

1010 RILEY LANE

32 +/- Acres

Lawrenceburg, Anderson County, Kentucky



This recreational farm features a custom 4 bedroom, 2.5 bath brick home with in-ground pool; a 36' x 64' Walter building; lush, rolling fields suitable for cattle and hay; multiple stocked ponds; and plenty of frontage along Salt River!

Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

Main Floor



Beautiful all-brick home with custom coined edges.

Gorgeous entry with arched Palladium window and custom wooden door.

Great room with soaring ceiling, masonry fireplace, built-in wood bookcases, and wooden blinds.



Custom kitchen features alder wood cabinets and a center island work space.



Custom built-in desk and additional kitchen cabinets.



Formal dining room with hardwood floor and crown moulding.



Convenient half bath off the great room with crown moulding

Second Floor



Large bedroom features vaulted ceiling, Palladium window with great views. The master bath boasts a jetted tub for relaxing.

Large upstairs bedroom with wall-to-wall carpet.



Full bath located off the hallway.



Third large bedroom with bonus area.

Fabulous in-ground pool—
perfect for
outdoor entertaining.



Custom wooden deck with pergola.



Great outdoor space.

36' x 64' Walter storage building
with concrete floor
and insulated roof.



Perfect for equipment/vehicle storage



Wooden storage building



Custom dog kennels with extra high
V-mesh wire fencing.





Beautiful, private gently-rolling land that's perfect for the family who enjoys outdoor recreational activities—ponds, river frontage, woods, fields—this property has it all!
Additional acreage available!

20 minutes to Keeneland and just off the Bluegrass Parkway.

Offered Exclusively By

PRICE: \$499,000.



Agent:

**Mike Morrison
859-340-0302**

www.kyhorsefarms.com

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EdC	Eden silty clay loam, 6 to 15 percent slopes	Farmland of statewide importance	0.4	1.2%
EfE	Eden flaggy silty clay, 15 to 35 percent slopes	Not prime farmland	0.0	0.0%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	21.1	66.9%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.6	21.1%
W	Water	Not prime farmland	3.4	10.8%
Totals for Area of Interest			31.5	100.0%

PROPERTY ADDRESS: 1010 Riley Ln Lawrenceburg Ky

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: _____

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.

	N/A	YES	NO	UNKNOWN
1. HOUSE SYSTEMS				
Any past or current problems affecting:				
(a) Plumbing	—	—	✓	—
(b) Electrical system	—	—	✓	—
(c) Appliances	—	—	✓	—
(d) Floors and walls	—	—	✓	—
(e) Doors and windows	—	—	✓	—
(f) Ceiling and attic fans	—	—	✓	—
(g) Security system	—	—	✓	—
(h) Sump pump	✓	—	—	—
(i) Chimneys, fireplaces, inserts	—	—	—	—
(j) Pool, hot tub, sauna	—	—	—	—
(k) Sprinkler system	✓	—	—	—
(l) Heating	age 2yrs	—	✓	—
(m) Cooling/air conditioning	age 2yrs	—	✓	—
(n) Water heater	age 20yrs	—	✓	—
Explain: _____				
2. FOUNDATION/STRUCTURE/BASEMENT				
(a) Any defects or problems, current or past, to the foundation or slab?	—	—	✓	—
(b) Any defects or problems, current or past, to the structure or exterior veneer?	—	—	✓	—
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property?	—	—	✓	—
(d) When was the last time the basement leaked? <u>has not leaked</u>	—	—	✓	—
(e) Have you ever had any repairs done to the basement?	—	—	✓	—
(f) If you have had basement leaks repaired, when was the repair performed?	—	—	—	—
Explain: _____				

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- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) NA
- (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? 20yr
- (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? 25yr
- (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? 5yr
- (d) 1. Have you ever had the roof replaced? ✓
2. If you have had the roof replaced, when was the replacement performed? 5yr
- (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? 25yr
- 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 city
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: _____

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	N/A	YES	NO	UNKNOWN
8. CONSTRUCTION/REMODELING			<input checked="" type="checkbox"/>	
(a) Have there been any additions, structural modifications, or other alterations made?				
(b) Were all necessary permits and government approvals obtained?.....	<input checked="" type="checkbox"/>			
Explain: _____				
9. HOMEOWNER'S ASSOCIATION			<input checked="" type="checkbox"/>	
(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?.....			<input checked="" type="checkbox"/>	
(c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....			<input checked="" type="checkbox"/>	
Explain: _____				
10. MISCELLANEOUS			<input checked="" type="checkbox"/>	
(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?.....			<input checked="" type="checkbox"/>	
(c) 1. Are you aware of any testing for radon gas?.....			<input checked="" type="checkbox"/>	
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?.....			<input checked="" type="checkbox"/>	
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....			<input checked="" type="checkbox"/>	

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

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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 San Mouri Date 7-16-18 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: San Mouri Date 7-16-18

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

Seller: _____ Seller: _____
Date: _____ 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) SM Date/Time 7-15-18 6p Initials (Buyer) VRM Date/Time 7-15-18 6p Buyer Form M105 revised 3/2016 Page 4 of 4
Seller

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1010 Riley LN Lawrenceburg Ky 40342 DATE: 7-11-18
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:		<input checked="" type="checkbox"/>	
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. BARN/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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1) Water lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" 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?..... If yes, by whom and when.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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.

<u>Virginia Morris</u>	<u>7/11/2018</u>	<u>6⁰⁰</u>	<u>x Sam Morris</u>	<u>7-11-18</u>	<u>Gpm</u>
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: _____ TIME: _____

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

_____ BUYER	_____ DATE	_____ TIME	_____ BUYER	_____ DATE	_____ TIME
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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.