



FOXBROOK FARM

169 Muir Lane

19.5± acres | Scott County

\$1,975,000

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker

+1 .859.576.8195

www.kirkfarms.com

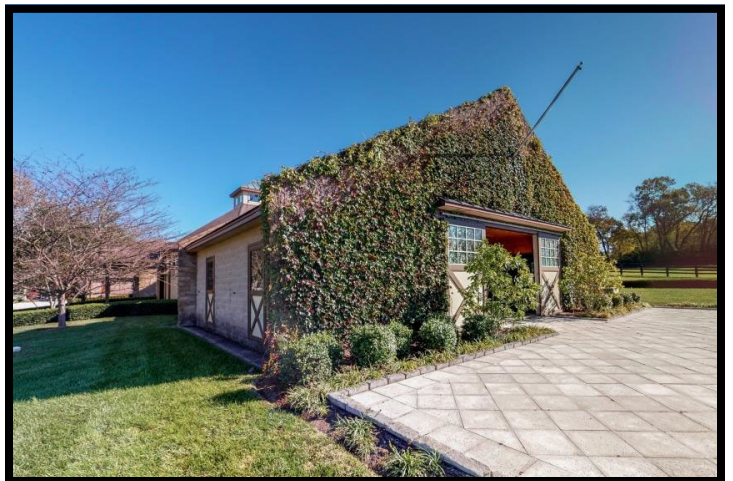
zach@kirkfarms.com





Nestled just outside historic Midway and only eight miles from the Kentucky Horse Park, Foxbrook Farm is a turnkey equestrian estate. Fabulously well-located, Foxbrook neighbors such renowned nurseries as Darby Dan Dearborn, Glencrest Farm, Lantern Hill, Margaux Farm, and Timber Town Stable, to name only a very few. It is also only two miles off I-64, and three miles from Downtown Midway.

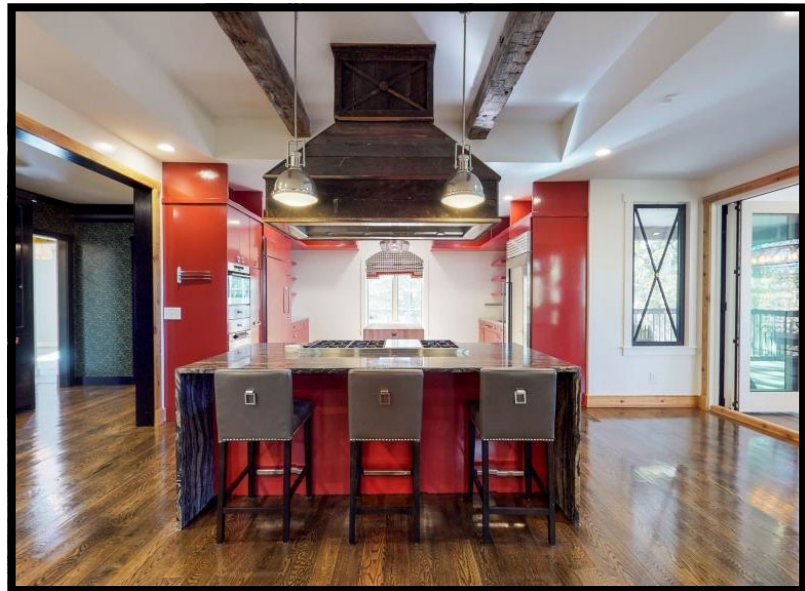
The farm is improved with a magnificent 1.5 story, Tudor Revival-style residence (designed by Tom Wilmes ca. 2007, w/three bedrooms, three-and-a-half bathrooms, and appx. 5,343± square feet), one horse barn with eight stalls and an impressive breeding shed/entertaining area, wash rack, prep area, and observation room. Measuring an appx. 19.5± acres, the farm is of manageable size without sacrificing privacy and seclusion. This and more rests behind a gated, stone main-entrance along the picturesque Muir Lane.



The Main Residence



The farm's lovely residence, designed by Tom Wilmes and constructed ca. 2007, has undergone extensive renovations and upgrades. Situated at the end of the farm drive, the Tudor Revival-style home overlooks a flowing stream with mature trees, and boasts a convenient proximity to the barn. It is as lovely in its classical design elements (intricate stone masonry, exquisite cupolas, detailed half-timber work, enclosed dog-trot/loggia with French doors et cetera) as it is in its bucolic surroundings. It measures appx. 5,343± square feet, with three bedrooms and three-and-a-half bathrooms.



All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.

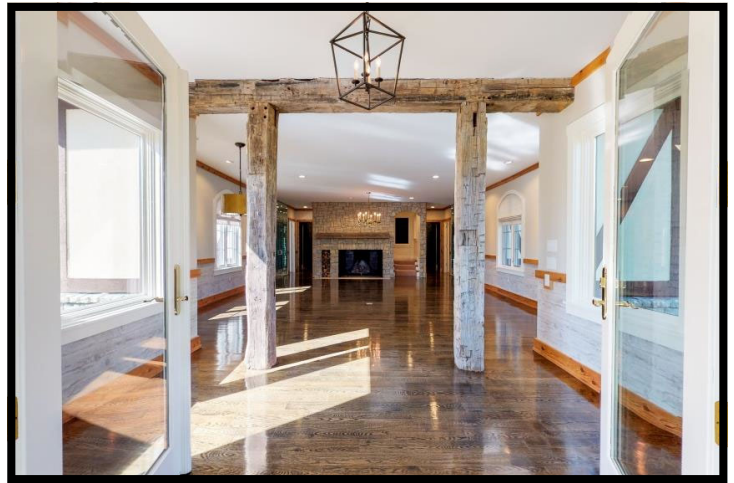
606 Euclid Avenue, Lexington, Kentucky 40502
www.KirkFarms.com

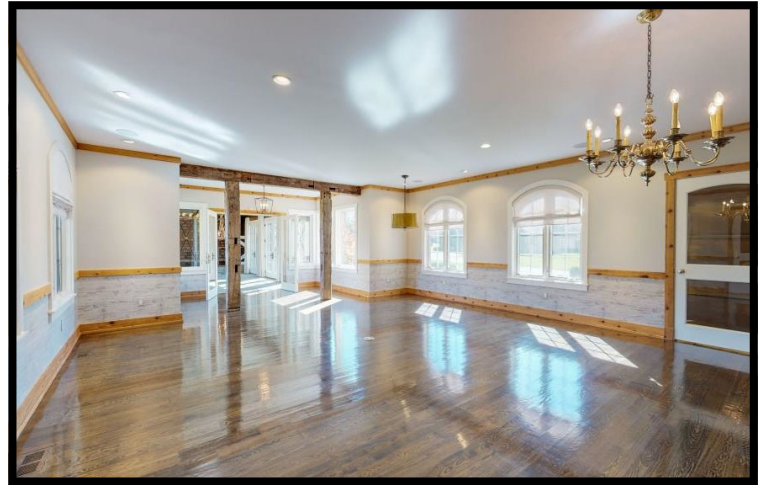


Foyer (Above and Below)

The home is connected to a large office and oversized attached garage by a lovely dog trot/enclosed loggia complete with custom draperies, antler-style light fixture, and quality French doors. Also: built-in bookcases and slate tile floor.

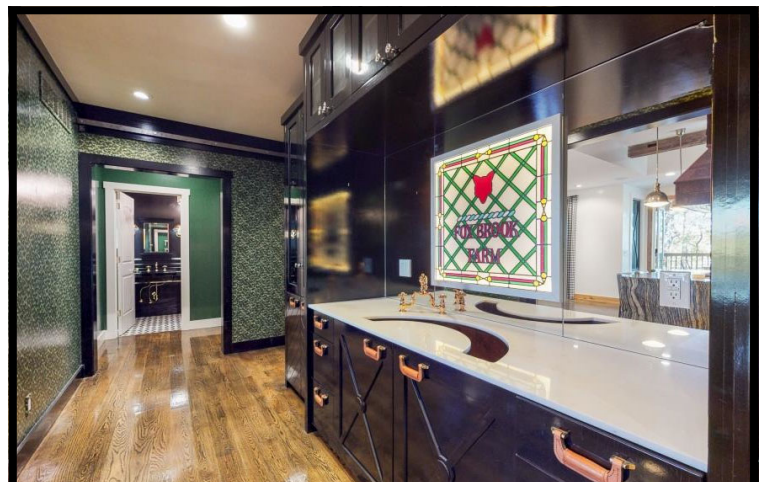
Living Room (Below Right)





Living Room and Wet Bar (Above and Below)

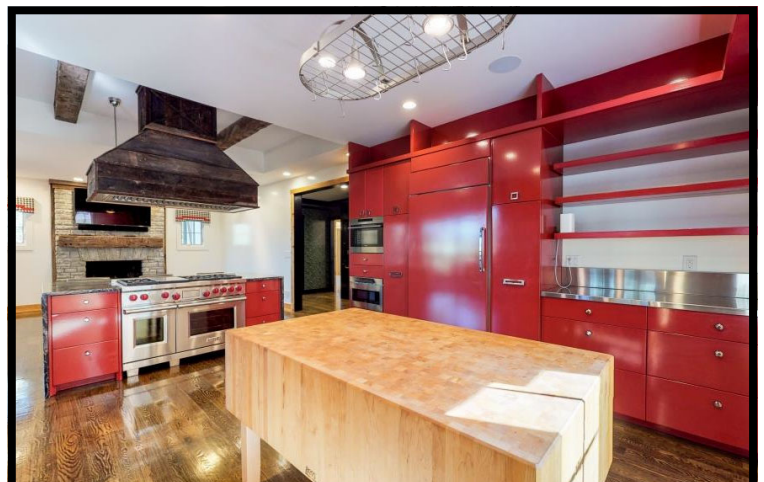
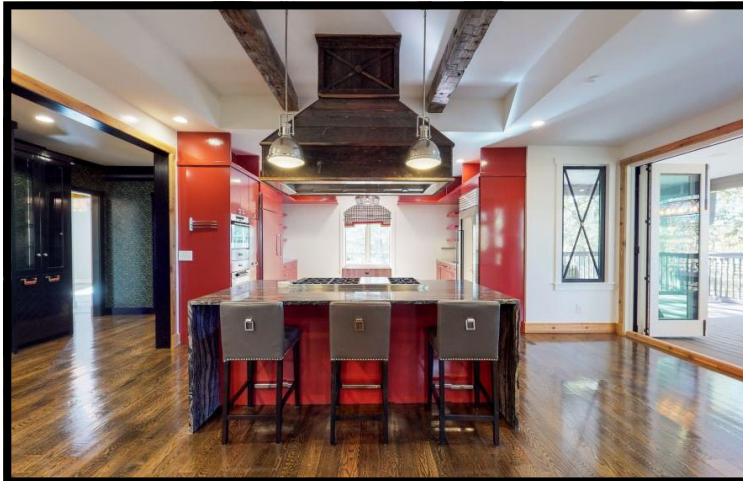
Opposite from the office and enclosed loggia is the living room, which features reclaimed Longwood hardwood, stone masonry (wood burning) fireplace, silver closets, and extensive wine storage rooms. An adjoining wet bar (entirely custom with copper sink, lit stained glass feature, leather drawer pulls) also offers useful storage space.





Kitchen and Breakfast Area (Above and Below)

A luxurious kitchen (complete with premium appliances e.g. Subzero, Wolf, et cetera) was designed for the most discerning of chefs. The breakfast area also features another stone masonry fireplace with reclaimed wood mantle. Two doors open wide to the rear deck, which overlooks the stream and neighboring field.



Rear Deck (Screened-in with hot tub.)



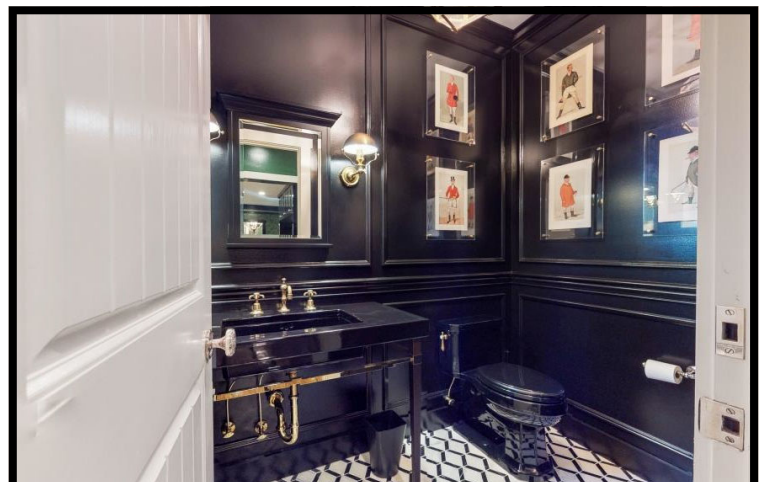


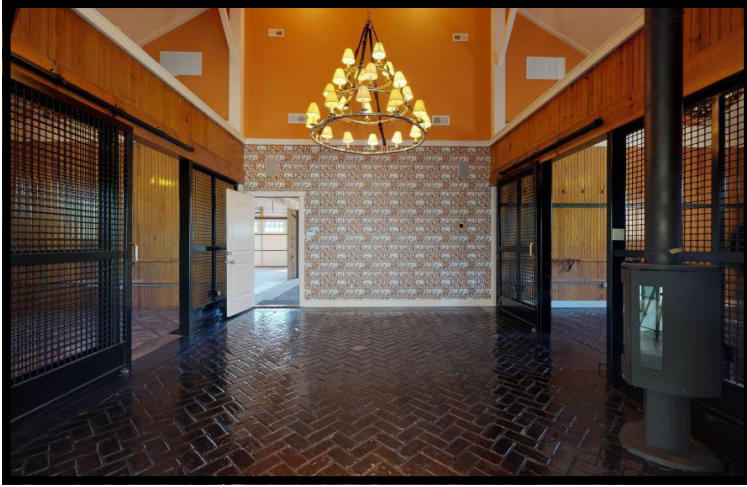
First Floor Bedrooms with En Suite Bathrooms (Above and Below)

First Floor Pantry and Utility Room (Below Left)

Half Bathroom (Below Right)

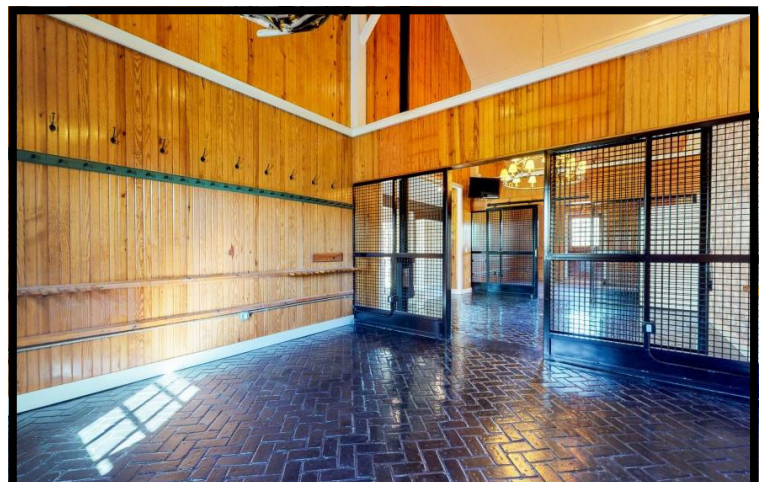
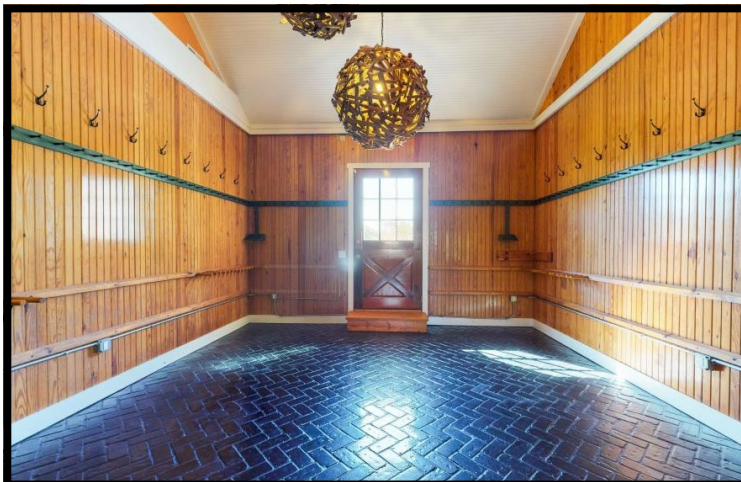
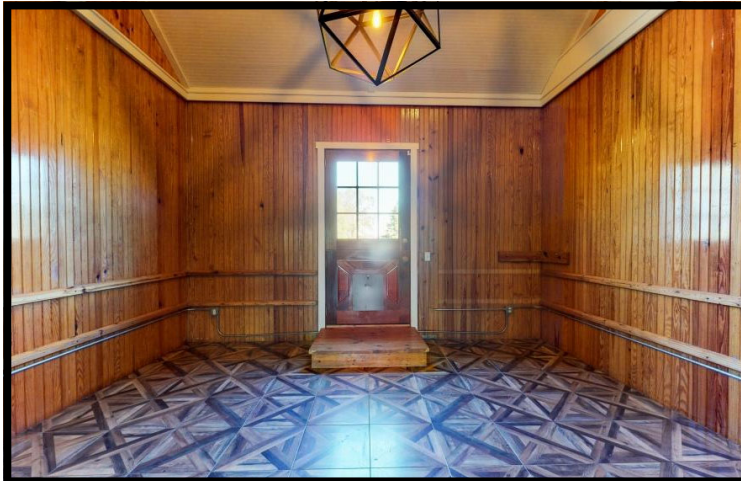
Note: Nest thermostat system throughout.

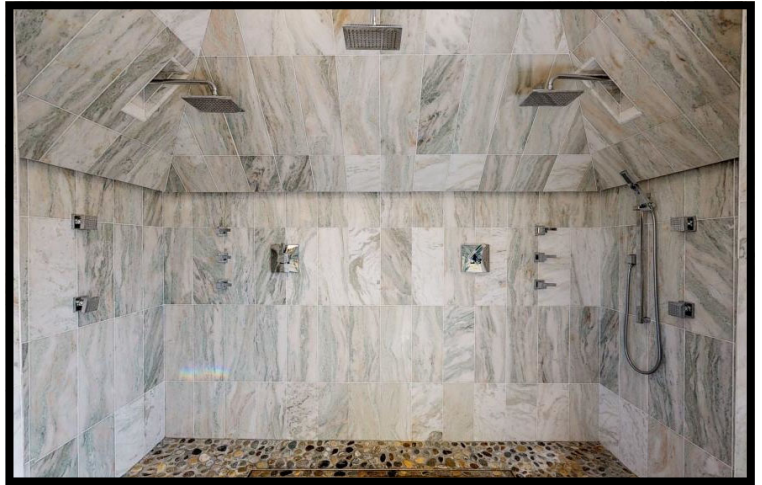




Office and Bonus Rooms (Above and Below)

Opposite from the living room and enclosed loggia is the office, which features Hermes wallpaper, Ralph Lauren stirrup chandelier, wood burning stove, and painted brick floor. Two rooms (originally stallion stalls) adjoin each featuring exterior Dutch doors and tongue-and-groove woodworking.





The Second Floor (Above and Below)

The master suite features a gas fireplace, reclaimed wooden beams, expansive master bath (with separate water closet and Numi toilet) and two walk-in closets with cedar storage. Also, a second laundry room is conveniently-located upstairs. Hot water is provided via a Rinnai tankless heater (gas).



The Garage



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The Barn & Breeding Shed



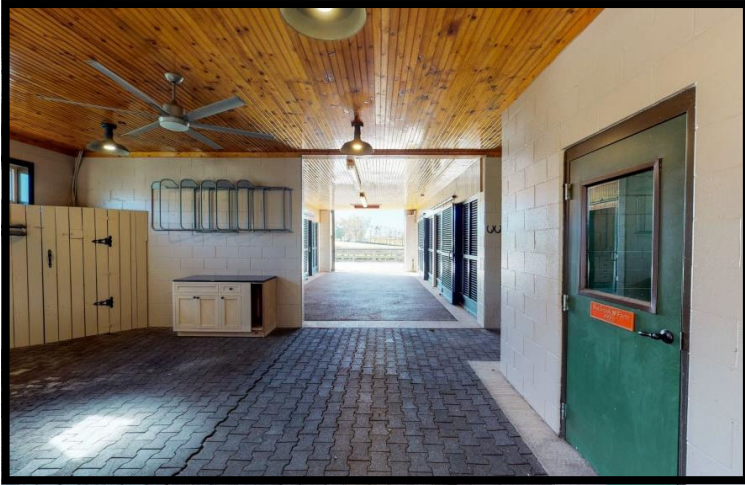
The 6,000 sq. ft. barn, suitable for any number of disciplines, has been most recently utilized for entertaining & events. Eight large stalls with Lucas fronts offer accommodating space for your bloodstock while a large, open room - originally used as a breeding shed - connects the barn to a salt-water lap pool and perfectly-placed patios. The barn was also designed by Tom Wilmes.

Breeding Shed (Right)



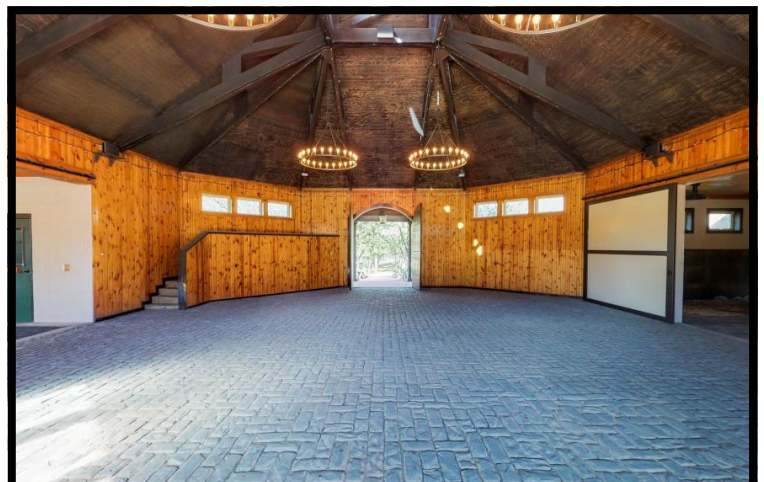
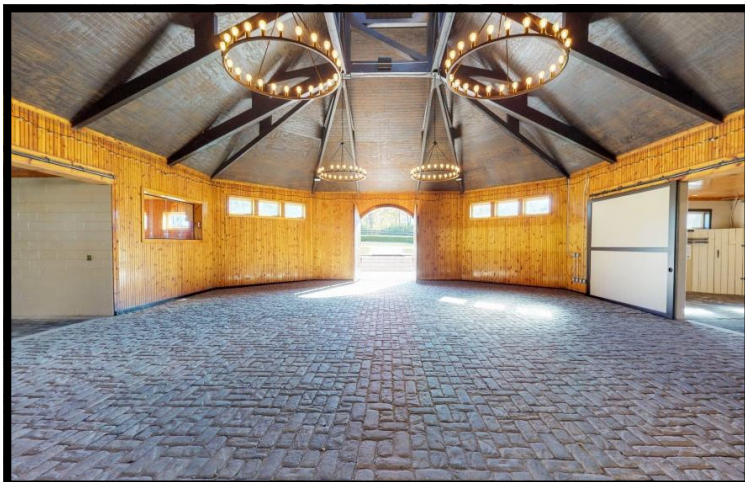
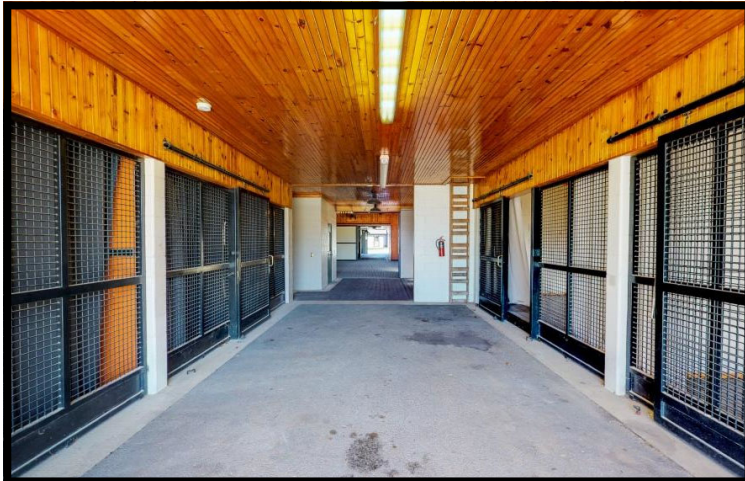
Barn Front Entrance (Below)





The Barn (Above and Below)

The concrete block barn features wide aiseways, separate feed room, water closet, wash rack, breeding prep and observation areas, as well as a lab room. A fabulous salt-water lap pool is also only steps from the center breeding shed/entertainment area.



The Barn



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The Grounds



Residence (Above and Right)

Lovely boxwoods surround a gravel parking area.

Rear Lawn (Above Right)

The rear of the property features open green space, additional utility parking, and a round pen.

Paddocks and Drive (Below)



**169 MUIR LANE (AT MIDWAY ROAD)
GEORGETOWN—SCOTT COUNTY, KENTUCKY**



- 19.5± acres
- One barn with eight stalls and breeding shed/entertainment area
 - Salt water lap pool
 - 3BR/3.5BA Tudor Revival Residence (5,343 sq. ft.)
- Fabulous location just outside historic Midway, Kentucky

Offered at \$1,975,000 USD

Zach Davis, Principal Broker
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www.KirkFarms.com



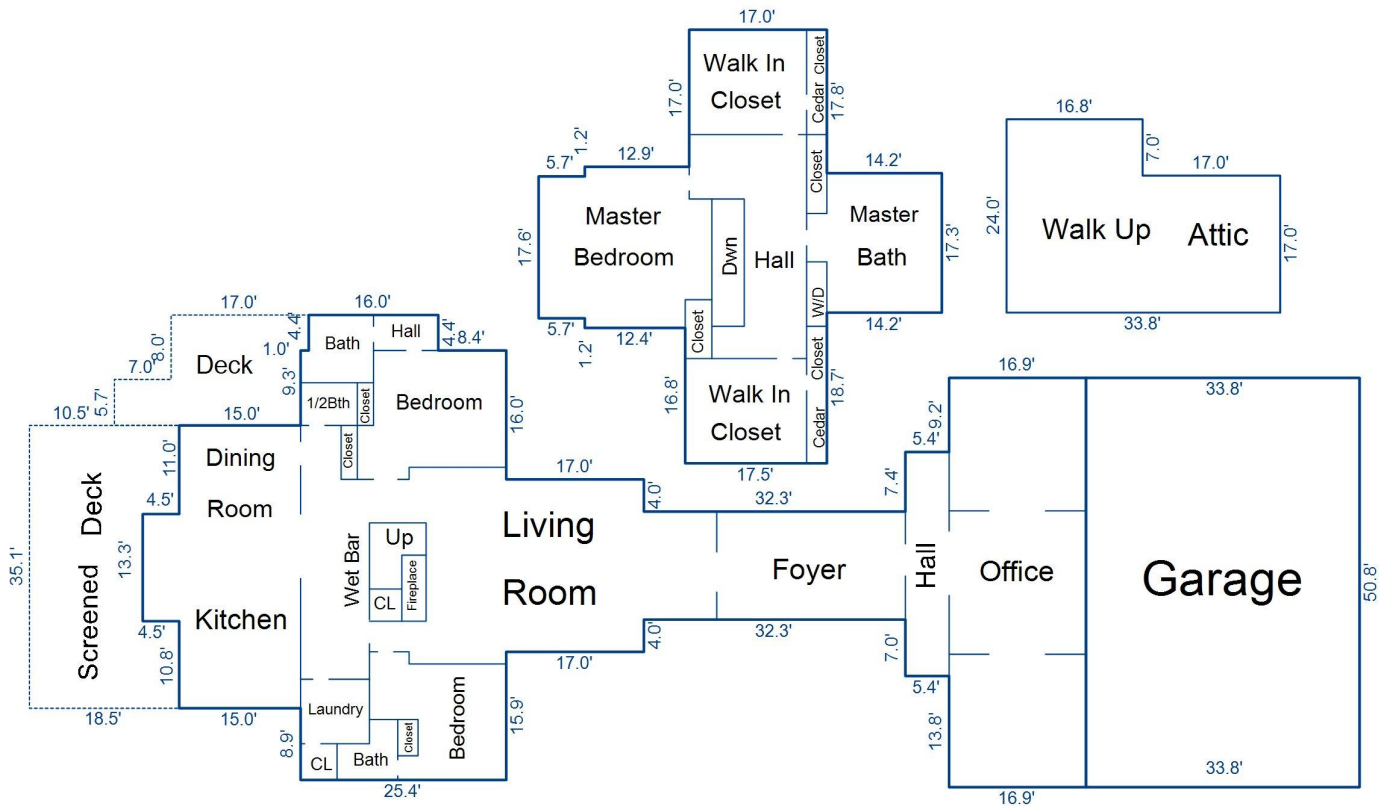
KIRKPATRICK & CO.

Local Expertise — International Experience.
*Specializing in Farms, Estates
and Unique Luxury Properties*

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SKETCH ADDENDUM

Intended User
 Property Address 169 Muir Lane
 City Georgetown County Scott State KY Zip Code 40324
 Client Zach Davis c/o Kirkpatrick & Co

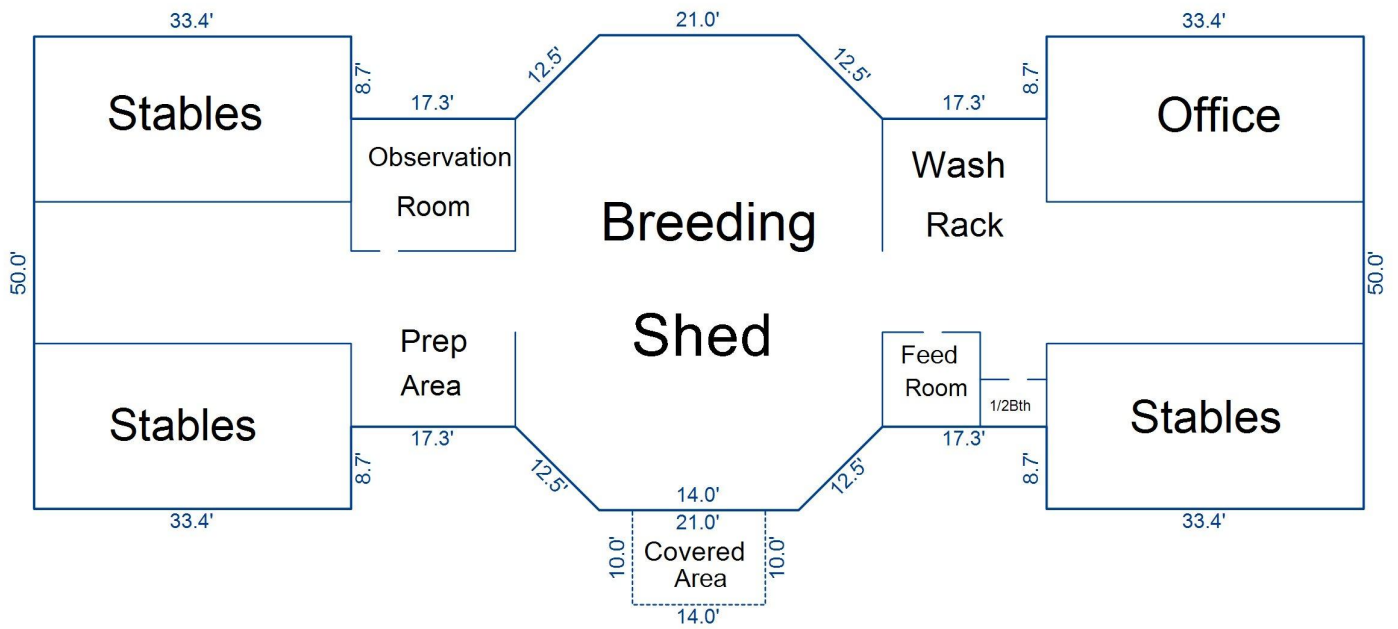


Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	3815.8	423.2	3815.8	First Floor		16.0 x	4.4 =	70.4
GLA2	Second Floor	1.0	1527.0	207.2	1527.0			13.3 x	4.5 =	59.9
GAR	Garage	1.0	1717.0	169.2	1717.0			35.1 x	15.0 =	526.5
P/P	Deck	1.0	589.5	116.2	853.0			53.3 x	25.4 =	1353.8
	Deck	1.0	263.5	75.4				21.4 x	17.0 =	363.8
								32.3 x	13.4 =	432.8
								27.8 x	5.4 =	150.1
								50.8 x	16.9 =	858.5
						Second Floor		17.3 x	14.2 =	245.7
								29.9 x	20.0 =	598.0
								17.0 x	17.0 =	289.0
								17.5 x	16.8 =	294.0
								17.6 x	5.7 =	100.3
	Net LIVABLE			(rounded)	5,343	13 total items			(rounded)	5,343

SKETCH ADDENDUM

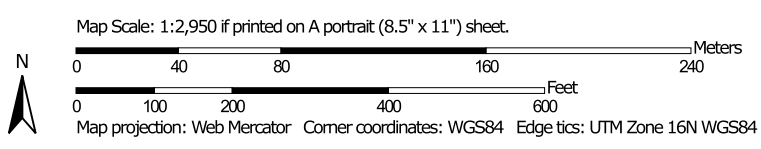
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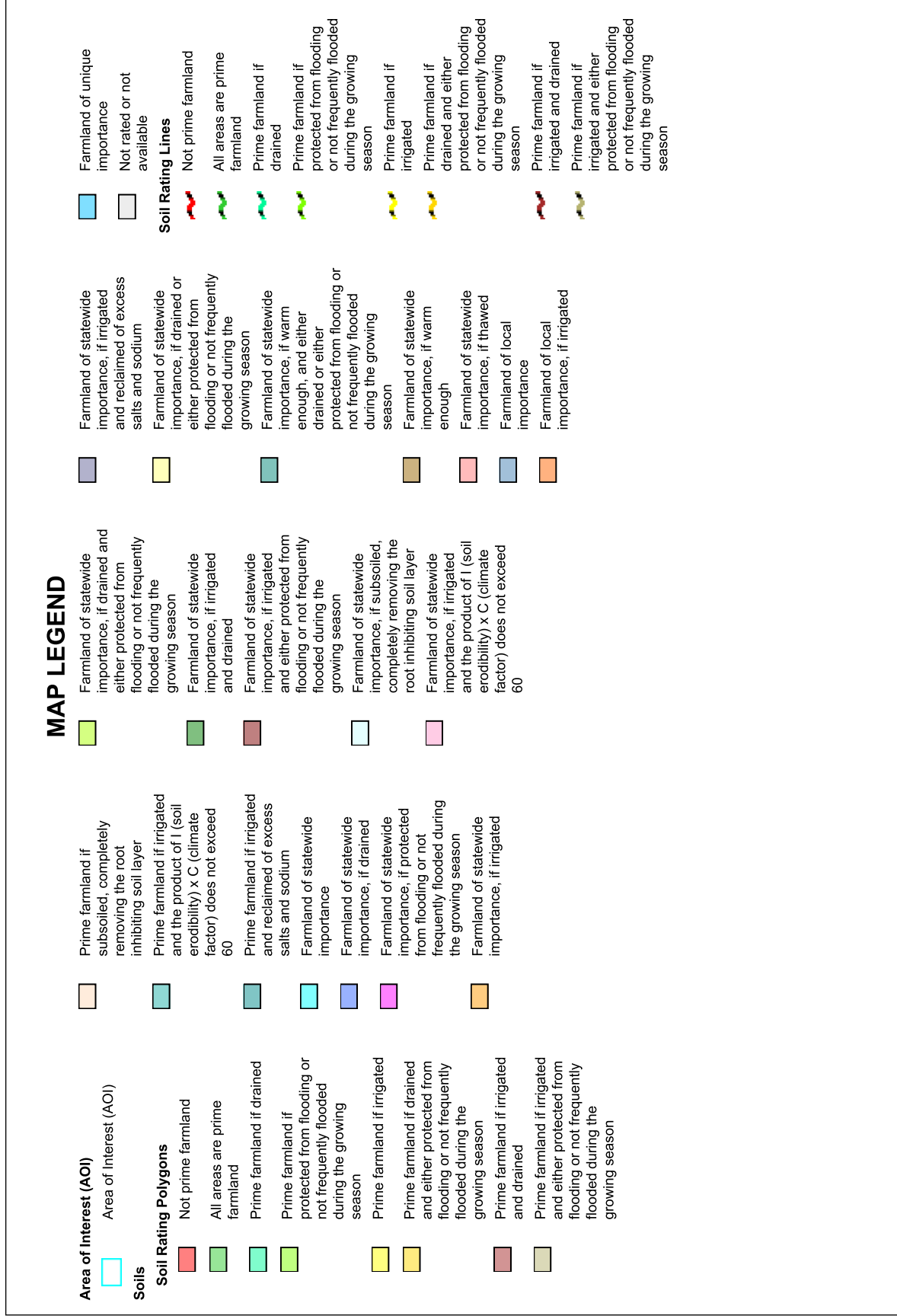


Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
OTH	Barn	1.0	6256.3	429.6	6256.3					
P/P	Porch	1.0	140.0	48.0	140.0					
						0 total items (rounded) 0				

Farmland Classification—Scott County, Kentucky

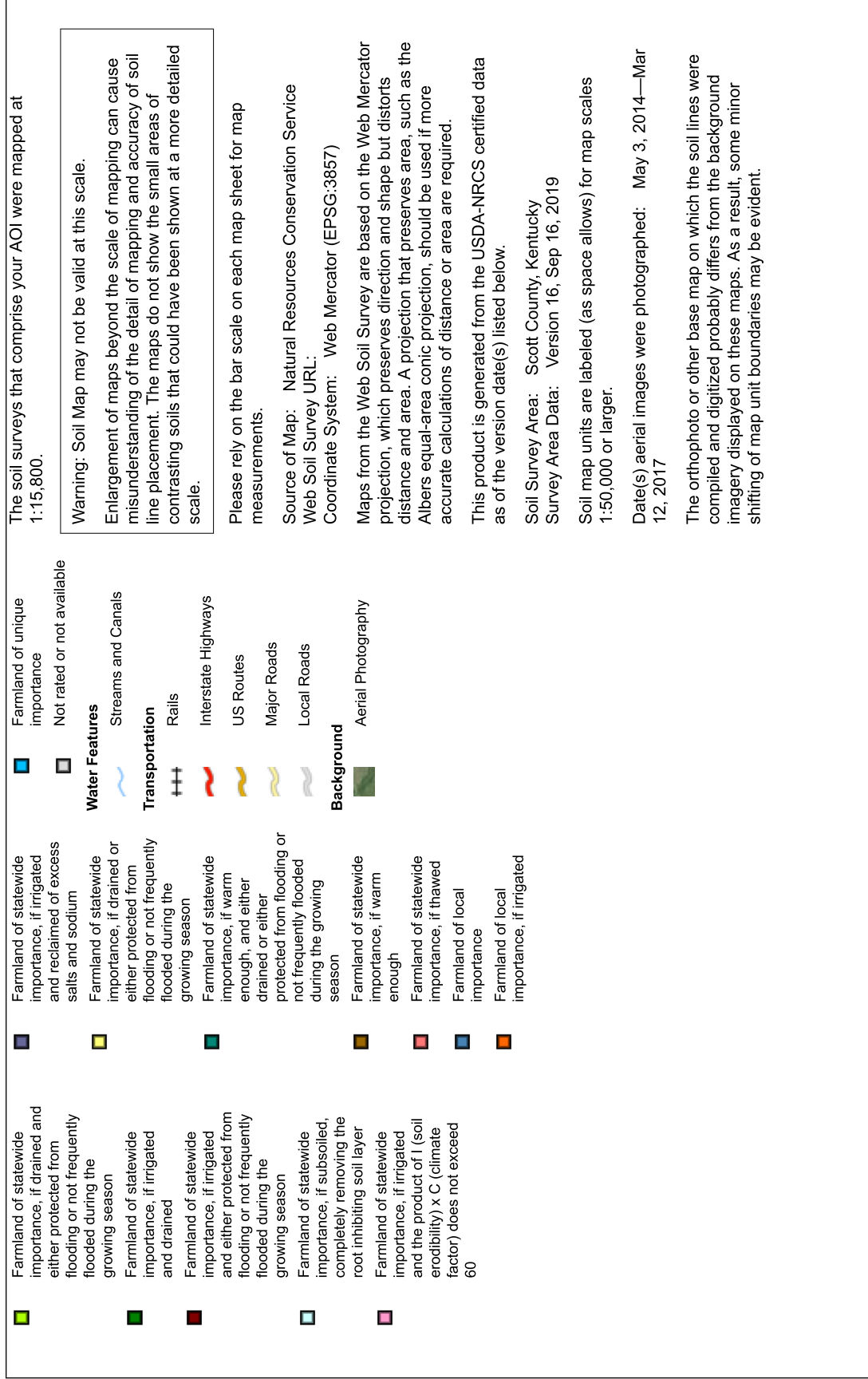




Farmland Classification—Scott County, Kentucky

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season				Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough				Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough				Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed				Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance				Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated				Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Scott County, Kentucky



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	7.2	36.9%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.6	33.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.8	29.5%
Totals for Area of Interest			19.6	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

169 MUIR LANE IMPROVEMENTS

EXTERIOR AND CRAWLSPACE

COMPLETE EXTERIOR RENOVATION AND IMPROVEMENT - 10 MONTH PROJECT
ABSOLUTELY COMPLETELY STRIPPED THE EXTERIOR OF THIS HOUSE EXCEPT THE GARAGE
REMOVED ALL EXTERIOR VENEER INCLUDING SOFFIT, FASCIA,
HARDY BOARD, CEDAR BOARDS, GUTTERS, FLASHING, COMPROMISED SUBSTRATE
AND OSB PLYWOOD AS NEEDED

REPLACED THE FOLLOWING MARVIN WINDOWS BEFORE THE EXTERIOR WAS RESIDED WITH DRYVIT
FRONT BEDROOM AND BATHROOM - 3 NEW MARVIN WINDOWS
MASTER CLOSET FRONT OF HOUSE UPSTAIRS - 1 NEW MARVIN WINDOW
BLACK HALF BATHROOM - FIRST FLOOR - 1 NEW MARVIN WINDOW
ASIDE BUILT IN BOOK SHELVES - 2 NEW MARVIN WINDOWS
REPLACED MARVIN ARCHED WINDOW SACHS AS FOLLOWS:
LIVING ROOM: 4 ARCHED MARVIN SACHS ON THE FRONT OF THE HOUSE
KITCHEN - 2 ARCHED MARVIN SACHS ON THE FRONT OF THE HOUSE

REPLACED 2 WINDOW/GLASS PANES (HEK GLASS) ASIDE PORCH ENTRY/EXIT

INSTALLED ALL NEW SOFFIT AND FASCIA

PAINTED/CAULKED NEW SOFFIT AND FASCIA – PORTER PAINT

INSTALLED NEW EXTERIOR FLASHING AROUND CUT LIMSTONE FOUNDATION

INSTALLED NEW TYVEK ON THE EXTERIOR

INSTALLED NEW 6" GUTTERS AND 6" DOWNSPOUTS WITH A LEAF GUARD

THE HOUSE WAS THEN REFINISHED WITH THE DRYVIT SYSTEM AND THIS INCLUDES
A 10 YEAR WARRANTY

EACH WINDOW, DOOR AND ANY OTHER OPENING WAS CAULKED TO
PREVENT ANY WATER PENETRATION

COMPETELY RENOVATED THE CRAWL SPACE
REMOVED ALL DEBRI AND DIRT INCLUDING THE OLD INSULATION
INSTALLED NEW GRAVEL AS NEEDED
REMOVED ALL OLD AC/HEAT DUCTS AND RETURN DUCTS AND REPLACED WITH NEW DUCTS
CLEANED INTERIOR OF HVAC UNIT (ONLY 4 YEARS OLD AND IN GREAT CONDITION)
INSTALLED NEW BEAM UNDER KITCHEN EXTENDING THE ENTIRE WIDTH OF THE HOUSE
INSTALLED SQUASH BLOCK IN CRAWL SPACE AS NEEDED
REINSUALTED THE ENTIRE CRAWLSPACE

INSTALLED A 15MIL VAPOR BARRIER TO CRAWLSPACE FLOOR (CRAWLSPACE HAD NO VAPOR BARRIER)

REPLACED SOFFIT AROUND FRONT ENTRANCE OF BARN
REPAIRED ROOF AREA AROUND THE FRONT ENTRANCE OF THE BARN

INSTALLED STEPS LEADING OFF OF BACK DECK
REPAINTED AND REFINISHED THE OPEN BACK DECK
REPLACED ANY WOOD AS NECESSARY

INTERIOR

REPLACED 7 NEW WINDOWS AS PER ABOVE
REPLACED 6 ARCHED WINDOW SACHS AS PER ABOVE
REPLACED 2 GLASS PANES AS PER ABOVE

INSTALLED 2 NEW CUSTOM BUILT-IN SHELVES BY GARAGE ENTRANCE
(MARVIN WINDOWS ADJACENT THE BUILT-INS ARE BRAND NEW)

FRONT BEDROOM
REMOVED CARPET AND INSTALLED NEW SLATE TILE
REPAINTED BEDROOM
(NEW MARVIN WINDOWS IN THIS ROOM AND BATHROOM)

FAMILY ROOM - REPAINTED

CLOSET OFF OF LAUNDRY AREA - ADDED BUILT IN SHELVES FOR
ADDITIONAL STORAGE

TRIMMED OUT BASEBOARD IN LAUNDRY AREA

KITCHEN – ADDED 4 RECESSED LIGHTS AROUND ISLAND

MASTER BEDROOM – MOVED TV AND ELCTRIC/CABLE TO CORNER
OF ROOM SO AS NOT TO BLOCK THE VIEW

STEPS AND UPSTAIRS HALLWAY - REPAINTED AREA

PURCHASED 14-16 NEW WINDOW GRILLS AND SCREENS

REPLACED WINDOW SILLS

REPLACED/REPAIRED WINDOW LOCK/LATCHES

**169 Muir Lane
Georgetown, Kentucky 40324**

Sellers expressly reserve and exclude the following items from the sale of the above-referenced property. This does not preclude them, however, from entertaining and/or accepting offers to purchase on these items, regardless of how or when an offer is made.

- POOL EQUIPMENT
- POOL FURNITURE - FRONTGATE FURNITURE AND FIREPIT
- UPSTAIRS WASHER/DRYER
- RESTORATION HARDWARE OUTDOOR PORCH TABLE AND 8 CHAIRS
- 2 CHAISE LOUNGES
- APPLE AIRPORT WIFI THROUGHOUT HOUSE AND BARN
- SONOS SYSTEM & COMPONENTS
- PRINTS IN BATHROOM AND STAIR HALLWAY
- BAR STOOLS IN KITCHEN
- TV'S

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

- 1. Residential purchases of new construction homes if a written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on 09/28/2018, and ending on 10/25/2019. (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 169 Muir Lane, Georgetown, KY 40324

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9).

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

Table with 5 columns: Question, N/A, YES, NO, UNKNOWN. Section 1: HOUSE SYSTEMS. Rows include Plumbing, Electrical system, Appliances, Floors and walls, Doors and windows, Ceiling and attic fans, Security system, Sump pump, Chimneys, fireplaces, inserts, Pool, hot tub, sauna, Sprinkler system, Heating, Cooling/air conditioning, Water heater.

Explain: WINDOWS DONE DURING EXTERIOR IMPROVEMENT

Table with 5 columns: Question, N/A, YES, NO, UNKNOWN. Section 2: FOUNDATION/STRUCTURE/BASEMENT. Rows include Any defects or problems, current or past, to the foundation or slab?; Any defects or problems, current or past, to the structure or exterior veneer?; Has the basement leaked at any time since you have owned or lived at the property?; When was the last time the basement leaked?; Have you ever had any repairs done to the basement?; If you have had basement leaks repaired, when was the repair performed?

Explain:

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

3. ROOF N/A YES NO UNKNOWN

- (a) Age of the roof covering? UNKNOWN
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....
 2. When was the last time the roof leaked? _____
- (c) 1. Have you ever had any repairs done to the roof?
 2. If you have ever had the roof repaired, when was the repair performed? _____
- (d) 1. Have you ever had the roof replaced?.....
 2. If you have had the roof replaced, when was the replacement performed? _____
- (e) If the roof presently leaks, how often does it leak? (e.g.. every time it rains, only after an extremely heavy rain, etc.) _____
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?
 2. If yes, when was the repair performed? _____
 Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

- (a) Any soil stability problems?.....
- (b) Has the property ever had a drainage, flooding, or grading problem?.....
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....
 If yes, what is the flood zone? _____
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?
 Explain: SMALL CREEK RUNS THROUGH PROPERTY

5. BOUNDARIES N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property?.....
 2. Are the boundaries marked in any way?.....
 3. Do you know the boundaries? If yes, provide description below.....
 Explain: _____
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
 Explain: _____

6. WATER N/A YES NO UNKNOWN

- (a) 1. Source of water supply CITY - GEORGETOWN MUNICIPALITY
 2. Are you aware of below normal water supply or water pressure?
- (b) Is there a water purification system or softener remaining with the house?.....
- (c) Has your water ever been tested? If yes, provide results below.....
 Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

- (a) Property is serviced by:
1. Category I. Public Municipal Treatment Facility.....
2. Category II. Private Treatment Facility.....
3. Category III. Subdivision Package Plant.....
4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")
5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system.....
7. Category VII. No Treatment/Unknown.....
 Name of Servicer (if known): _____
- (b) For properties with Category IV, V, or VI systems:
 Date of last inspection (sewer): _____
 Date of last inspection (septic): _____ Date last cleaned (septic): _____
- (c) Are you aware of any problems with the sewer system?.....
 Explain: _____

8. CONSTRUCTION/REMODELING N/A YES NO UNKNOWN

- (a) Have there been any additions, structural modifications, or other alterations made? N/A YES NO UNKNOWN
 (b) Were all necessary permits and government approvals obtained?..... N/A YES NO UNKNOWN
 Explain: _____

9. HOMEOWNER'S ASSOCIATION N/A YES NO UNKNOWN

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... N/A YES NO UNKNOWN
 2. If yes, what is the yearly assessment? \$ _____
 3. Homeowner's Association Name: _____
 HOA Primary Contact Name: _____
 HOA Primary Contact Phone No. _____
 (b) Are you aware of any condition that may result in an increase in taxes or assessments?..... N/A YES NO UNKNOWN
 (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?..... N/A YES NO UNKNOWN
 Explain: 1 PROPERTY LINE SHARES A FENCE LINE AND THEY MAINTAIN IT

10. MISCELLANEOUS N/A YES NO UNKNOWN


- (a) Was this house built before 1978? N/A YES NO UNKNOWN
 (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?..... N/A YES NO UNKNOWN
 (c) 1. Are you aware of any testing for radon gas?..... N/A YES NO UNKNOWN
 2. Results, if tested TESTED AUG 2018. RADON LEVEL 2.4
 (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... N/A YES NO UNKNOWN
 (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... N/A YES NO UNKNOWN

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?..... N/A YES NO UNKNOWN
 (g) Are you aware of any damage due to wood infestation?..... N/A YES NO UNKNOWN
 (h) 1. Has the house or other improvements ever been treated for wood infestation? N/A YES NO UNKNOWN
 2. If yes, when, by whom, and any warranties? _____

 (i) Are you aware of any existing or threatened legal action affecting this property?..... N/A YES NO UNKNOWN
 (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... N/A YES NO UNKNOWN
 (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... N/A YES NO UNKNOWN
 (l) Are you aware of any other conditions that are defective with regard to this property?..... N/A YES NO UNKNOWN
 (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? N/A YES NO UNKNOWN
 (n) Are there any warranties to be passed on?..... N/A YES NO UNKNOWN
 (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? N/A YES NO UNKNOWN
 If yes, please explain: _____
 (p) Are you aware of the existence of mold or other fungi on the property?..... N/A YES NO UNKNOWN
 (q) Has this house ever had pets living in it? N/A YES NO UNKNOWN
 If yes, Explain _____
 (r) Is the property in a historic district?..... N/A YES NO UNKNOWN

Initials (Seller)

 10/25/19
 Date/Time _____

Initials (Buyer) Date/Time _____

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Michael Gallagher
Seller
Date

dotloop verified
10/25/19 9:47 AM EDT
12RX-1SEF-YWED-DA4J

Seller
Date

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____

Date _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: _____
Date: _____

Seller: _____
Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: _____

Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer
Date

Buyer
Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

MG
10/25/19

Initials (Seller)

Date/Time _____

Initials (Buyer)

Date/Time _____

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is **not required** for:

1. Residential purchases of new construction homes if a written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on _____, and ending on _____.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 169 Muir Lane, Georgetown, KY 40324

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned 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. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Appliances.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain:

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? _____				
(e) Have you ever had any repairs done to the basement?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? _____				

Explain: _____

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

3. ROOF **N/A** **YES** **NO** **UNKNOWN**

- (a) Age of the roof covering? _____
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....
- 2. When was the last time the roof leaked? _____
- (c) 1. Have you ever had any repairs done to the roof?
- 2. If you have ever had the roof repaired, when was the repair performed? _____
- (d) 1. Have you ever had the roof replaced?.....
- 2. If you have had the roof replaced, when was the replacement performed? _____
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?
- 2. If yes, when was the repair performed? _____
- Explain: _____

4. LAND/DRAINAGE **N/A** **YES** **NO** **UNKNOWN**

- (a) Any soil stability problems?.....
- (b) Has the property ever had a drainage, flooding, or grading problem?.....
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....
- If yes, what is the flood zone? _____
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?
- Explain: _____

5. BOUNDARIES **N/A** **YES** **NO** **UNKNOWN**

- (a) 1. Have you ever received a staked or pinned survey of the property?.....
- 2. Are the boundaries marked in any way?.....
- 3. Do you know the boundaries? If yes, provide description below.....
- Explain: _____
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
- Explain: _____

6. WATER **N/A** **YES** **NO** **UNKNOWN**

- (a) 1. Source of water supply _____
- 2. Are you aware of below normal water supply or water pressure?
- (b) Is there a water purification system or softener remaining with the house?.....
- (c) Has your water ever been tested? If yes, provide results below.....
- Explain: _____

7. SEWER SYSTEM **N/A** **YES** **NO** **UNKNOWN**

- (a) Property is serviced by:
 - 1. Category I. Public Municipal Treatment Facility.....
 - 2. Category II. Private Treatment Facility.....
 - 3. Category III. Subdivision Package Plant.....
 - 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")
 - 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal
 - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system.....
 - 7. Category VII. No Treatment/Unknown.....
 Name of Servicer (if known): _____
- (b) For properties with Category IV, V, or VI systems:
 - Date of last inspection (sewer): _____
 - Date of last inspection (septic): _____ Date last cleaned (septic): _____
- (c) Are you aware of any problems with the sewer system?.....
- Explain: _____

Initials (Seller) Date/Time _____

Initials (Buyer) Date/Time _____

8. CONSTRUCTION/REMODELING N/A YES NO UNKNOWN

- (a) Have there been any additions, structural modifications, or other alterations made?
(b) Were all necessary permits and government approvals obtained?
Explain:

9. HOMEOWNER'S ASSOCIATION N/A YES NO UNKNOWN

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?
2. If yes, what is the yearly assessment?
3. Homeowner's Association Name:
HOA Primary Contact Name:
HOA Primary Contact Phone No.
(b) Are you aware of any condition that may result in an increase in taxes or assessments?
(c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?
Explain:

10. MISCELLANEOUS N/A YES NO UNKNOWN

- (a) Was this house built before 1978?
(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?
(c) 1. Are you aware of any testing for radon gas?
2. Results, if tested
(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?
(g) Are you aware of any damage due to wood infestation?
(h) 1. Has the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties?
(i) Are you aware of any existing or threatened legal action affecting this property?
(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?
(k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
(l) Are you aware of any other conditions that are defective with regard to this property?
(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?
(n) Are there any warranties to be passed on?
(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?
If yes, please explain:
(p) Are you aware of the existence of mold or other fungi on the property?
(q) Has this house ever had pets living in it?
If yes, Explain
(r) Is the property in a historic district?

Initials (Seller) [] Date/Time

Initials (Buyer) [] Date/Time

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller Date

Seller Date

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____

Date _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: *Kristen Gallagher* dotloop verified
10/25/19 1:54 PM EDT
FC2L-J86F-LQOE-E6GD
Date: _____

Seller: _____
Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: _____

Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer Date

Buyer Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) Date/Time _____

Initials (Buyer) Date/Time _____

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 169 Muir Lane, Georgetown, KY 40324

DATE: 10/25/2019

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARNS/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | Yes | No | Unknown |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 11. UTILITIES | | | |
| (a) Are you aware of the location of the following underground utilities? | | | |
| 1) Water lines | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Electric lines..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Natural Gas/Propane | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Telephone lines | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Septic/Field lines..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) If you answered yes to any of the above, can you furnish a diagram of same? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. MISCELLANEOUS | | | |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are you aware of any Radon test being performed on this property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any existing or threatened legal action affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there any assessments other than property assessments that apply to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>CALLAWAY PEST CONTROL</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (i) Are you aware of any underground storage tanks? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any dumps on the property, present or past? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are any sink holes being used as a dump? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Have you ever had a soil analysis done?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, by whom and when. | | | |
| (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. If the answer was "yes" to any of the above questions, please explain. | | | |

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

<i>Michael Gallagher</i>		
SELLER	DATE	TIME
SELLER	DATE	TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: DATE: 10/25/2019 TIME _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER	DATE	TIME
BUYER	DATE	TIME

If you have specific questions please consult an attorney.
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.