX
(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?		X
(b) Date of last HVAC system(s) service: _____ 8/16/23 _____		
(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?		XXX
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		XXXX
(f) Are any fireplaces decorative only or in need of repair?		XXX
(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.)?		X
EXPLANATION:		

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ 23 _____ 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: _____ Unknown _____		
(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 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? _____ 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: _____		
(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?		XX
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		XX
EXPLANATION:		
h) Unknown		

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>23</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:

b) Tree fell on right side of the roof and you can see the repair due to the coloration of the metal

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?		X
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		X
(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?		XX
(e) Are there any streams that do not flow year round or underground springs?		XXX
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		XXX

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)?		XX
(b) Is there now or has there ever been any visible soil settlement or movement?		XX
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		XXX
(d) Do any of the improvements encroach onto a neighboring property?		XXX
(e) Is there a shared driveway, alleyway, or private road servicing the Property?		XXX

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?		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? \$ <u>0</u> What is the annual cost? <u>340</u>		
If yes, company name/contact: <u>American Pest Control</u>		
Coverage: <input type="checkbox"/> re-treatment and repair <input checked="" type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date <u>May 16, 2024</u> Renewal Date <u>May 16, 2024</u>		

EXPLANATION:

c0 Had a winged ant hatch from roof and was fogged two weeks ago by American Pest

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?		
(f) How many insurance claims have been filed during Seller's ownership? _____ 0 _____		
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
<p>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.</p>		

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.
TVs and beverage cooler does not remain

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

Frank B. Halter Jr.

1 Seller's Signature

Rabun Cove Properties, LLC

Print or Type Name

December 14, 2023

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.