

687 KIDDS MILL ROAD

Versailles, Woodford County, Kentucky
45 +/- Acres



ROSE HILL
The Thomas Lyne House

Offered Exclusively By



www.kyhorsefarms.com

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





General Description

The Thomas Lyne House is a two story, Federal-style brick home with 3,600 +/- square feet comprised of three bedrooms, three baths, majestic entry foyer, parlor, formal dining room, family room, large kitchen, and an extensive porch. Exterior features include a guest cottage, 8 bent tobacco barn, log corn crib, and stone structure that houses the remote boiler system. Within the 45 acres, there is an exquisite mix of rolling pasture, scattered woods, and meticulously-maintained gardens.

The house is featured on both the National Register of Historic Places and the Kentucky Historic Register. On the National Register application, the Kentucky Heritage Commission notes that “the unique and exuberant interior woodwork is of outstanding design and craftsmanship unequalled for its period within the state.”

The home was built by a wealthy Virginia plantation owner and his wife after purchasing the property in 1809. The façade of the house uses a Flemish Bond brick pattern and the remaining exterior walls feature a five course American Bond pattern. All bricks were made on the property by Louisville Firebrick Company and the two large original firebrick markers with the company name will remain with the home. Many of the bricks are stamped “LFB” and labeled as either “Standard” or “Kaintuck”.



General Description (continued)



The Federal entrance is especially elegant with an all-lead glass fan light, arched porch ceiling with original square posts, and beautifully carved embellishments. Above the doors and fan light there is a very formal hand-carved rope along with hand-carved oak leaves. The cut limestone used to support the front porch and front wall of the foundation is smoothly dressed for a more elegant appearance—not commonly found on such homes. Most of the shutters on the house are the original cedar shutters, each of which is

marked with Roman numerals that match the inside window casing. The expansive L-shaped back porch is framed by rustic columns which still contain the original wooden pins that hold the railing.



All floors in the house are 1 3/4" ash except the kitchen which is a combination of ash and pine. Except for the upstairs dormer rooms, the home also retains almost all of the original horse hair plaster and ceilings are between ten and eleven feet tall. There are seven original fireplaces, four of which have remote-controlled propane gas logs.

The house remained in the family lineage but fell into disrepair until it was purchased in 1986 and restoration work began. This home has been meticulously restored to its original colors and unique faux painting has been uncovered and reproduced throughout the house. The heating, plumbing, electrical, and air conditioning were all installed during the restoration process and the roof was recently replaced by the previous owners using the highest quality shingles and copper flashing. The heat is hot water baseboard, which is piped underground from the stone building that houses the wood or fuel oil boiler. Inside the boiler building there are electrical connections for a fuel powered generator in case of any power failure.

Entry Foyer

The entry foyer features intricate carvings of four leaf clovers over every window and door. An especially ornate carving graces the front stairway. Faux painting on the stair risers, railing, and posts greets visitors as they enter this magnificent home. The entry foyer, landing, and second floor balcony depict reproductions of the original painted floor cloths, typical of the time period. The landing offers a magnificent view of the downstairs floor cloths. The foyer also has double doors that lead from the front porch to the large back porch—creating a cooling breezeway in the center of the home.



Formal Parlor

The formal parlor is absolutely breath-taking! When most people see it for the first time, they are awestruck. This room is truly the “showcase” room and is one of the key reasons the home is on the Historic Registry. From the outside, such exquisite attention to detail would not be expected in such a rural setting, but it is the most ornate room any historian has seen in a house located in a country setting.



At the time it was built, an itinerant woodcutter lived at the home for two years while he carved all the decorative woodwork in the house. The woodwork is carved from cedar that was likely harvested from the property and the intricacy of the work is unsurpassed.

The fireplace exhibits a mantel with hand-molded rope carvings with an exquisite ornate flower center. Graceful, fluted arches flank each side of the fireplace. At the center of each arch is a sunflower with individually carved petals and a rose that extends from the sunflower that's detailed down to the stamen. Above every window and door are two dogwood blossoms with the same intricate detail as the other woodwork. The baseboard in the room has been painted with two colors and, along with the chair rail, demonstrates the intricate rope carving.



Formal Dining Room



This is the second most stunning room in the house with vibrant yellow wood-work trimmed in red. The mantel has unusual, ornate elliptical-shaped columns and historically documented wallpaper from the 1800-1820's has been reproduced around the border of the room.

The pièce de résistance of this room is a whole wall depicting Niagara Falls, one of Zuber's six scenes of America.



Keeping Room

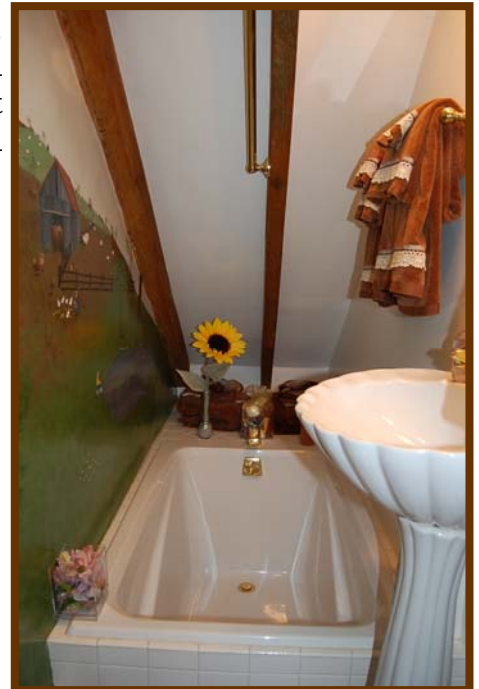
Featuring an original fireplace that has been updated with thermostatically-controlled propane gas logs, the keeping room hosts a cozy atmosphere in which to relax. The two sets of press doors expose the original green, red, and blue faux painting and the door to the dining room reveals original yellow and green paints.



One set of the press doors was opened to the kitchen shortly after the Civil War, and the second press doors contain the original pass-through from the kitchen. On the risers of the stairs leading up to the dormer bedroom, there are extremely unusual faux paintings that have been protected with plexi-glass.

Main Level Bath

The downstairs bath is uniquely situated under the front, central staircase with exposed, original beams. The bath has a sunken tub and a meticulously-detailed folk art mural depicting the property as it may have appeared in its early days.



Kitchen

The focal point of the kitchen is the large stone cooking fireplace—complete with its original crane and two sets of remote-controlled gas logs. Two presses flank the fireplace and house the washer and dryer on one side and large pantry on the other. The countertop is solid two-inch curly maple and all cabinets have been custom-painted to remain in keeping with the rest of the house.



The appliances include a Jenn-Air cooktop, dishwasher, large refrigerator with ice maker and water dispenser, Blanco sink with Kohler brushed copper fixtures, and premium Kitchen-Aid convection oven with upper microwave.



The kitchen is accented with a floor cloth appropriate to the time period and also contains the original pass-through, which was used to serve meals.

Two Front Bedrooms (Second Floor)

The two front rooms both feature press doors and the reproduction of the original bright colors and unusual faux painting seen throughout the house. One bedroom is adorned in blue and yellow while the other is blue and green. Both have mantels with the same ornate rope carvings seen in the parlor. A full bath and closet have been added to the blue and yellow bedroom.



Dormer Rooms

Originally separated from the rest of the upstairs sleeping quarters, this section of the house has been opened to the adjoining room and also contains the stairway to the keeping room. The back dormer room served as traveler's quarters and still has the original wrought iron chain and hasp that was used to lock unknown travelers in during the night.



The back of the traveler's room has been retro-fitted to house the upstairs bath. The woodwork exhibits circular blue faux painting style.

The upstairs bath was added to the back portion of the traveler's quarters so as to be as unobtrusive to the architecture as possible. It is cozy and private for relaxing in the jetted tub.

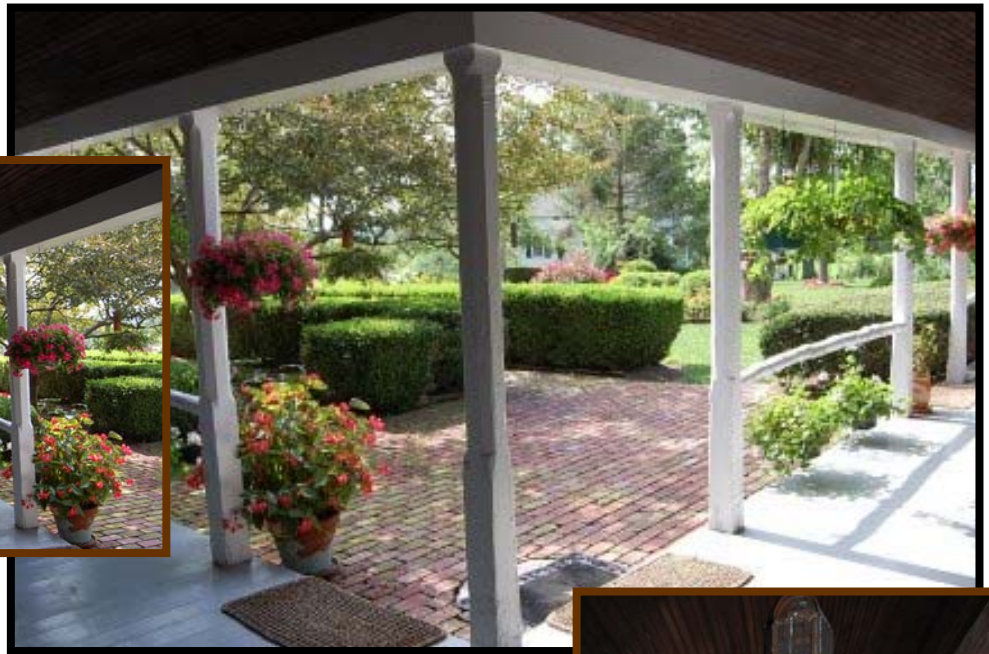


Guest Cottage

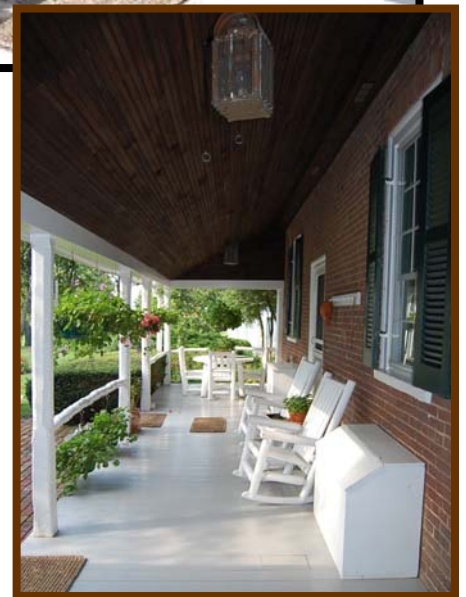
Built in 1979, the efficiency cottage was the last structure built by the family blood line and was lived in by the owner after the house fell into disrepair. It has a private back porch that faces away from the main house toward a tranquil view of the pasture. A separate parking space off the farm's private road and adjacent to the home helps to give the cottage the feeling of separation, even though it's only a few steps away from the main house.



Back L-shaped porch

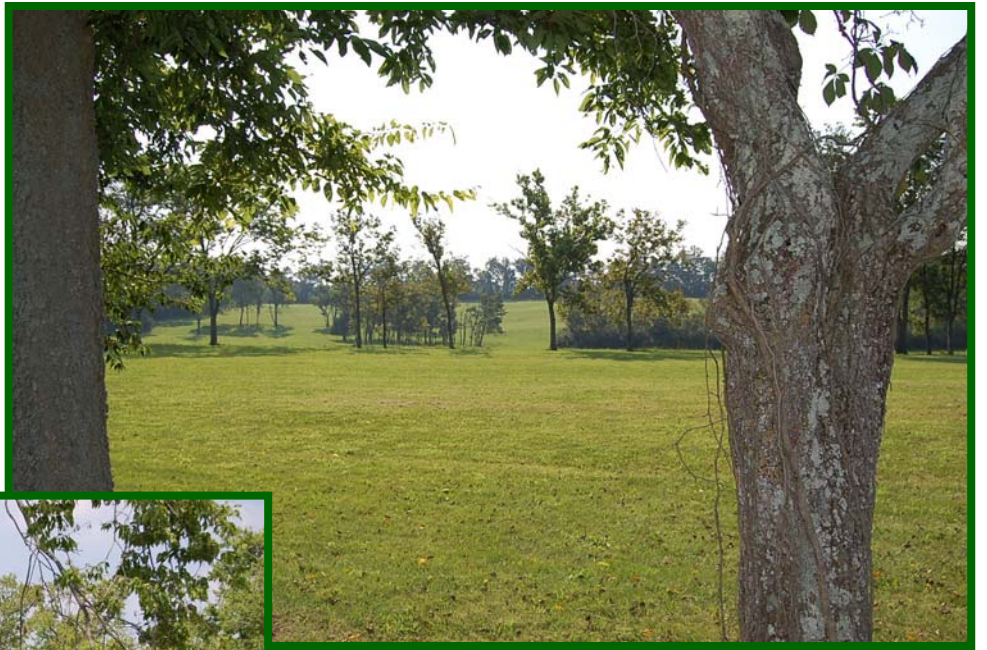


Grounds and Gardens



Eight bent tobacco barn.







Boiler house



History¹

History of the property can be traced back as far as 1795 when William and Ann Jackson willed the land to their son John. In September, 1806, John and his wife Alice deeded the land to Thomas Helm. Thomas and his wife Elizabeth conveyed the land to Robert Chambers in April, 1809, who deeded the property to Thomas Lyne and his wife Mary Ann in August of that same year.

Thomas and Mary completed construction of the home in 1815 where they raised eleven children. For more than a century and a half, the property remained within the Lyne lineage but fell into disrepair in the mid-twentieth century. In 1986, the vacant property was purchased by Ken and Marcella Baker who began the historic renovations seen today.



From 1791 until 1806, the property served as the home of the Clear Creek Presbyterian Church under Reverend James Blythe. Pastor Blythe went on to become President of Hanover College in Indiana and also served as acting President of Transylvania University. He was the first Kentucky preacher to receive the honorary degree of Doctor of Divinity.

Other members of the church included: James Crawford and Shamuel Shannon, both graduates from Princeton under John Witherspoon, the only preacher to sign the Declaration of Independence. Member Robert Patterson was one of the founders of both Lexington, Kentucky, and Cincinnati, Ohio. Malcolm Worley was a member of the first Synod of Kentucky.

On the west side of the house, just outside the kitchen window is a fifty-six foot hand-dug well, fed by an unfailing spring. The well, with its limestone-laid walls, was installed in 1791 for the use of a log cabin church located on the front lawn. The previous owners installed an electric pumping system from the well which could be used as an excellent watering system for the gardens and livestock.



Each time digging has been performed, many artifacts have been found that cover a span of many years. There are also several copies of letters, now located in the University of Kentucky special library, University of Notre Dame, and the John Hunt Morgan house, from Confederate soldiers in a Union prison camp to Nancy “Nanny” Lyne, a granddaughter of Thomas and Mary Lyne.

¹Presbyterianism in Versailles and Woodford County, Kentucky 1784-1963 by Rev. Robert Stuart Sanders, D.D.

Location

The Thomas Lyne house holds court on 45 beautifully landscaped and pastured acres near Lexington, Kentucky, the Horse Capital of the World. The property is situated on a very tranquil and private dead-end road, yet is convenient to many nearby amenities.

- 15 minutes to historic downtown Versailles, the county seat.
- 15 minutes to the Bluegrass Airport and Keeneland race track.
- 10 minutes to Bellerive shopping center with a new Kroger grocery store.
- 5 minutes to the small, historic town of Keene with general store and post office.
- 15 minutes to Palomar Center with a recently opened Wal-Mart food center, Urban Active Fitness, banks, hardware store, and restaurants.

Restoration

The restoration process was performed with patience, time, and extensive research and consultation to ensure complete accuracy. The attention to detail can only be found in the most professional restoration. All the original and faux painting was uncovered with extreme care. In some places where not enough paint could be uncovered, it was reproduced by professional historians to remain accurate. Each room has a rectangular area on the chair rail that is covered with plexi-glass to expose the original paint.

Many historians have visited the home since the restoration including well-recognized authors of Kentucky architecture, museum curators, and members of the Historic Hermitage Commission. All have agreed that the quality of restoration is better than most museums in the country. This home is truly like going back 200 years into history.



General Information

- Formal living room with fireplace (gas logs).
- Formal dining room with fireplace.
- Keeping room (family room) with fireplace and gas logs.
- Kitchen with large fireplace and two sets of gas logs.
- Three bedrooms.
- Two baths.
- 4,000 +/- square feet.
- 45 +/- acres per deed.
- Range, dishwasher, and refrigerator included in sale.
- Window treatment included.
- County water and septic system plus well water.
- Hot water heat.
- Central air for kitchen, keeping room, and upstairs bath and bedroom.
- Eight bent tobacco barn.
- Two unfinished cellar areas (original to house).
- Tree house.



A special
thank-you to
Jessica
Turner for
providing the
historical
background.



Offered Exclusively By

Bill G. Bell
(859) 621-0607



\$815,000.

www.kyhorsefarms.com

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Scale
1 inch equals 333 feet

8



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.9	8.7%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	6.1	13.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	18.7	41.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	13.8	30.8%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.2	4.8%
Totals for Area of Interest			44.7	100.0%



PROPERTY ADDRESS: 687 Kidds Mill Road, Versailles, KY 40383

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 03/16/2016, and ending on 5-24-18.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 687 Kidds Mill Road, Versailles, KY 40383

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

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

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

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

1. HOUSE SYSTEMS		N/A	YES	NO	UNKNOWN
Any past or current problems affecting:					
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heatingage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioningage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heaterage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <input type="text"/>					
2. FOUNDATION/STRUCTURE/BASEMENT					
N/A YES NO UNKNOWN					
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <input type="text"/>					
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) When was the last time the basement leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <input type="text"/>					

Initials (Seller) JJS Date/Time 5-24-18 Initials (Buyer) Date/Time Form M105 revised 3/2016 Page 1 of 4

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? _____

3. ROOF N/A YES NO UNKNOWN

(a) Age of the roof covering? unknown

(b) 1. Has the roof leaked at any time since you have owned or lived at the property? _____

2. When was the last time the roof leaked? _____

(c) 1. Have you ever had any repairs done to the roof? _____

2. If you have ever had the roof repaired, when was the repair performed? _____

(d) 1. Have you ever had the roof replaced? _____

2. If you have had the roof replaced, when was the replacement performed? _____

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? _____

2. If yes, when was the repair performed? _____

Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

(a) Any soil stability problems? _____

(b) Has the property ever had a drainage, flooding, or grading problem? _____

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? _____

If yes, what is the flood zone? _____

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? _____

Explain: _____

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: marked by road fence, and tree lines

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? _____

Explain: _____

6. WATER N/A YES NO UNKNOWN

(a) 1. Source of water supply _____

2. Are you aware of below normal water supply or water pressure? _____

(b) Is there a water purification system or softener remaining with the house? _____

(c) Has your water ever been tested? If yes, provide results below. _____

Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility. _____

2. Category II. Private Treatment Facility. _____

3. Category III. Subdivision Package Plant. _____

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") _____

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal _____

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster _____

treatment system. _____

7. Category VII. No Treatment/Unknown. _____

Name of Servicer (if known): _____

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): _____

Date of last inspection (septic): _____ Date last cleaned (septic): _____

(c) Are you aware of any problems with the sewer system? _____

Explain: _____

Initials (Seller)

SPB

Date/Time 5-24-18

8 am

Initials (Buyer)

Date/Time _____

Form M105 revised 3/2016

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8.	CONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOWN
(a)	Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: <u>bathrooms remodelled by previous owner</u>				
9.	HOMEOWNER'S ASSOCIATION	N/A	YES	NO	UNKNOWN
(a)	1. Is the property subject to rules or regulations of a homeowner's association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Explain: _____				
10.	MISCELLANEOUS	N/A	YES	NO	UNKNOWN
(a)	Was this house built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	1. Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? <u>working well on property</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h)	1. Has the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j)	Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k)	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Are you aware of any other conditions that are defective with regard to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m)	Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n)	Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o)	Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If yes, please explain: _____				
(p)	Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q)	Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If yes, Explain _____				
(r)	Is the property in a historic district? <u>on historic register</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initials (Seller) DS

Date/Time 5-24-18 8 am

Initials (Buyer)

Date/Time

PROPERTY ADDRESS: 687 Kidds Mill Road, Versailles, KY 40383

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.

James B. Leary VP Centre 5-24-8
Seller Date

Seller Date

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

Seller:
Date: _____

Date: _____

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

Seller:
Date: _____

Seller:
Date: _____

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

Broker/Real estate agent: _____

Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer Date

Buyer Date

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

Initials (Seller)
Date/Time _____

Initials (Buyer)
Date/Time _____

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 DATE: 05/15/2018 CONTRACT DATE: CONTRACT #

PROPERTY ADDRESS: 687 Kidds Mill Rd, Versailles, KY 40383

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

<input checked="" type="checkbox"/>	(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
<input type="checkbox"/>	Known lead-based paint and/or paint hazards are present in the housing. (explain):
<input checked="" type="checkbox"/>	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
<input checked="" type="checkbox"/>	(b) Records and Reports available to the seller (check one below):
<input type="checkbox"/>	Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):
<input checked="" type="checkbox"/>	Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

<input type="checkbox"/>	(c) Purchaser has received copies of all information listed above
<input type="checkbox"/>	(d) Purchaser has received the pamphlet <i>Protect Your Family From Lead in Your Home</i>
<input type="checkbox"/>	(e) Purchaser has (check one below):
<input type="checkbox"/>	Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
<input type="checkbox"/>	Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

<input checked="" type="checkbox"/>	(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
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Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	<u>James P. Leach, Centre College</u>	Buyer	
Seller		Buyer	
Agent	<u>12/1/2018 5/14/18</u>	Agent	