

Seldom Scene Farm 3605 Watts Ferry Road 272.69 Acres± | Woodford County \$3,335,000

Offered Exclusively By:

KIRKPATRICK & CO.

Zach Davis | Principal Broker +1 .859.576.8195 www.kirkfarms.com zach@kirkfarms.com





Seldom Scene Farm and its 273± acres (in three individual tracts!) epitomize Bluegrass tranquility. The current owners discovered the property when kayaking down the Kentucky River, admiring the serene, private scenery and verdant woods. They eventually purchased the land from descendants of the Watts family, members of whom were gifted with land grants even before Kentucky's statehood. So special is the setting that beloved painter Paul Sawyier immortalized the farm and its surroundings in his "Lover's Leap" and other works. National

Geographic showcased the farm & its descendants in its May 1974 edition feature on the Bluegrass.

The Kentucky River ambles aside the farm for 1.5 miles, a glistening backdrop to the three residences, horse and tobacco barns), dense woods, open fields, and trails. A well-maintained driveway leads to the picturesque main residence. The residence (c. 1992) is a light-filled homage to Kentucky craftmanship, constructed with Douglas fir and Western Red Cedar. The two-story residence boasts a dry stacked stone fireplace and a desirable first-floor primary suite.

A charmingly-restored, original c. 1812 cabin makes for a lovely guest cottage. With the farm's proximity to attractions like Woodford Reserve (4 miles), Castle & Key (6 miles), Buffalo Trace (13 miles), Buckley Wildlife Sanctuary (4 miles), Keeneland (18 miles), Kentucky's State Capitol (13 miles), the cabin presently serves as a coveted Airbnb. The cottage's door (sourced from the original log cabin's walls and floors) bids you welcome. The sunny spaces boast historic hand-hewn logs, as well as warm, modern-rustic details.

Another historic cabin has been converted for additional guest or employee housing. Two garages (one with an apartment & art studio) protect vehicles, farm equipment, & watercraft. A smartly-designed horse barn add 4 stalls and further storage, while two classic tobacco barns add 4 additional stalls and nod to the farm's agricultural heritage. Fenced paddocks provide equine utility.

Recreational opportunities abound for fishing (whether in the river or two ponds), hiking, sporting clays, hunting and boating. A wildlife observation tower allows breathtaking views. Much of the farm remains wooded, creating a haven for deer, wild turkeys, songbirds, foxes, coyotes, owls, wood ducks, bobcats, raccoons, & more. Several conservation projects have preserved native trees, as well as grasses and wildflowers. Seldom Scene has also been well-known for its cultivation of champion alpacas, and has been a successful home for horses, llamas, sheep and goats.

Some furnishings included with the sale, as well as the ability to transfer Airbnb business.

Call listing broker for details.













































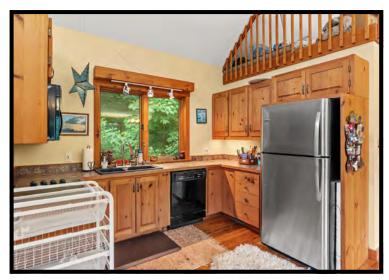










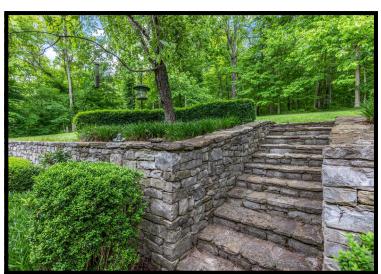






































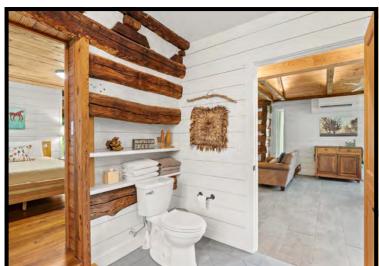






























































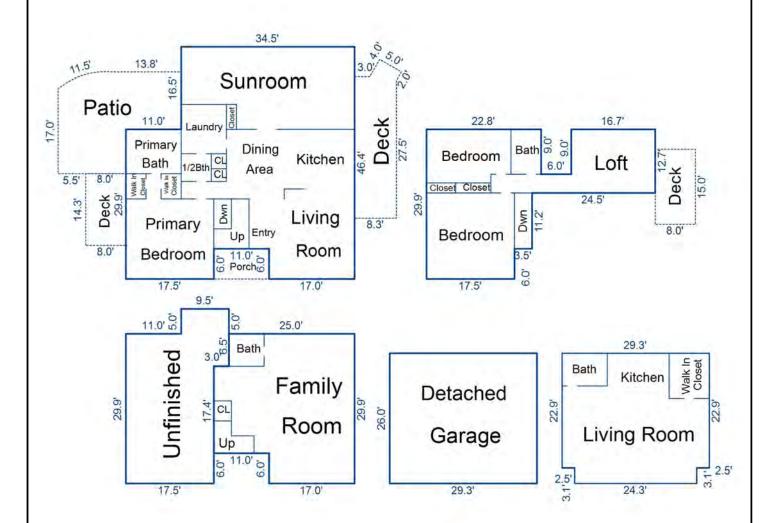


All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.

File No. 2022100

SKETCH ADDENDUM Intended User Property Address 3605 Watts Ferry Road City Versailles County Woodford State KY Zip Code 40383

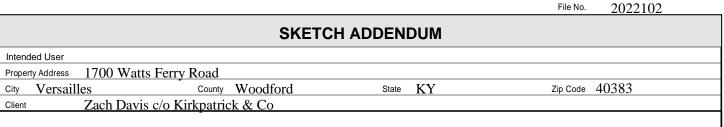
Client Zach Davis c/o Kirkpatrick & Co

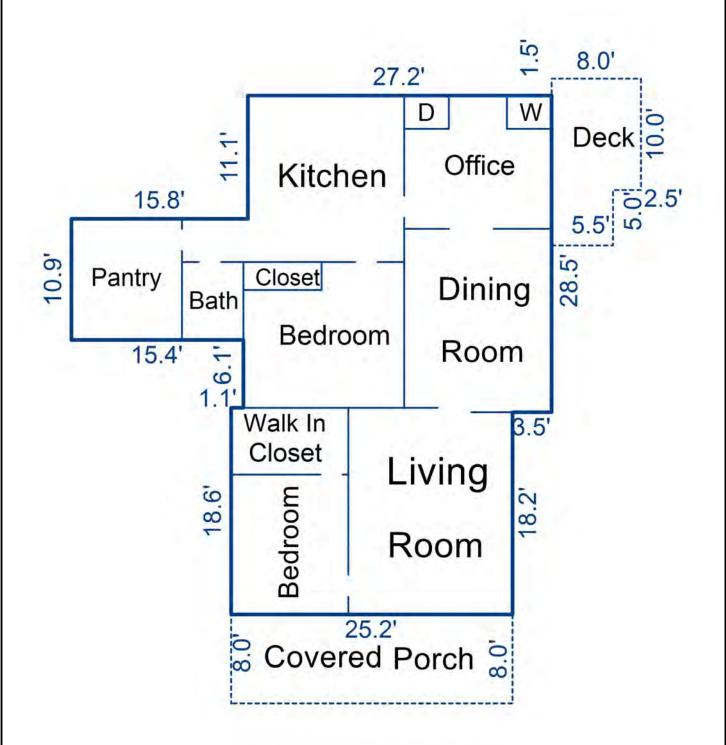


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669.2	=	23.9	X	28.0			864.0	168.8	864.0	1.0	Second floor	GLA2
569.2	=	16.5	×	34.5				110.8	590.3	1.0	Unfinished Base	BSMT
102.0	=	6.0	x	17.0			1342.0	115.8	751.7	1.0	Finished baseme	
523.3	=	17.5	X	29.9		Second floor	761.8	110.6	761.8	1.0	Garage	GAR
212.1	=	12.7	X	16.7			746.3	110.6	746.3	1.0	Garage apartme	OTH
41.8	=	3.7	×	11.3				34.0	66.0	1.0	Porch	P/P
39.2	=	3.5	×	11.2				44.6	114.4	1.0	Deck	
47.7	=	5.3	×	9.0				78.1	248.4	1.0	Deck	
								87.2	391.4	1.0	Patio	
							940.2	46.0	120.0	1.0	Deck	
2,728		(rounded)				9 total items	2,728	(rounded)			Net LIVABLE	

Shuck Appraisal Company

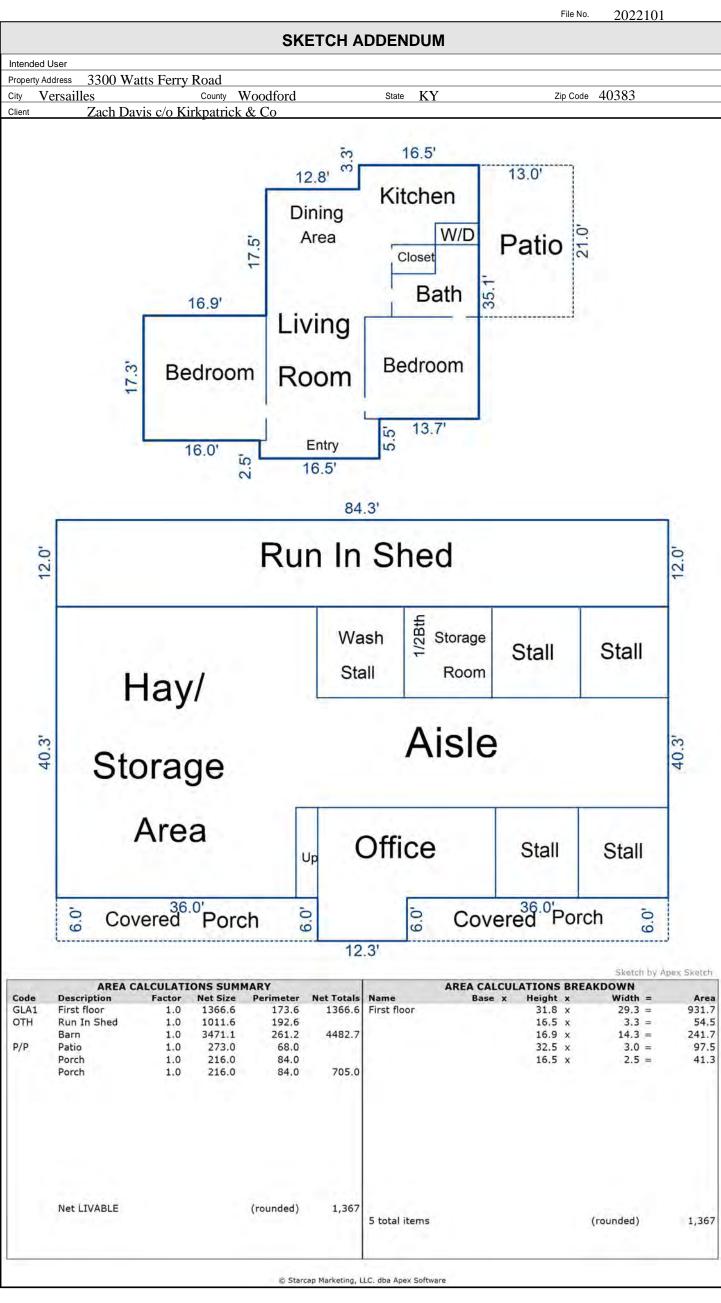


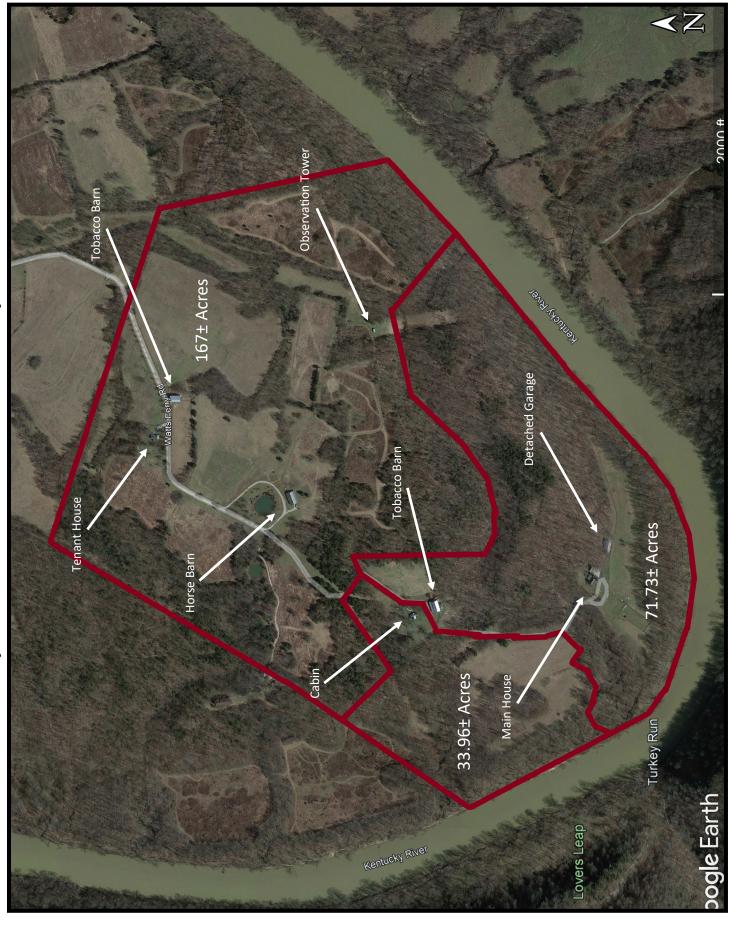


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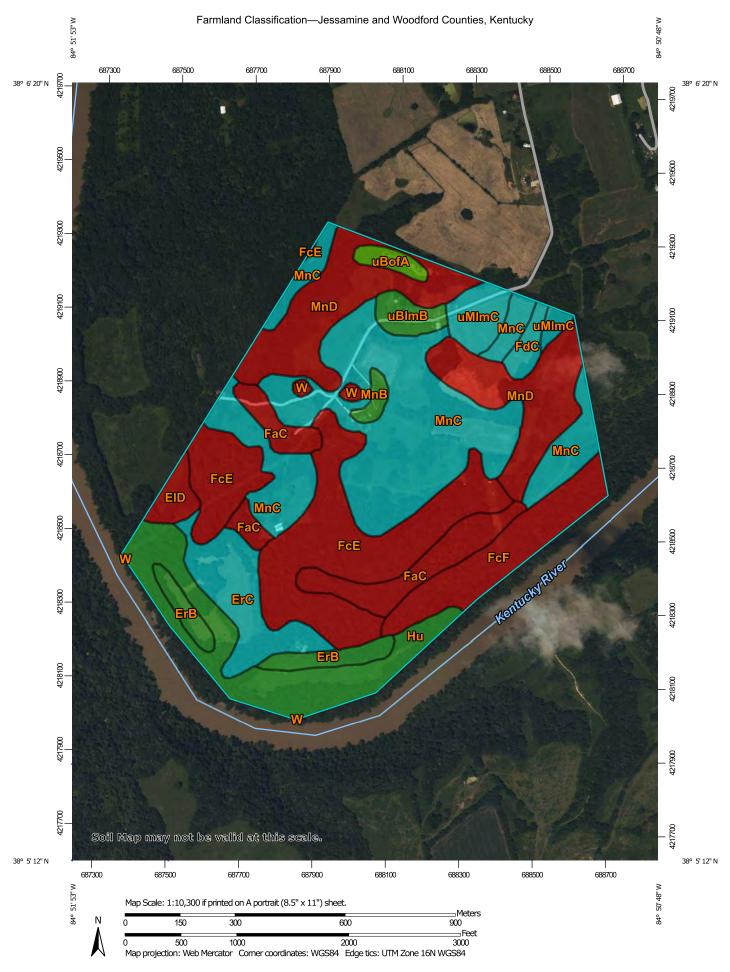
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Area	ith =	Width	x	Height	Base x	Name	Net Totals	Perimeter	Net Size	Factor	Description	Code
468.7	0.9 =	10.9	×	43.0		First floor	1409.1	181.6	1409.1	1.0	First floor	GLA1
301.9	1.1 =	11.1	x	27.2				46.0	107.5	1.0	Deck	P/P
179.4	5.5 =	6.5	X	27.6			309.1	66.4	201.6	1.0	Porch	
438.6	3.2 =	18.2	x	24.1			7.75					
20.5	1.1 =	1.1	×	18.6			7.1					
							1,409	(rounded)			Net LIVABLE	

Shuck Appraisal Company





Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.





subsoiled, completely importemoving the root inhibiting soil layer flood and the product of I (soil erodibility) x C (climate factor) does not exceed 60 and c Prime farmland if irrigated impois salts and sodium and reclaimed of excess salts and sodium framland of statewide importance framland of statewide from flooding or not from flooding or not frequently flooded during the growing season frequently flooded during the growing season and trequently flooded during from flooding or not frequently flooded during the growing season and trequently flooded during importance, if irrigated erodii importance, if irrigated factor factor in the growing season and the factor in frequently flooded flooded flooded factor in frequently flooded floode	importance, if drained and either protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if irrigated and drained Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooding or not frequently growing season Farmland of statewide	importance, if irrigated and reclaimed of excess salts and sodium Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if warm enough, and either	Soil Rati	importance Not rated or not available Soil Rating Points Not prime farmland All areas are prime	1	subsoiled, completely
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contrasting soils that could have been shown at a more detailed misunderstanding of the detail of mapping and accuracy of soil Enlargement of maps beyond the scale of mapping can cause line placement. The maps do not show the small areas of

Source of Map: Natural Resources Conservation Service

distance and area. A projection that preserves area, such as the Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts Albers equal-area conic projection, should be used if more

This product is generated from the USDA-NRCS certified data

Soil Survey Area: Jessamine and Woodford Counties, Kentucky

Survey Area Data: Version 17, Sep 8, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Date(s) aerial images were photographed: Jun 27, 2019—Sep 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EID	Elk silt loam, 12 to 20 percent slopes	Not prime farmland	3.8	1.4%
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	7.3	2.7%
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	Farmland of statewide importance	15.7	5.7%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	18.1	6.6%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	48.8	17.9%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	17.9	6.6%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.0	1.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	26.6	9.8%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.8	0.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	72.3	26.5%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	41.9	15.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.2	1.6%
uBofA	Boonesboro silt loam, 0 to 4 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	2.6	1.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	7.4	2.7%
W	Water	Not prime farmland	1.1	0.4%
Totals for Area of Inter	rest		272.4	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



NATIONAL GEOGRAPHIC

THE INCREDIBLE UNIVERSE KENNETH F. WEAVER, JAMES P. BLAIR 589 SEVEN MEN WHO SOLVED RIDDLES OF THE COSMOS JEAN-LEON HUENS 627

HORSE COUNTRY: KENTUCKY'S BLUEGRASS CHARLES McCARRY, J. BRUCE BAUMANN 634

SPECTACULAR TREASURES FROM A CHINESE TOMB CHINA PICTORIAL 660 AMIABLE AMSTERDAM WILLIAM DAVENPORT, ADAM WOOLFITT

A PACIFIC ISLAND AWAITS ITS MESSIAH KAL MULLER 706

BEAVERS - MASTER MECHANICS OF POND AND STREAM DES AND JEN BARTLETT 716

SEE "BUSHMEN OF THE KALAHARI" FRIDAY, MAY 17, ON ABC TV (page 732A)



"We live on God's time around here," says 85year-old tobacco farmer G. M. Watts, who disdains to set his watch by daylight saving time.

the Indian's arrow in his heart at the exact same instant. The two of them are buried in the same grave down around Harrodsburg. At least this is the legend I've always heard in my family."

In Woodford County, west of Lexington, where the Kentucky River elbows its way past limestone battlements and regiments of chestnuts, I called on a couple of Mr. Niles's contemporaries—G. M. Watts, 85 (left), and his 83-year-old brother, Bird. They live at the end of a grassy lane in a log house built by their grandfather in 1830 or thereabouts. They raise tobacco and a little corn, and sometimes drop a line into the cocoa depths of the river for channel catfish.

"I did some right smart fishing when I was a boy," said Bird Watts. "Catfish, big buffalo fish—all white, they were, and would go 35 to 40 pounds. But I haven't got the spare time I had back then."

The family has always owned the log house. "I guess maybe some of 'em sat right here and worried about the Shawnee," said G. M. Watts. Neither brother knows much about their forebears, though the family reaches back to pioneer times in only three long-lived generations. Those early Wattses moved in from Virginia. Some settled in Kentucky; others moved on west. "A lot of the family history got lost," Bird explained.

Kentucky, 15th state of the Union and first beyond the Alleghenies, was the place where the idea of the West began. But it was also the place where the cavalier culture of Virginia was transplanted and refined. The younger sons of patrician Virginia families, precluded from inheriting land by laws that settled a father's property on his eldest son, lost no time in reproducing the manor houses of their native state in the Bluegrass.

I had the good luck to be guided through some of these great houses by Richard and Patricia DeCamp of Lexington. Dick is executive director of the Bluegrass Trust for Historic Preservation, and Patricia is an enthusiastic partner in her husband's lifework of preserving the region's architectural treasure. I met the DeCamps on a Saturday morning in the flowering courtyard of the Hunt-Morgan House, ancestral home of the family that produced Gen. John Hunt Morgan, the heroic Confederate cavalry raider, and his nephew, Thomas Hunt Morgan, winner of a Nobel Prize in 1933 for his discoveries in genetics.

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

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 warranty is provided;
- 2. Sales of real estate at auction; or
- A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address		
3605 Watts Ferry Road Main Residence		
City	State	Zip
Frankfort	KY	40601

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) 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.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary. 1. PRELIMINARY DISCLOSURES N/A YES NO KNOWN Have you ever lived in the house? \checkmark List the date (month / year) you purchased the house. Bought the original farm Oct 1987 - main house built Nov. 1992 b. Do you own the property as (an) individual(s) or as representative(s) of a company? c. Explain: Individual To the best of your knowledge, has the house been used as a rental? ablaTo the best of your knowledge, has this house ever been vacant (not lived-in) for more than e. \square three (3) consecutive months? To the best of your knowledge, has this house ever been used for anything other than a f. \checkmark residence? Explain:

Page 1 of 5

KREC Form 402 12/2019 10:07 Seller Initials ED dotloop verified dotloop verified dotloop verified

05/13/2022 8:05pm Date/Time

05/14/2022 **Buyer Initials**

Date/Time

2 1	IOUSE SYSTEMS				
		7 N/A	VEC	NO	UI
	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO D	KNO
a. b.	Plumbing Electrical system	붐			
	Electrical system	旹	\square		
C.	Appliances				
d.	Ceiling and attic fans				<u>L</u>
e.	Security system		<u> </u>	\square	
f.	Sump pump		<u> </u>		
g.	Chimneys, fireplaces, inserts		_므		_[
h.	Pool, hot tub, sauna	\square	<u> </u>		_[
i.	Sprinkler system	$\overline{\square}$	<u> </u>		
j.	Heating system age of system: Nov. 2021		<u> </u>	abla	_[
k.	Cooling/air conditioning system age of system: Nov. 2021			abla	
I.	Water heater age of system: 2021			\checkmark	
Plea	ase explain any deficiencies noted in this Section: $\underline{ ext{All water lines in the main house were upgraded}}$	d to PEX	pipe.		
ppl	liances were replaced or upgraded as needed, washing machine replaced 5/03/2022				
					ı
_	SUILDING STRUCTURE	N/A	YES	NO	KN
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) The foundation or slab	<u> </u>	<u> </u>	\square	L
	2) The structure or exterior veneer		\checkmark		[
	3) The floors and walls			\checkmark	[
	4) The doors and windows		\checkmark		
b.	1) To the best of your knowledge, has the basement ever leaked?		\checkmark		[
	2) When was the last time the basement leaked? Spring 2021				
	3) Have you ever had any repairs done to the basement?			\checkmark	[
	4) If you have had basement leaks repaired, when was the repair done? Spring 2021, Back Cons				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extrem	ely hea	vy rain	, et
	Explain: Only leak is after a torrential downpour, slight wet spot in corner, we added a run off	pipe not	an issı	ie now	7.
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			\checkmark	
i.	Are you aware of any damage to wood due to moisture or rot?		\checkmark		
	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,				
J.	fungi, etc.)?			\checkmark	[
k.	Are you aware of any damage due to wood infestation?			\checkmark	[
	1) Has the house or any other improvement been treated for wood infestation?		$\overline{\mathbf{V}}$		
	2) If yes, by whom? Call away pest control - Wood Bees				
	3) Is there a warranty? No				
	·				
Plea	ase explain any deficiencies noted in this Section: $\overline{ ext{The front right corner had slight water In corner}}$	r, gutter	down	spot ne	eed
e rı	un off away from house. We have replaced windows with Pella windows., by Back Construction.				
gu	tter was leaking some Wood shingles on siding needed to be replaced, work done by Phase 4 con	structio	n.		
1 D	OOF	N/A	YES	NO	ı
					KN
a.	How old is the roof covering? (write the age of the roof if known) Replaced 2009	<u> </u>			<u>L</u>
b.	Has the roof leaked at any time since you have owned or lived at the property?			abla	L
	To the best of your knowledge, has the roof leaked at any time before you owned or lived at			\checkmark	[
c.	the property?				
	When was the last time the roof leaked? Never				
d.	When was the last time the roof leaked? Never				
d. e.	When was the last time the roof leaked? Never Have you ever had any repairs done to the roof? 2 of 5 PH MAH MAH		abla		

PROF	PERTY ADDRESS: 3605 Watts Ferry Road, Frankfort, KY 40601 Main Residence				
f.	Have you ever had the roof replaced?		\overline{V}		
	If so, when? 2009				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	lv heav	v rain. e	etc.)	
	Explain: Never have had a leak	,	, -	,	
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?	\checkmark	Ц	Ш	Ц
Plea	se explain any deficiencies noted in this Section: This year spring 2022, Back Construction replace	ed one s	shingle	that b	lew
off. T	his is the only issue ever.				
	,				
E 1/	AND / DRAINAGE	N/A	YES	NO	UN-
э. г.	Whether or not they have been corrected, state whether there have been problems affecting:	IV/A	ILJ	NO	KNOWN
и.	1) Soil stability	П	abla		
	2) Drainage, flooding, or grading	+			+
	3) Erosion		౼	abla	붐
	4) Outbuildings or unattached structures	╫	∺	\overline{V}	+
	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood	Ш		Y	
b.	insurance for federally backed mortgages?			\checkmark	
	If so, what is the flood zone?				
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
c.	this property?		\checkmark		
Plea	se explain any deficiencies noted in this Section: There are sink holes on the farm, all of Woodfor	d count	try is v	erv Kai	rst.
	e are two ponds, and the KY River and at least two springs on or adjoining this property.			01) 110.	
	OUNDARIES	N/A	VEC	NO	UN-
		IN/A	YES		KNOWN
a.	Have you ever had a staked or pinned survey of the property performed?	岩	\square		<u> </u>
b.	Are you in possession of a copy of any survey of the property?	+	<u> </u>	∺	+
C.	Are the boundaries marked in any way?	Ш	V	Ш	
	Explain: The original farm has not been surveyed, End of The World Farm has been surveyed.	_		_	_
d.	Do you know the boundaries?	Ш	\checkmark	Ш	
	Explain: The river on one side is a boundary, old fence lines, and last two sides were surveyed.	_	_		_
e.	Are there any encroachments or unrecorded easements relating to the property?		Ш	\checkmark	
7 \	Explain: VATER	N/A	YES	NO	UN-
	Source of water supply:	N/A	ILS	NO	KNOWN
<u>а.</u> b.	Are you aware of below normal water supply or water pressure?		[7]		
	Has your water ever been tested? If so, attach the results or explain.	+		+	+
C.	Explain: We are on a well that we had drilled. The water at the main house has sulfur, with is tr	eater h		re Wa	tor
Q CI	EWER SYSTEM	N/A	YES	NO	UN-
a.	Property is serviced by:	IV/A	ILJ	NO	KNOWN
u.	Category I: Public Municipal Treatment Facility	\neg	$\overline{}$	\checkmark	\neg
	Category II: Private Treatment Facility	∺	片		붐
	Category III: Subdivision Package Plant	- -	-		+
	<u> </u>	旹	旹		井
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	- -			屵
	5. Category V: Septic Tank with dianogral to an efficient multi-property cluster treatment system	- -			屵
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	- H	- H		屵
	7. Category VII: No Treatment/Unknown	Ш		\checkmark	
I.	Name of Servicer: Perry Septic Tank Service, all tanks pumped Fall 2021				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer): Fall 2021				
	Date of last inspection (septic): Date last cleaned (septic): Fall 2021				
C.	Are you aware of any problems with the sewer system?	Ш	Ц	\checkmark	⊔
Plea	se explain any deficiencies noted in this Section:				
Page	3 of 5 PH MAH				
_	05/13/22 05/14/22				
·IILC	Form 402 12/2019 10:03 eller Initials Date/Time Buyer Initials Date/Time				

1. C	ONSTRUCTION / REMODELING	N/A	YES	NO	UN
a.	Have there been any additions, structural modifications, or other alterations made?		<u> </u>		KNO
b.	If so, were all necessary permits and government approvals obtained?		$\overline{\mathbb{Z}}$		Ē
υ.	Explain: 2009 room addition		¥		
n	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UI
a.	1) Is the property subject to rules or regulations of a HOA?			<u> </u>	KNC
u.	2) If yes, what is the yearly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:				
o.	Is the property a condominium?		П	abla	Г
<i>J</i> .	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
с.	Are you aware of any condition that may result in an increase in taxes or assessments?			abla	[
ι.	Are any features of the property shared in common with adjoining landowners, such as walls,			V	
d.	fences, driveways, etc.?		\checkmark		[
e.	Are there any pet or rental restrictions?			abla	[
٠.	Explain: As with all rural farm land, there are common fence lines			<u> </u>	
	Explain. 13 with an Farar farm tand, there are common reflect mes				
1.	HAZARDOUS CONDITIONS	N/A	YES	NO	·
	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				KN
а.	abandoned wells on the property?			\checkmark	L
	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,				٠,
Э.	water contamination, asbestos, the use of urea formaldehyde, etc.)		Ш	\checkmark	L
	ry purchaser of any interest in residential real property on which a residential dwelling was built p n property may present exposure to lead from lead-based paint, which may cause certain health ris		L9/8 is		d th
ıcl			1978 is	abla	d th
ucl c.	n property may present exposure to lead from lead-based paint, which may cause certain health ris		1978 is		d th
ucl c. d.	n property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT	sks.		V	[
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d. ad ea isit e. f. pritisc	n property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie lith risks, including lung cancer. The Kentucky Department for Public Health recommends radon tes chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of metheten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR alose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	sks. Int quarting. Fo Amphet 47:200.	antities, r more	may prinform inform MUST e to pro NO	reseation

ROPERTY ADDRESS: 3605 Watts Ferry Roa Explain:						
e. Has this house ever been damaged by	fire or other disaste	r?		Н.	\square	-
Explain:			— <u></u> ∺	Η		누
f. Are you aware of the existence of mole		he property?	<u> </u>			늗
g. Has this house ever had pets living in i			Ц	\checkmark	Ц	
Explain: Two dogs presently, several y	, , , , , , , , , , , , , , , , , , , ,			_	\square	_
h. Is this house in a historic district or list	ted on any registry of	r nistoric piaces?	<u> </u>	VEC.		UN
3. ADDITIONAL INFORMATION to you know anything else about the prope	orty that that should	ha disclased to the Puwer?	N/A	YES	NO	KNOV
yes, please provide details in the space pro	•	•				
ar water does have sulfur, it is filtered and stem from Versailles Ky. They commercia	d has it removed by	a Ozone purification system main	tained by K	arsare	Water	
ne foundation is 12" poured concrete. Whe the field in front of house. The right from ack Construction check and put drain exte	en we built the hous n corner of basemer ension on gutter.	e we had a drainage popen aroun It has gotten slightly damp a few ti	d the exteri imes after h	or wall ieavy lo	l and d	rair n.
ost windows were replaced 2021 with Pell	la by Back Construc	tion.				
w roof was installed 2009. When we did a	a room addition. Th	e roof has never had a leak of any	kind.			
4. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify the provided and helief. I / we agree to imm					-	
As Seller(s) I / we hereby certify th nowledge and belief. I / we agree to imm					-	
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immedictoring.				vn to m	-	
As Seller(s) I / we hereby certify th nowledge and belief. I / we agree to imm o closing.	nediately notify Buye	er in writing of any changes that be		vn to m	ne / us	pri
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediately coloring. Eller Signature Paul Huber As Seller(s) I / we hereby certify the as completed this form with information	Date	Seller Signature X Melinda A Hiber Sate Agent, Sat my / our direction and request	ecome knov	Da	deteopological deteop	prid
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediately coloring. Eller Signature As Seller(s) I / we hereby certify the as completed this form with information the above-named agent harmless for any results.	Date Date delicop verified doll 222 1007 PM EDT CORU 2500H-WWY-AVIC DOLL 2500H-WWY-A	Seller Signature X Melinda A Huber Tate Agent, at my / our direction and request appear on this form, in accordance	ecome knov	Da Da (I (1 	ete dottop 131-640 print na gree to 0(9).	erified 8:21 AM N-UD2A-L
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KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

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 warranty is provided;
- 2. Sales of real estate at auction; or
- A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address			
2820 Watts Ferry Road			
City	State	Zip	
Frankfort	KY	40601	

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) 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.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.					
1. PI	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house?			\bigvee	
b.	List the date (month / year) you purchased the house. 1997				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: It is owned by End of the World Farm and S Corp.				
d.	To the best of your knowledge, has the house been used as a rental?		V		
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			abla	
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?			abla	
	Explain: Since the time we purchased the property we have only had two renters, current rente	r has be	een the	re 18 y	ears

Page 1 of 5

KREC Form 402 12/2019 10:08 SEIFET INITIALS ED dotloop verified dotloop verified dotloop verified

05/13/2022

Date/Time

Buyer Initials

Date/Time

2. H	OUSE SYSTEMS				
	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UI KNO
a.	Plumbing				E
b.	Electrical system			\checkmark	Ē
c.	Appliances		\checkmark		
d.	Ceiling and attic fans	\overline{V}			<u>-</u>
e.	Security system	$\overline{\square}$			Ī
f.	Sump pump	$\overline{\mathbf{V}}$			Ī
g.	Chimneys, fireplaces, inserts			$\overline{\mathbf{V}}$	<u>-</u>
<u>ь.</u> h.	Pool, hot tub, sauna				Ī
i.	Sprinkler system	\overline{V}			Ì
-:- i	Heating system age of system: Unknown		Ħ		[
k.	Cooling/air conditioning system age of system: Unknown	Ħ	H	\overline{V}	ᅣ
l.	Water heater age of system: Unknown	ᅟ			i
	ise explain any deficiencies noted in this Section:		V		
	se explain any deficiences noted in this section.				_
3. B	UILDING STRUCTURE	N/A	YES	NO	KN
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) The foundation or slab			\checkmark	[
	2) The structure or exterior veneer			\checkmark	[
	3) The floors and walls			\checkmark	[
	4) The doors and windows			\checkmark	
b.	1) To the best of your knowledge, has the basement ever leaked?	\checkmark			
	2) When was the last time the basement leaked? It has no basement				
	3) Have you ever had any repairs done to the basement?	\checkmark			
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extrem	ely hea	vy rain	, et
	Explain:				
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			\checkmark	[
i.	Are you aware of any damage to wood due to moisture or rot?			\checkmark	[
	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,				
J.	fungi, etc.)?			abla	[
k.	Are you aware of any damage due to wood infestation?				
	1) Has the house or any other improvement been treated for wood infestation?				[
	2) If yes, by whom?				
	3) Is there a warranty?				
N					
166	se explain any deficiencies noted in this Section:				_
4. R	OOF	N/A	YES	NO	KN
a.	How old is the roof covering? (write the age of the roof if known) 12 to 14 years old		\checkmark		
u.	Has the roof leaked at any time since you have owned or lived at the property?			abla	
b.	To the best of your knowledge, has the roof leaked at any time before you owned or lived at				
b.					
_	the property?				
b.					
b. c.	the property?				

PROF	PERTY ADDRESS: 2820 Watts Ferry Road, Frankfort, KY 40601				
f.	Have you ever had the roof replaced?		abla		
	If so, when? 13 to 14 years ago				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	v rain,	etc.)	
- 0	Explain:	,	, - ,		
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?		Ш	\checkmark	L
Plea	se explain any deficiencies noted in this Section:				
1 100	se explain any deficiences noted in this section.				
5. L/	AND / DRAINAGE	N/A	YES	NO	UN KNO
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) Soil stability			\checkmark	
	2) Drainage, flooding, or grading			\checkmark	
	3) Erosion		П	\checkmark	
	4) Outbuildings or unattached structures	Ħ	〒	$\overline{\mathbf{Q}}$	〒
	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				
b.	insurance for federally backed mortgages?			\checkmark	L
	If so, what is the flood zone?				
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
c.	this property?		\checkmark		
Plea	se explain any deficiencies noted in this Section: The house is fed by a spring that has never gone	dry in	the 25	years t	hat
We h	ave owned it.				
6. B	OUNDARIES	N/A	YES	NO	KNC
а.	Have you ever had a staked or pinned survey of the property performed?		abla		Γ
b.	Are you in possession of a copy of any survey of the property?	Ħ			5
C.	Are the boundaries marked in any way?	┪		Ħ	Ť
С.	Explain: 'KY River and old fences				
d.	Do you know the boundaries?		abla	П	_
u.	Explain: Walked and had it surveyed.	ш	¥.		
		П	П	abla	_
e.	Are there any encroachments or unrecorded easements relating to the property? Explain:			▼	
7. W	/ATER	N/A	YES	NO	KNO
a.	Source of water supply: Spring				
b.	Are you aware of below normal water supply or water pressure?			\checkmark	
c.	Has your water ever been tested? If so, attach the results or explain.				5
	Explain:				
8. S	EWER SYSTEM	N/A	YES	NO	KNC
a.	Property is serviced by:				
	Category I: Public Municipal Treatment Facility			\checkmark	
	2. Category II: Private Treatment Facility			\checkmark	[
	3. Category III: Subdivision Package Plant			\checkmark	Γ
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			$\overline{\square}$	Ī
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	Ħ			<u> </u>
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				ᅷ
		$\frac{H}{H}$	片		
	7. Category VII: No Treatment/Unknown			V	
L.	Name of Servicer: Perry septic service				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic): Fall 2021 Date last cleaned (septic):				
C.	Are you aware of any problems with the sewer system?			abla	
Plea	se explain any deficiencies noted in this Section:				
Page	3 of 5 PH MAH				
KREC	Form 402 12/2019 OS/14/22 Ostat/22 Date/Time Buyer Initials Date/Time	<u> </u>			
	actioop verified actioop verified Date/Time ,				

<u> </u>	ONSTRUCTION / PEMODELING	NI/A	YES	NO	UN
	ONSTRUCTION / REMODELING Have there been any additions, structural modifications, or other alterations made?	N/A	1123		KNO
a.	·				
b.	If so, were all necessary permits and government approvals obtained? Explain:	Y.			
n.	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UI
a.	1) Is the property subject to rules or regulations of a HOA?			<u> </u>	KNC
u.	2) If yes, what is the yearly assessment?			-	
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:				
b.	Is the property a condominium?			\checkmark	[
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c.	Are you aware of any condition that may result in an increase in taxes or assessments?			\checkmark	[
	Are any features of the property shared in common with adjoining landowners, such as walls,				
d.	fences, driveways, etc.?			\checkmark	[
e.	Are there any pet or rental restrictions?			\checkmark	[
	Explain:				
1.	HAZARDOUS CONDITIONS	N/A	YES	NO	KN
_	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or			\square	г
a.	abandoned wells on the property?			V	l
	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,			abla	r
h	·				
vei	water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built p		1978 is		
vei ucł	water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built per property may present exposure to lead from lead-based paint, which may cause certain health risk	rior to 1	— 1978 is		
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Explain:						
e. Has this house ever been damaged by f	fire or other disaste	r?	П	П		Г
Explain:						Ē
f. Are you aware of the existence of mold	d or other fungi on t	he property?			\checkmark	
g. Has this house ever had pets living in it		,				V
Explain:						
h. Is this house in a historic district or liste	ed on any registry o	f historic places?			\checkmark	
3. ADDITIONAL INFORMATION			N/A	YES	NO	UN KNOV
o you know anything else about the proper	•				abla	
yes, please provide details in the space pro	ovided, below. Atta	ch additional sheets, as necessary.				
nowledge and belief. I / we agree to imme		disclosed above is complete and accu		he best	t of my	/ 01
closing.	,	er in writing of any changes that beco	ome knov	wn to n	ne / us	
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eller Signature Paul Huber Paul Huber	Date dottop werlfed 65/39221008 PM EDT OGTF-8CEB-U7/NK-02PH. Date my / our Real Est provided by me / us	Seller Signature X Melindu A. Huber tate Agent, s at my / our direction and request.	I / we fu	D.	ate dottoo 05/14/ 65/ND- (print n gree to	p verified 22 8:22 AV QJGI-VJED-
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KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

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 warranty is provided;
- 2. Sales of real estate at auction; or
- A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address		
3300 Watts Ferry Road		
City	State	Zip
Frankfort	KY	40601

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) 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.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary. 1. PRELIMINARY DISCLOSURES N/A YES NO KNOWN \checkmark Have you ever lived in the house? \Box List the date (month / year) you purchased the house. Fall 1989 b. Do you own the property as (an) individual(s) or as representative(s) of a company? c. Explain: Individual To the best of your knowledge, has the house been used as a rental? lacksquareTo the best of your knowledge, has this house ever been vacant (not lived-in) for more than e. lacksquarethree (3) consecutive months? To the best of your knowledge, has this house ever been used for anything other than a f. \checkmark residence? Explain: This is Two log cabins, first was built approximately 1812. Many renovations over the years.

Page 1 of 5

KREC Form 402 12/2019 10:08 Seller Initials ED dotloop verified dotloop verified dotloop verified

05/13/2022

Date/Time

Buyer Initials

Date/Time

2. H	OUSE SYSTEMS				
	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	U KNC
a.	Plumbing			abla	
b.	Electrical system			\checkmark	Ī
c.	Appliances			\checkmark	[
d.	Ceiling and attic fans	$\overline{\mathbf{V}}$			Ī
e.	Security system	$\overline{\mathbf{V}}$			Ī
f.	Sump pump	$\overline{\mathbb{Z}}$			<u>.</u>
g.	Chimneys, fireplaces, inserts				<u>.</u>
<u>ь.</u> h.	Pool, hot tub, sauna]
i.	Sprinkler system	\overline{V}	ᆸ		i
<u>:-</u> i	Heating system age of system: 6 years		Ħ	Ħ	1
یں k.	Cooling/air conditioning system age of system: 6 years	Ħ	Ħ	d	<u>.</u> I
l.	Water heater age of system: 4 months	Ħ	ᅟ	∺	i
	se explain any deficiencies noted in this Section: We gutted and totally restored this cabin in 2016				
_					
	UILDING STRUCTURE	N/A	YES	NO	KN
a	Whether or not they have been corrected, state whether there have been problems affecting:				_
	1) The foundation or slab	<u> </u>	<u> </u>		
	2) The structure or exterior veneer				[
	3) The floors and walls				
	4) The doors and windows				
b.	1) To the best of your knowledge, has the basement ever leaked?	\checkmark	Ш	Ш	
	2) When was the last time the basement leaked? No basement			_	
	3) Have you ever had any repairs done to the basement?	\checkmark	Ш	Ш	<u> </u>
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extrem	ely hea	vy rain	ı, et
	Explain:	_	_		
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<u> </u>	- -		
i.	Are you aware of any damage to wood due to moisture or rot?	Ц	Ц	\checkmark	<u> </u>
j.	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,			\checkmark	[
	fungi, etc.)?		_		-
k.	Are you aware of any damage due to wood infestation?	- -			<u>L</u>
	1) Has the house or any other improvement been treated for wood infestation?		V		L
	2) If yes, by whom? Allrite Pest Control				
	3) Is there a warranty? No				
lea	se explain any deficiencies noted in this Section: This was a total renovation in 2016. Everything i	s new.			
. R	00F	N/A	YES	NO	KN
a.	How old is the roof covering? (write the age of the roof if known) 2016		\square		N
	Has the roof leaked at any time since you have owned or lived at the property?		Ī		İ
b.	To the best of your knowledge, has the roof leaked at any time before you owned or lived at				
b.				\checkmark	[
b. c.	the property?				
	the property? When was the last time the roof leaked? Never				
с.					

ROF	PERTY ADDRESS: 3300 Watts Ferry Road, Frankfort, KY 40601				
f.	Have you ever had the roof replaced?		\overline{V}		
	If so, when? 2016 total rebuild				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	v rain,	etc.)	
0	Explain: Never	,	, - ,		
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?		Ш	\checkmark	
Dloa	se explain any deficiencies noted in this Section:				
riea	se explain any deficiencies noted in this section.				
5. L/	AND / DRAINAGE	N/A	YES	NO	UN- KNOW
a.	Whether or not they have been corrected, state whether there have been problems affecting:				KNOW
	1) Soil stability			abla	Г
	2) Drainage, flooding, or grading	一一	一一	$\overline{\mathbf{Z}}$	〒
	3) Erosion	붐	붐		┾
		+	+		-
	4) Outbuildings or unattached structures	<u> </u>	Ш	\checkmark	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			\checkmark	
	insurance for federally backed mortgages?		'		
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			\checkmark	Г
	this property?				
Plea	se explain any deficiencies noted in this Section:				
6. B	OUNDARIES	N/A	YES	NO	KNOV
a.	Have you ever had a staked or pinned survey of the property performed?			\checkmark	
b.	Are you in possession of a copy of any survey of the property?			\checkmark	
c.	Are the boundaries marked in any way?		\checkmark		
	Explain: The Ky River and old fences				
d.	Do you know the boundaries?		abla		
	Explain: I have palled many tone in the past 35 years				
e.	Are there any encroachments or unrecorded easements relating to the property?	П	П	abla	Т
<u> </u>	Explain:				
7. W	/ATER	N/A	YES	NO	UN
a.	Source of water supply:				KIVO
b.	Are you aware of below normal water supply or water pressure?		\checkmark	П	Г
C.	Has your water ever been tested? If so, attach the results or explain.	Ħ	$\overline{\mathbb{Z}}$	∺	ᆍ
С.	Explain: Water is spring fed, tested by Woodford health department 2016 for use as B&B		<u> </u>		
Q CI	EWER SYSTEM	N/A	YES	NO	UN
	Property is serviced by:E	IV/A	113	110	KNO
a.	Category I: Public Municipal Treatment Facility			[7]	
		+	+		ᅷ
	2. Category II: Private Treatment Facility		-		<u></u>
	3. Category III: Subdivision Package Plant	ᆜ	<u> </u>	\square	<u> </u>
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	Ш	Ш	\checkmark	L
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		abla		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			\checkmark	
	7. Category VII: No Treatment/Unknown			\checkmark	
	Name of Servicer:	_	_	_	
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (sewer). Date of last inspection (septic): Fall 2021 Date last cleaned (septic): Fall 2021				
c.	Are you aware of any problems with the sewer system?			\square	_
	se explain any deficiencies noted in this Section: None	<u> </u>		¥.	
. 1Ca	Se explain any deficiences noted in this section. Hotel				—
Page	3 of 5 PH MaH				
KREC	Form 402 12/2019 OS/13/22 Osta/22 Date/Time Buyer Initials Date/Time	<u> </u>			
	aotioop verified Date/Time				

a.	ONSTRUCTION / DEMODELING	NI/A	VEC	NO	UI
	DNSTRUCTION / REMODELING Have there been any additions, structural modifications, or other alterations made?	N/A	YES	NO	KNO
		붐	$\overline{\mathbb{Z}}$	H	
b.	If so, were all necessary permits and government approvals obtained? Explain: Total remodel from ground up.		<u>V</u>		
Λ.	HOMEOWNER'S ASSOCIATION (HOA)	NI/A	VEC	NO	UI
	1) Is the property subject to rules or regulations of a HOA?	N/A	YES	NO_	KNO
a.	2) If yes, what is the yearly assessment?			¥	
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Name. HOA Primary Contact Phone No.:				
b.	Is the property a condominium?			abla	-
υ.	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
	Are you aware of any condition that may result in an increase in taxes or assessments?			abla	[
c.	Are any features of the property shared in common with adjoining landowners, such as walls,	ш		¥.	
d.	fences, driveways, etc.?			\checkmark	[
	Are there any pet or rental restrictions?	П		abla	[
е.	Explain:			Y	
	Expidiii.				
1 k	HAZARDOUS CONDITIONS	N/A	YES	NO	·
<u> </u>	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	11/7			KN
a.	abandoned wells on the property?			\checkmark	[
	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,				
b.	water contamination, asbestos, the use of urea formaldehyde, etc.)		Ш	\checkmark	L
Σ.	Was this house built before 1978?		\checkmark		[
<u>c.</u> d.	Are you aware of the existence of lead-based paint in or on this house?	- -			<u> </u>
	RADON DISCLOSURE REQUIREMENT				
ealt	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficien th risks, including lung cancer. The Kentucky Department for Public Health recommends radon test chfs.ky.gov and search "radon."	-			
e.	1) Are you aware of any testing for radon gas?			\checkmark	[
	2) If yes, what were the results?				[
r	1) Is there a radon mitigation system installed?			\overline{V}	Ī
f.	2) If yes, is it functioning properly?				Ī
т.					
pr ritt	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT operty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 ose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	17:200.	Failure	e to pr	ope
pr ritt iscl	operty owner who chooses NOT to decontaminate a property used in the production of methoden disclosure of methoden methoden contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 cose methoden methoden contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methoden methoden methoden methoden.				
pr ritt iscl	operty owner who chooses NOT to decontaminate a property used in the production of methoden disclosure of methoden methoden disclosure of methoden	17:200.	Failure	e to pr	ope [
pr ritt	operty owner who chooses NOT to decontaminate a property used in the production of methodesen disclosure of methodesen disclosure of methodesen disclosure of methodesen contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 cose methodesen methodesen contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methodesen methodesen professionally decontaminated from methodesen methodesen contamination?	17:200.	Failure	e to pr	ope]
pr ritt iscl g.	operty owner who chooses NOT to decontaminate a property used in the production of methoden disclosure disclosure of methoden disclosure disclosur	17:200.	Failure	e to pro	ope]]
prrittiisch	operty owner who chooses NOT to decontaminate a property used in the production of methatien disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 40 cose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: MISCELLANEOUS	17:200.	Failure The state of the state	e to pro	ope
prrittiisch	operty owner who chooses NOT to decontaminate a property used in the production of method sen disclosure of methodoxen disclosure of methodoxen disclosure of methodoxen disclosure of methodoxen methodoxen disclosure of methodoxen disclosure of methodoxen disclosure of methodoxen disclosure contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methodoxen methodoxen disclosure disclos	17:200.	Failure	e to pro	ope]]
pr ritt iscl g.	operty owner who chooses NOT to decontaminate a property used in the production of methode ten disclosure of methomphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 cose methomphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methomphetamine? 2) If no, has the property been professionally decontaminated from methomphetamine contamination? Explain: MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property	17:200.	Failure The state of the state	e to pro	ope
provrittiscleg.	operty owner who chooses NOT to decontaminate a property used in the production of methatien disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 ose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	N/A	Failure PES	e to pro	ope
provrittiscleg.	operty owner who chooses NOT to decontaminate a property used in the production of methode ten disclosure of methomphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 cose methomphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methomphetamine? 2) If no, has the property been professionally decontaminated from methomphetamine contamination? Explain: MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property	N/A	Failure PES	e to pro	ope

e. Has this house ever been damaged by fire or other disaster? Explain: f. Are you aware of the existence of mold or other fungi on the property? g. Has this house ever had pets living in it? Explain: dog only a few times with B&B h. Is this house in a historic district or listed on any registry of historic places? 13. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? If yes, please provide details in the space provided, below. Attach additional sheets, as necessary. his was a total reconstruction done in 2016. Everything was new, heated floors, in main living area. Used	
Explain: f. Are you aware of the existence of mold or other fungi on the property? g. Has this house ever had pets living in it? Explain: dog only a few times with B&B h. Is this house in a historic district or listed on any registry of historic places? 13. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.	
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h. Is this house in a historic district or listed on any registry of historic places? 13. ADDITIONAL INFORMATION 15. Oo you know anything else about the property that that should be disclosed to the Buyer? 16. Is this house in a historic district or listed on any registry of historic places? 17. Is this house in a historic district or listed on any registry of historic places? 18. ADDITIONAL INFORMATION 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 19. Is this house in a historic district or listed on any registry of historic places? 20. Is this house in a historic district or listed on any registry of historic places? 21. Is this house in a historic district or listed on any registry of historic places? 22. Is this house in a historic district or listed on any registry of historic places? 23. Is this house in a historic district or listed on any registry of historic places? 24. Is this house in a historic district or listed on any registry of historic places? 25. Is this historic district or listed on any registry of historic places? 26. Is this historic district or listed on any registry of h	/A YES NO KN
ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.	/A YES NO KN
Do you know anything else about the property that that should be disclosed to the Buyer? f yes, please provide details in the space provided, below. Attach additional sheets, as necessary.	
f yes, please provide details in the space provided, below. Attach additional sheets, as necessary.	
	ed as a full time B&B
4. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate the second	to the best of my / c
knowledge and belief. I/we agree to immediately notify Buyer in writing of any changes that become k	
o closing.	
Seller Signature Date Seller Signature	Date
Paul Huber dodoop weeting of 1972 2018 PM EDT 2018 PM EDT 2014 Huber X Melinda A. Huber	dotloop verifie 05/14/22 8:23 / LJ7L-RQ7B-BWI
	_
as completed this form with information provided by me / us at my / our direction and request. I / we he above-named agent harmless for any representations that appear on this form, in accordance with K	e further agree to ho KRS 324.360(9).
as completed this form with information provided by me / us at my / our direction and request. I / we he above-named agent harmless for any representations that appear on this form, in accordance with K eller Signature Date Seller Signature	e further agree to ho
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As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will eller Signature Date As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will eller Signature The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Broker / Agent Print Name Broker / Agent Signature X	e further agree to ho KRS 324.360(9). Date I so inform the Buye Date Date
As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will eller Signature As Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Proper	e further agree to ho KRS 324.360(9). Date I so inform the Buye Date Date
As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will seller Signature As Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Broker / Agent Print Name As a my / our direction and request. I / we had a many our direction and request. I / we had a many our direction and request. I / we had acknowledge with seller signature X The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Broker / Agent Signature X	e further agree to ho KRS 324.360(9). Date I so inform the Buye Date Date

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

	OPERTY ADDRESS: 1700, 3300, and 3605 Watts Ferry Road, Woodford County, Kentucky		ATE: 05/06/	/2022
Ple	ase answer all questions. Mark yes or no to all questions. If answer is yes, please exp			Halaaaaa
1.	MAIN RESIDENCE – HOUSE SYSTEMS	Yes	No	Unknown
١.	Are you aware of any problems affecting:			
	(a) Electrical wiring	П		
	(b) Air Conditioning	Ħ	 	
	(c) Plumbing/Septic	Ħ	\overline{V}	
	(d) Heating	Ħ	<u> </u>	
	(e) Pool/Hot tubs/Sauna	\forall	 	
	(f) Appliances		∺	Ħ
	(g) Doors and windows	Ħ	N N	→
2	MAIN RESIDENCE – FOUNDATION		<u>V</u>	
۷.	(a) Are you aware of any problems concerning the basement?	abla		
	(b) Are you aware of any problems concerning sliding, settling, movement			
	upheaval, or earth stability?		abla	
	(c) Are you aware of any defects or problems relating to the foundation?	ቯ	$\overline{\Delta}$	Ħ
3	MAIN RESIDENCE – ROOF			
٥.	(a) Has the roof ever leaked?			
	(b) Has the roof ever been repaired?	Ø	 	\overline{H}
	(c) Do you know of any problems with the roof	Ħ	∀	Ħ
4.	MAIN RESIDENCE – ALE/LEAD-BASED PAINT		<u></u>	
•••	(a) Was residence built before 1978?		abla	П
	(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 Acknowledgeme			
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
5.	DRAINAGE			
٥.	(a) Is this property located in a flood plain zone?		\checkmark	
	(b) Has the property ever had a drainage, flooding or grading problem?	币	\overline{V}	$\overline{}$
6.	BOUNDARIES			
٥.	(a) Have you ever had a survey of your property?	\checkmark		
	(b) Do you know the boundaries of your property?		$\overline{\Box}$	
	(c) Are the boundaries of your property marked in any way?	Ħ	\square	$\overline{\Box}$
	(d) Are you aware of any encroachments, recorded or unrecorded easements			—
	relating to this property?		\checkmark	
	(e) Is there any common fencing? If yes, explain any agreement and common			-
	maintenance	\checkmark		
	(f) Any improvements shared in common with adjoining or adjacent properties?		\overline{M}	
7.	HOMEOWNER'S ASSOCIATION			
	(a) Is the property subject to rules or regulations of any homeowner's association?	П	\checkmark	\Box
	If yes, please supply copy of rules and regulations.			
8.	WATER			
	(a) Are all the improvements connected to a public water system?		\checkmark	
	(b) IF NOT, please state your water sources and explain.			_
	(c) Has your water system ever gone dry? If yes, explain		\square	
	(d) Are you aware of any problems with your water lines and/or waterers?	П	\checkmark	
	(e) Is your water supply shared with anyone else?		\checkmark	
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?	Ш	$\overline{\mathbf{A}}$	
	(b) Were any auxiliary houses built before 1978?	\checkmark	\Box	Ш
	(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 Acknowledgeme	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
	EPA pamphlet "Protest 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?	\checkmark		Ш

FORM 035 Revised 8/06

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities? 1) Water lines		П	
2) Electric lines	Ħ	〒	Ħ
3) Natural Gas/Propane	N N		$\overline{\square}$
4) Telephone lines	abla		
5) Septic/Field lines	\checkmark		
(b) If you answered yes to any of the above, can you furnish a diagram of same?			
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos			
materials used in construction?(b) Do you know of any violations of local, state or federal government laws or		abla	11
regulations relating to this property?		abla	
(c) Are you aware of any Radon test being performed on this property?	믐	N N	一一
(d) Are you aware of any existing or threatened legal action affecting this property?	Ħ	Ħ	Ħ
(f) Are there any assessments other than property assessments that apply to this			
property?		abla	
(g) Are you aware of any damage due to wood infestation?	\checkmark		
(h) Have the house and/or other improvements ever been treated for wood		_	_
infestation? If yes, when and by whom? Allrite Pest Control (i) Are you aware of any underground storage tanks?		井	+
(i) Are you aware of any underground storage tanks?	$\perp \! \! \! \! \! \! \! \perp$	V	<u> </u>
(j) Are you aware of any past or present chemical contamination to the soil			
and/or water on this property?	품	 	+
(I) Are any sink holes being used as a dump?	$\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{$	 	++
(m) To your knowledge, has the property been used for anything besides	_—		
agricultural purposes?	\checkmark		
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?		abla	豆
(o) Have you ever had a soil analysis done?		\checkmark	
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?	\checkmark	Ш	Ш
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?		\square	
13. If the answer was "yes" to any of the above questions, please explain.		<u> </u>	-
The front right corner of hasement has slight leak on a few occasions during a torrential down	nnour aft	er installir	ng gutter
downspout We installed all underground waterlines, electric lines, and telephone lines, and	septic fie	ld and line	s. No wood
infestation at main house, only at the older two tobacco barns. The main house has never bee	n rented.	Cottage is	used as a
The front right corner of basement has slight leak on a few occasions during a torrential downspout We installed all underground waterlines, electric lines, and telephone lines, and infestation at main house, only at the older two tobacco barns. The main house has never bee Bed and Breakfast. Tenant house has had only two renters since we purchased it in 1997. In ray affect the desirability of this property, all of Woodford County is in a Karst geographic relationship.	erationsin	re are sink	holes on
rne property.			
http://planning.woodfordcountyky.com/Comprehensive%20Plan/2011_Plan/II%20%20Exist%2	20Cond%2	20&%20Bac	ekgrd.pddin
THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. T	HIS INFO)PMATION	ııs
PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INF			
BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.			
dottop verified			dotloop verified
Paul Huber OS/13/22 10:07 PM EDT ULZF, WTH-ZBGS-KAOF Melinda A. Huber			05/14/22 8:19 AM EDT /CQG-QC6M-VINQ-GJ15
SELLER DATE TIME SELLER	DAT	Ł	TIME
IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTI	ICE TO TI	HE BLIVER	ΤΗΔΤ ΤΗΕ
SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS		IL DOTER	IIIAI IIIL
BROKER/AGENT: DATE: 05/13/2022	TIM	1E 8:04pm	
1 (ME) ACKNOWLEDGE THAT I (ME) HAVE DESCRIPTED A CODY OF THE **CELLEDGE CENTER AS		LUCTORY	
I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PR	OPERTY	HISTORY"	· .
BUYER DATE TIME BUYER	DA	TF	IIME

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

FORM 035 Revised 8/06

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT

For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DA	TE: 05/13/2022	CONTRACT DATE:	CONTRACT # __
PROPERTY A	DDRESS: 1700, 3300,	and 3605 Watts Ferry Road, Woodfor	d County, Kentucky
Lead Warning	Statement		
exposure to lead fro permanent neurolog poses a particular ri based paint hazards	m lead-based paint that may rical damage, including learn sk to pregnant women The from risk assessments or ins	place young children at risk of developing lea ing disabilities, reduced intelligence quotient seller of any interest in residential real prope	s built prior to 1978 is notified that such property may present d poisoning. Lead poisoning in young children may produce, behavioral problems, and impaired memory. Lead poisoning also rty is required to provide the buyer with any information on leadhe buyer of any known lead-based paint hazards. A risk assessment
Seller's Disclosu			
PH MAH (a)		paint and/or lead-based paint hazards paint and/or paint hazards are present	
10:08 PM EDT 8:24 AM EDT dotloop verified dotloop verified	Known lead based	paint and/or paint nazards are present	in the housing. (explain).
	Seller has no know	ledge of lead-based paint and/or lead-l	pased paint hazards in the housing.
PH MAH (b)	Records and Reports a	vailable to the seller (check one below	y):
Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or			
	lead-based ha	zards in the housing (list documents b	elow):
	Seller has no repor	s or records pertaining to lead-based a	and/or lead-based paint hazards in the housing.
	knowledgment (Initial)	agains of all information listed above	
(c) Purchaser has received copies of all information listed above (d) Purchaser has received the pamphlet <i>Protect Your Family From Lead in Your Home</i>			
(e) Purchaser has (check one below):			
			as "Other Inspections". (See the offer to purchase
lead-ba		unity to conduct a risk assessment or in	nspection for the presence of lead-based paint and/or
	•		
		e seller of the seller's obligations unde	r 42 U.S.C. 4852d and is aware of his/her responsibility
Certification of	Accuracy		
	g parties have reviewed true and accurate.	the information above and certify, to t	he best of their knowledge, that the information they
Seller Paul Hube	dotloop 05/13/2 52DN-R	verified 1.00.08 PM EDT VVN-RUNV-QLAV Buyer	
Seller Melinda A.	Huber dottoop 05/14/2 22VN-4!	verified 8:24 AM EDT NN-BZBM-UUSF Buyer	
Agent Zach David	1 05/1	opp verified 3/22 6:16 AM EDT -SUE6-C93I-V31H Agent	