

SELLER'S DISCLOSURE FORM - VACANT LAND

Seller's Name: Jon & Jennifer Anderson Date: July 2, 2009

Address of Property: NNA Maria Victoria Court (Lot 4)

PURPOSE OF STATEMENT: This is a statement of the conditions and information concerning the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural, engineering of any other specific areas related to the property. Other than owning the property, the Seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. This is not a warranty of any kind by the Seller or by any agent representing any seller in the transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his/ her own professional inspections. THE FOLLOWING ARE THE CONDITIONS ON THE ABOVE PROPERTY AS INDICATED BY THE SELLER:

YES	NO	DO NOT KNOW	N/A
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ANNEXATION

- 1 Is the property located in an area of the city impact, adjacent or contiguous to city limits, and thus legally subject to annexation by the city?

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- 2 Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city?

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- 3 Does the property have a written consent to annex recorded in the county recorder's office, thus making it legally subject to annexation by the city?

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WATER

- 1 Is the subject property served by a public or community water system?
 - A Are there any problems with the system?
 - B Hook-up fees paid?
 - C Usury fee paid?
 - D Monthly water fee:


- 2 Is the subject property served by a private water system?
 - Source: Drilled Well?
 - Spring Well?
 - Other?

- A Can you provide for our files a copy of:
 - a. Well Driller's Report?
 - b. Water Quality Tests?

- B Any problems with the system?

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- 3 Are the rights to the well shared with a neighbor?
 - A Do you have a written water well agreement?
 - B Do you have an oral agreement?

- 4 Are there any year-round streams, lakes, springs or ponds on the property?
 - A Were water rights filed?


 Seller's Initials/ Date

 Buyer's Initials/ Date

