

4109 DELANEY FERRY

Versailles, Woodford County, Kentucky

75 +/- Acres

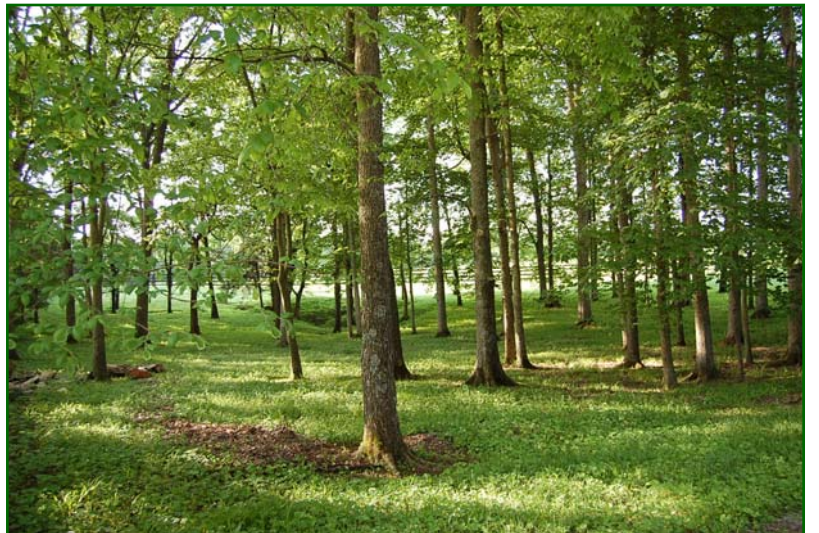


Offered Exclusively By



www.kyhorsefarms.com

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



Entry Hall:

- Hardwood floor
- Crown molding
- 2 closets
- Chandelier

Den:

- Hardwood floor
- Crown molding
- Recessed lighting

Living Room:

- Hardwood floor
- Crown molding
- Recessed lighting
- Ventless gas fireplace

Dining Room:

- Hardwood floor
- Crown molding
- Chandelier
- Recessed lighting
- French doors to covered porch



Kitchen:

- Hardwood floor
- Crown molding
- Chandelier
- Recessed and under-counter lighting
- Barber alder cabinets
- Tile counter tops



- Double stainless steel sink
- Frigidaire Electrolux 5-burner gas surface unit
- Whirlpool side-by-side refrigerator with ice and water dispensers
- Frigidaire Electrolux double ovens



Keeping Room:

- Hardwood floor
- Cathedral ceiling
- 2 ceiling fans with lights
- Recessed lighting
- Stairs to second floor
- Door to covered porch



Hall: with hardwood floor, crown Molding, and pantry

Hall Half Bath: with hardwood floor, crown molding, and pedestal sink





Back Hall:

- Hardwood floor
- Crown molding
- Recessed lighting

Master Bedroom:

- Hardwood floor
- Crown molding
- French doors to covered porch
- Walk-in closet

Master Bath:

- Tile floor
- Custom vanity
- Clawfoot tub
- Seamless glass and tile shower
- Beadboard paneling
- Chandelier



Guest Bedroom:

- Hardwood floor
- Crown molding
- Ceiling fan/light
- Double closet
- Bath with tile floor, crown molding, corner vanity, shower



Laundry Room/Office:

- Vinyl composition tile floor
- Crown molding
- Ceiling fixtures
- Barber cabinets
- 2 work stations
- Fold-out counter
- Washer hook-up and 2 dryer outlets
- Dog wash
- Door to dog yard



Second Floor



Hall:

- Hardwood floor
- Crown molding
- Recessed lighting
- Linen closet
- Cedar-lined closet
- Door to attic storage

West Bedroom:

- Hardwood floor
- Crown molding
- Ceiling fan/light
- 2 walk-in closets—one with door to attic storage
- Window treatments
- Door to balcony



Jack & Jill Bath:

- Tile floor
- Double vanity
- Crown molding
- Tub/shower combo
- Recessed lighting



East Bedroom:

- Hardwood floor
- Crown molding
- Ceiling fan/light
- Double closet



2-Car Garage:

- Built-in storage cabinets
- Pull-down stairs to above storage
- Hot water heater closet with two 50-gallon hot water heaters
- Hot water recirculating system

Additional House Information:

- 3,568 +/- square feet
- Geothermal heating and cooling
- Underground utilities
- Fenced dog yard
- Electric service—Kentucky Utilities
- Phone and Internet—Windstream
- TV—Dish
- Trash—Republic Service



FARM IMPROVEMENTS

- Concrete Block Barn with:
 - ◇ 6 stalls with room for 5 more stalls
 - ◇ Stall grid flooring system
 - ◇ Feed room with metal-lined feed bins; tongue and groove ceiling; stacked washer/dryer; laundry sink; half bath; built-in cabinets; wall heater; stairs to above storage; door to outside
 - ◇ Tack room with tongue and groove walls and ceiling; wall heater; door to outside
 - ◇ Wash stall with hot and cold water





- Varnan automatic waterers
- 5 fields/paddocks—4 with waterers
- Run-in shed with attached storage room and water
- Gated entrance (needs electric run to it)
- Over a mile of frontage on Clear Creek





Information contained herein is believed to be accurate but is not warranted

Price: \$1,475,000.



Bill G. Bell, Agent
(859) 621-0607
Heir of Seller

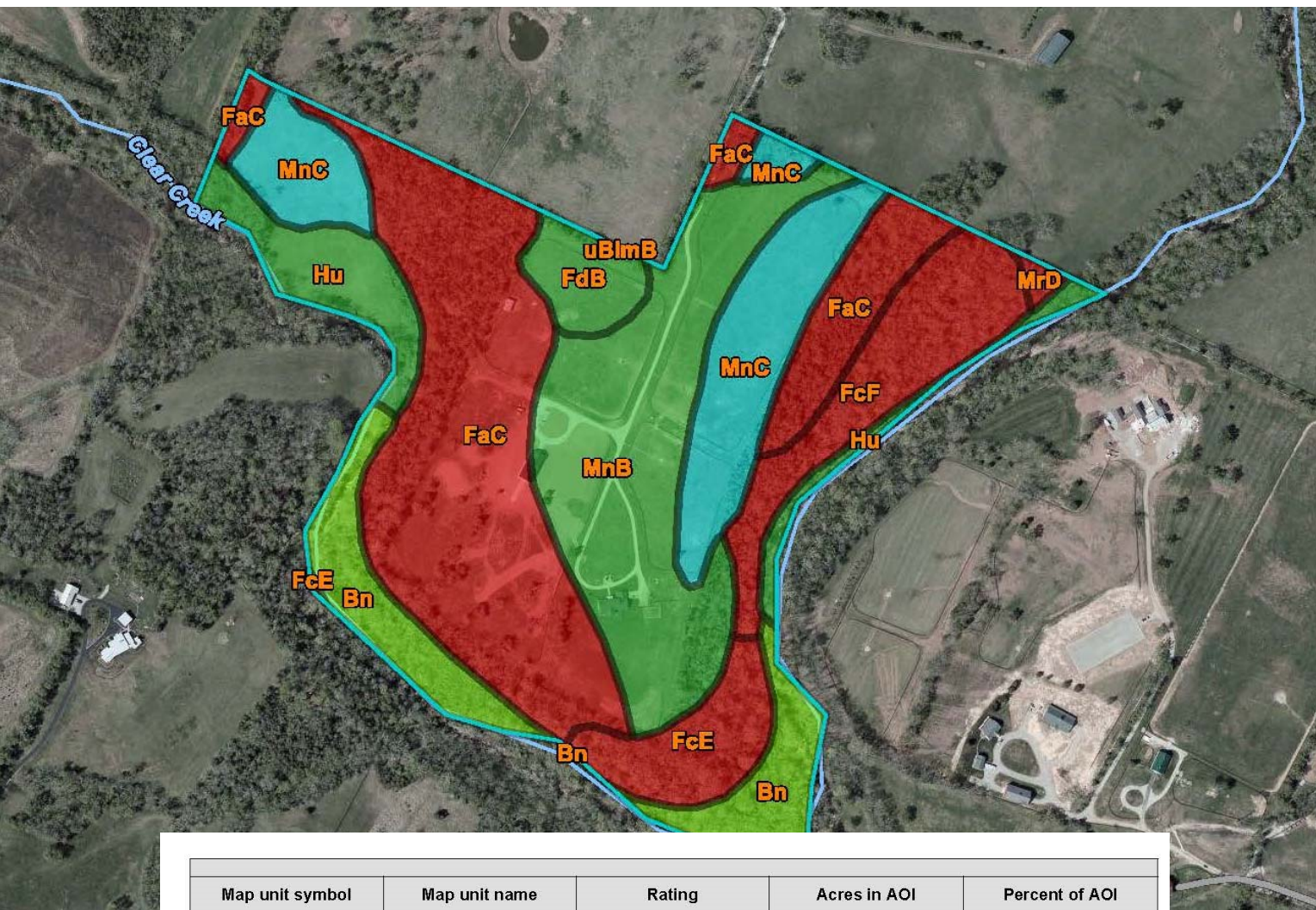
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DELANEY FERRY

KIDDS MILL



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bn	Boonesboro silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	7.1	10.0%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	22.9	32.1%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	3.6	5.1%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	6.2	8.7%
FdB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.2	3.0%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	4.9	6.9%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	14.6	20.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	9.5	13.3%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	0.3	0.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
Totals for Area of Interest			71.4	100.0%

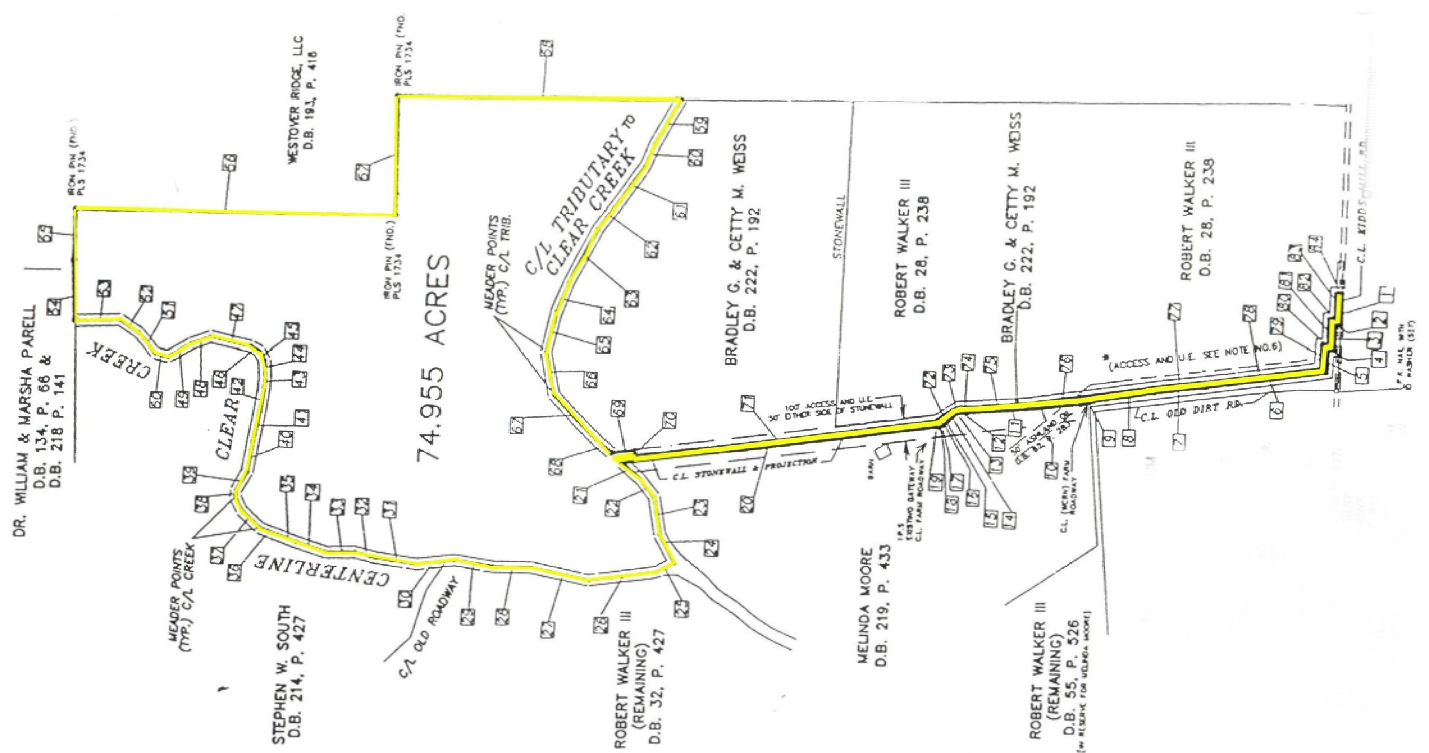
4109 Delaney Ferry Rd

PADDOCK MAP



1 inch = 300 feet

Not all parcel lines are accurate.
They should be used for reference only.



[illegible]

Property
4109 DELANEY FERRY RD
44-0000-015-02

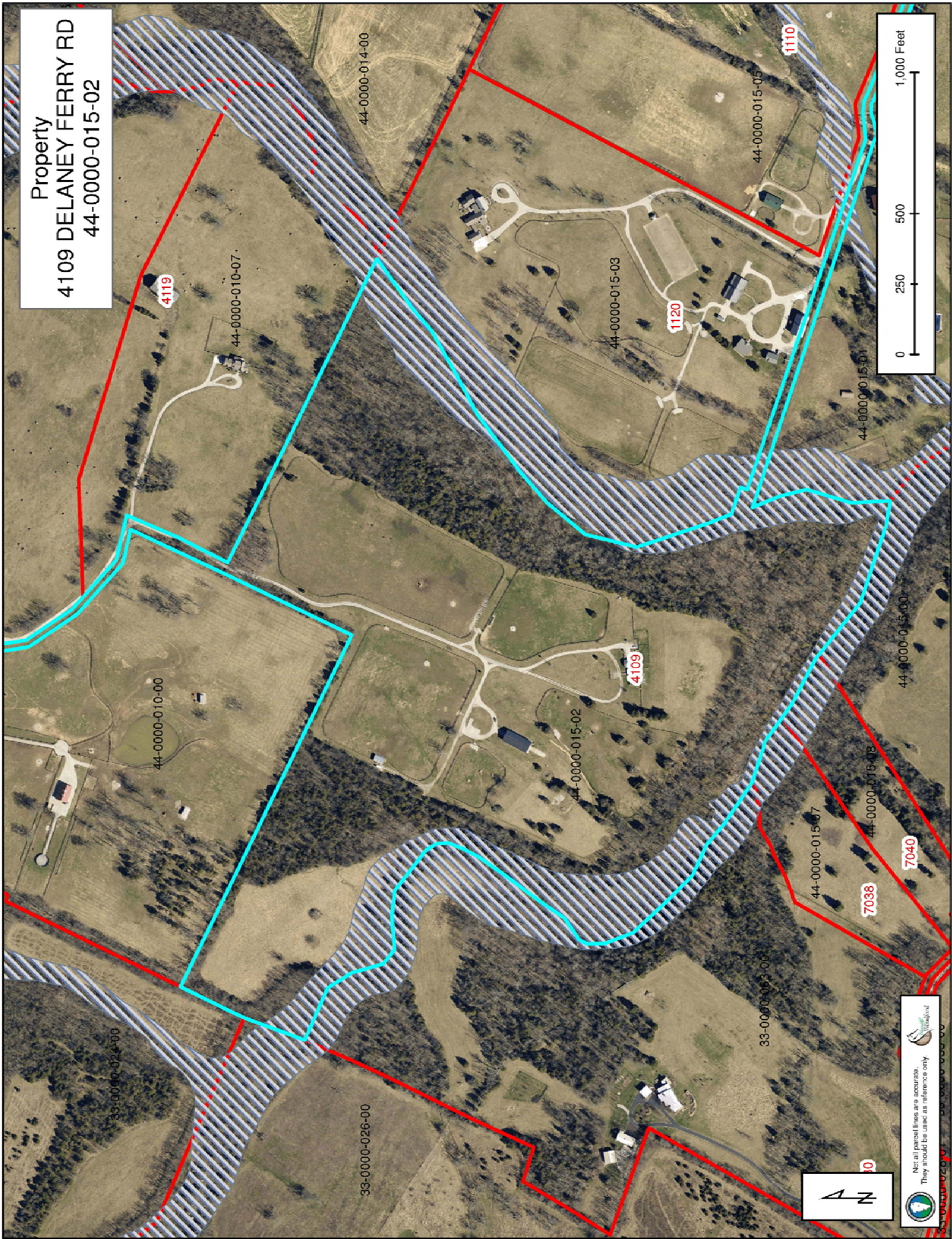
44-0000-014-00
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 44-0000-015-03
 44-0000-015-01
 44-0000-015-00
 44-0000-016-03
 44-0000-015-07
 33-0000-024-00
 33-0000-026-00
 33-0000-023-00

4119
 4120
 4109
 7038
 7040
 1110

0 250 500 1,000 Feet

42

Not all parcel lines are accurate.
 They should be used as reference only.

[illegible]

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 4109 Delaney Ferry Rd, Versailles, KY 40383

DATE: 05/16/2020

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

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, <u>settling</u> , movement upheaval, or earth stability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input checked="" type="checkbox"/>	<input 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.			
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input type="checkbox"/>	<input 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?			
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 type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property?	<input 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? <u>pre-treated when built</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when.			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			

2.(a) N/A (b) walk to laundry room door has settled, settling in crawl under guest bath had two support piers added
3.(b) one shingle replaced.
5.(a) in flood zone along creek, flood map attached. (b) creek will over flow its bank with extreme rain.
6.(d) neighbors barn encroaches on 25' strip that goes to Delaney Ferry Rd and another neighbors barn encroaches on 25' strip that goes to Kidds Mill Rd. encroachment agreements in attached documents.
12.(i) buried propane tank (q) 3 dogs & 1cat are buried around flag pole & 2 dogs along Alex alley
There are 2 road maintenance agreements for the farm with attached documents.
Electric gate needs to have a meter set and connected for gate to be operational.

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

<i>John Goodman Executor/Bill D Atkins Estate</i> <small>dotloop verified 05/18/20 10:16 AM EDT 3DMQ-XN4L-HW5W-SDSY</small>	
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

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.

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
3. 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

4109 Delaney Ferry Road

City	State	Zip
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 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	UN- KNOWN
a.	Have you ever lived in the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	List the date (month / year) you purchased the house. <u>land purchased July 2004 - house completed April 2005</u>				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: <u>as an heir to Bill D Atkins Estate</u>					
d.	To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <u>d. Rented for 3months in 2019 and 2020</u>					

PROPERTY ADDRESS: 4109 Delaney Ferry Road, Versailles, KY 40383

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: 3 units 15 yrs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: 3 units 15 yrs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: less than a yr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section: c. lower wall oven repaired Dec 2019, new microwave 2019

j. upstairs compressor replaced 2013, unit that services back of house had UV light added July 2015 & bulbs repaced April 2020

k. unit that services front rooms had circuit board replaced 2014 or 2016

l. 2 new 50 gal water heaters in January of 2020

3. BUILDING STRUCTURE

	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked? N/A				
3) Have you ever had any repairs done to the basement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done? N/A				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain: N/A				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. 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"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom? pre-treated when built don't know by whom. Had termite inspection Oct of 2018				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section: There was some settling under the guest room bath and two support piers were added in crawl space in summer of 2019.

The back walk has settled.

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known) 15yrs old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked? N/A				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Page 2 of 5

KREC Form 402 12/2019


 05/16/20
 93654167
 dotloop Verified

initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 4109 Delaney Ferry Road, Versailles, KY 40383

f.	Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
	Explain:				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section: <u>h. replaced one shingle on house roof March of 2020.</u>					

5. LAND / DRAINAGE		N/A	YES	NO	UN- KNOWN
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, <u>creek</u> , spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section: <u>the creek is in a flood zone, flood map with attached documents</u>					

6. BOUNDARIES		N/A	YES	NO	UN- KNOWN
a.	Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Are the boundaries marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: <u>survey pins</u>				
d.	Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: <u>neighbors barn on 25' strip going to Delaney Ferry Rd & another neighbors barn on 25' strip going to Kidds Mill</u>				

7. WATER		N/A	YES	NO	UN- KNOWN
a.	Source of water supply: South Woodford Water District				
b.	Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Explain:				

8. SEWER SYSTEM		N/A	YES	NO	UN- KNOWN
a.	Property is serviced by: house and barn have Septic tanks with drain fields				
	1. Category I: Public Municipal Treatment Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Category II: Private Treatment Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Category III: Subdivision Package Plant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Category V: <u>Septic Tank with drain field</u> , lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Category VII: No Treatment/Unknown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic):	Date last cleaned (septic): both pumped July of 2019			
c.	Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section:					

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9. CONSTRUCTION / REMODELING					N/A	YES	NO	UN- KNOWN
a.	Have there been any additions, structural modifications, or <u>other alterations made?</u>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	If so, were all necessary permits and government approvals obtained?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: added bead board and new fixtures to existing bathroom								
10. HOMEOWNER'S ASSOCIATION (HOA)					N/A	YES	NO	UN- KNOWN
a.	1) Is the property subject to rules or regulations of a HOA?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Are any features of the property shared in common with adjoining landowners, such as walls, fences, <u>driveways</u> , etc.?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are there any pet or rental restrictions?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:								
11. HAZARDOUS CONDITIONS					N/A	YES	NO	UN- KNOWN
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEAD BASED PAINT DISCLOSURE REQUIREMENT								
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, which may cause certain health risks.								
c.	Was this house built before 1978?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Are you aware of the existence of lead-based paint in or on this house?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RADON DISCLOSURE REQUIREMENT								
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."								
e.	1) Are you aware of any testing for radon gas?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?								
f.	1) Is there a radon mitigation system installed?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?								
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.								
g.	1) Is the property currently contaminated by the production of methamphetamine?				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?								
Explain:								
12. MISCELLANEOUS					N/A	YES	NO	UN- KNOWN
a.	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"/>
b.	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"/>
c.	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"/>
d.	Are there any warranties to be passed on?				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Explain:

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 and cat

h. Is this house in a historic district or listed on any registry of historic places?

☐ ☐ ☒ ☐**13. ADDITIONAL INFORMATION**N/A YES NO UN-
KNOWN

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.

11a. There is a buried propane tank for the ventless gas fireplace and gas range.

The back walk leading to the laundry room door has settled.

There are 2 road maintenance agreements that can be found on MLS attached documents.

The electric entrance gate will need to have a meter set and connected to be operational.

There are 3 dogs and 1 cat buried around the flag pole and 2 dog at head of Alex Alley (a trail we named leading to the creek)

Porch columns, exterior doors and bead board ceilings were painted and polyurethaned in 2019.

Exterior hardy board siding painted in 2019

Front balcony had new rubber roof and new railing in 2018

Great room and kitchen and master bath painted 2018

Wood stove chimney was sweep Feb 2019

Driveway from Quail Corner (name we gave the 90 degree turn) to circle drive was tar and chipped summer of 2017. The rest of the drive to house, barn and run-in shed was re-rocked in 2019

Run-in shed was built in 2008, Painted in 2017

Barn was built in 2010

Fences and post repaired or replaced and painted 2017

Pastures seeded April of 2019

14. SELLER(S) CERTIFICATION (CHOOSE ONE)☐ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature

Date

Seller Signature

Date

X *John Goodman Executor/Bill D Atkins Estate*dotloop verified
05/16/20 9:36 AM EDT
142A-XOFZ-UZAV-5B3F

X

☒ As Seller(s) I / we hereby certify that my / our Real Estate Agent, Bill Bell and heir to Estate (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature

Date

Seller Signature

Date

X *John Goodman Executor/Bill D Atkins Estate*dotloop verified
05/16/20 9:36 AM EDT
V6ME-UW5B-NS4U-LHC6

X

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature

Date

Seller Signature

Date

X

X

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name

Broker / Agent Signature

Date

Bill Bell

X

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature

Date

Buyer Signature

Date

X

X

