

555 ROSE LANE

61 +/- Acres

Versailles, Woodford County, Kentucky



Lovely brick and Hardie board Colonial with large front porch where one can take in the scenic views.

Offered Exclusively By



www.kyhorsefarms.com

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

The Entrance Hall is light and bright entry with grass cloth walls and two coat closets. The study and tea room are located on each side.



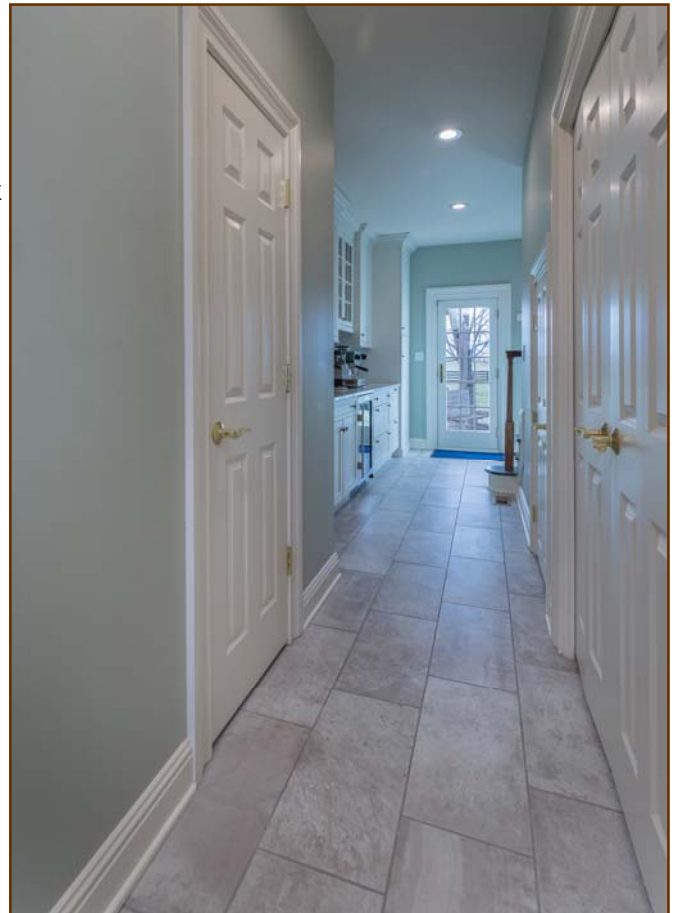
Renowned stylist Matt Carter custom-decorated the open living room and dining room with large built-in bookcase and cabinetry, brass chandeliers, and propane gas starter fireplace with marble surround. White oak floors are throughout the first floor.



Completely remodeled in 2021, the kitchen boasts custom wood cabinets; custom Rookwood tile; new top-of-the-line appliances including a 40" Sub-Zero refrigerator, Wolf propane gas 6-burner oven, Miele dishwasher; quartz counters; large pantry closet; fireplace; and lovely chandeliers above the walnut-lined island with drawers.



The butler's pantry has new custom cabinets, wine refrigerator, hidden appliance storage, tile floor, and half bath. There is an exit to the back yard and garage and stairway to second floor.



The primary bedroom is spacious, has great light, wood floor, and plenty of closet space. The primary bath has a two vanities, separate shower, toilet room, and a clawfoot tub that lends to relax and enjoy the farm vistas!



There are two additional guest bedrooms—each with a large closet and lovely farm views. The full Jack and Jill bath with granite counter top services both bedrooms.



SECOND FLOOR

Family/TV Room has pre-finished wood floor, large wood-floored closet, access to the garage attic. The hall is well-lit with night lights.



This large bedroom faces East and has a walk-in closet.

This large bedroom also has a walk-in closet.



The full bath with tile floor has double sinks, granite counter top, bath tub/shower combination with sliding glass door, and toilet.



This bedroom/sitting room/office yields panoramic views of the farm.



LOWER LEVEL

The ground-level family room has a fireplace, galley kitchenette with Sub-Zero refrigerator.

New carpet, tile floor, and full bath lead to a hobby room, guest room with large walk-in storage closet and full bath. A large exercise/activity room opens to the outside fence-enclosed play area.





20' x 40' Mid American-built gunite pool with concrete deck and outdoor fireplace.



large



Pool house/wood working shop



Farm Improvements

11 stall Charlie-Park-built board and batten barn with storage loft, iron stall doors, feed and wash room.



Wood Equipment Shed



Morton barn with vapor barrier—used for hay storage.

Morton equipment barn—located at the back of the farm.





Four-board fencing
City water



Offered Exclusively By

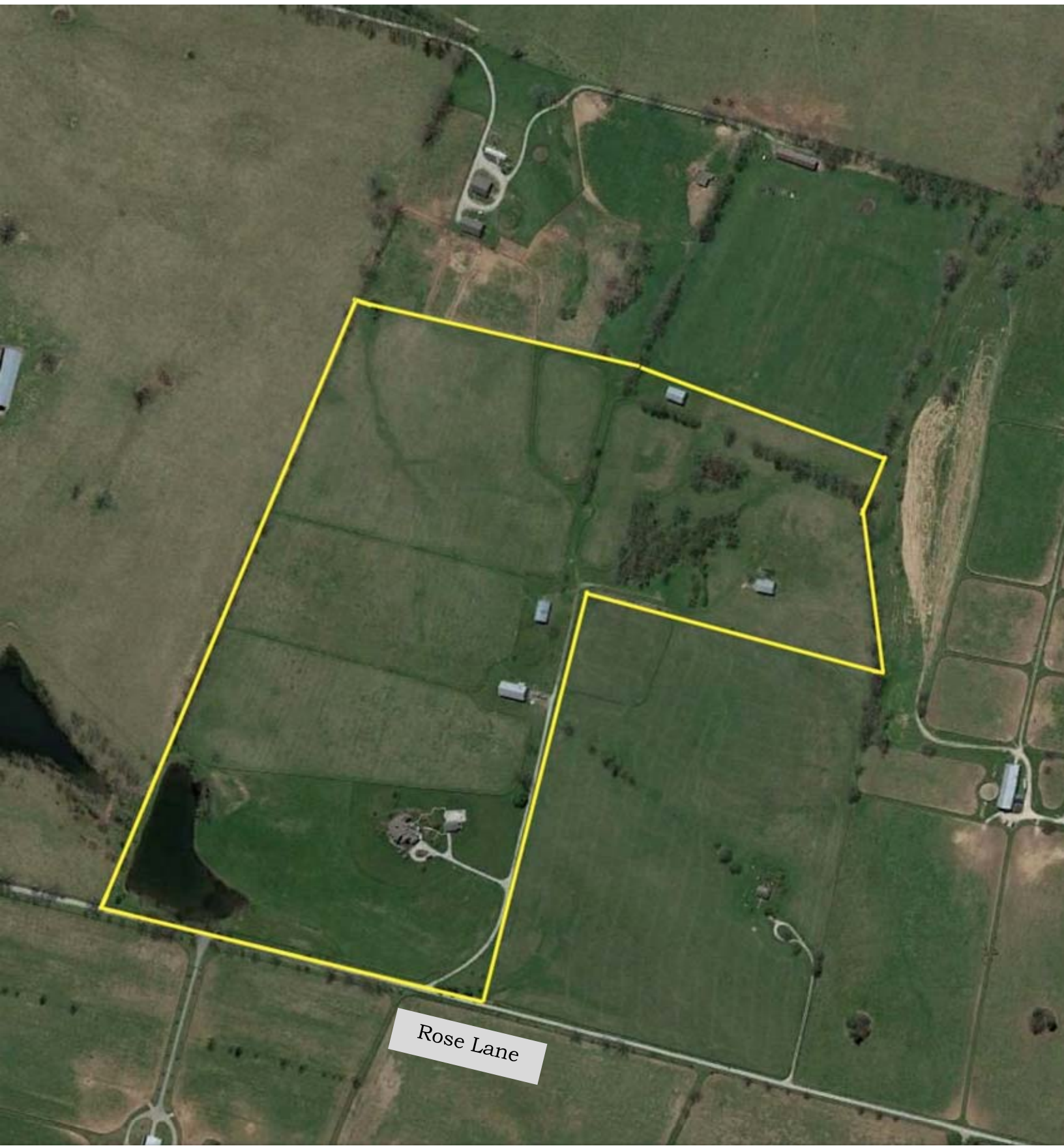
PRICE: \$2,200,000.



**Muffy Lyster
859-229-1804**

www.kyhorsefarms.com

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



Rose Lane



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.9	4.8%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	0.1	0.1%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.5	10.8%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	5.7	9.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	14.2	23.6%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.1	3.4%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	26.5	44.0%
W	Water	Not prime farmland	2.3	3.8%
Totals for Area of Interest			60.2	100.0%

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY PERFORMED BY TIM THOMPSON IN JULY 2007 WITH AN UNADJUSTED FIELD CLOSURE OF 1 IN 31,727 THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT AND THE KENTUCKY BOARD OF SURVEYING ENGINEERS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT AND THE KENTUCKY BOARD OF SURVEYING ENGINEERS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT AND THE KENTUCKY BOARD OF SURVEYING ENGINEERS.

Tim Thompson July 24, 2007
DATE
TIM THOMPSON, LS 1504

LEGEND

- 3/4" BY 16" STEEL REBAR SET WITH DB CAS # 1504
- △ 1/4" BY 2" MAG NAIL SET WITH DB WASHER #1504
- MONUMENT FOUND ID #1734
- WELDER POINT ON PLAT CALL

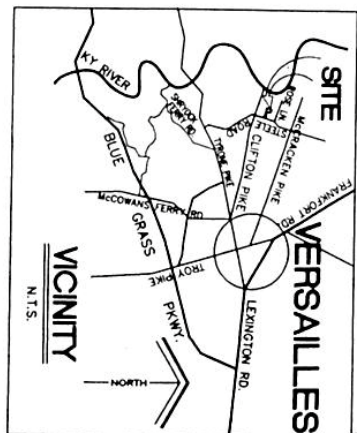
- NOTES
1. PARCELS 1, 2, AND 3 SHALL BE CONSOLIDATED TO CREATE NEW TRACT "A" CONSISTING OF 61,000 AC.
 2. PARCELS 4 AND 5 SHALL BE CONSOLIDATED TO CREATE NEW TRACT "C" CONSISTING OF 31,035 AC.
 3. THE DIVISION LINE BETWEEN NEW TRACT "A" AND NEW TRACT "C" WAS DETERMINED BY THIS SURVEY. BOUNDARY INFORMATION FOR TRACT "A" AND TRACT "C" WAS DETERMINED BY THIS SURVEY. BOUNDARY INFORMATION FOR TRACT "A" AND TRACT "C" WAS DETERMINED BY THIS SURVEY. BOUNDARY INFORMATION FOR TRACT "A" AND TRACT "C" WAS DETERMINED BY THIS SURVEY.



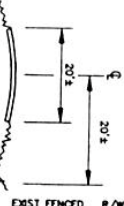
SITE STATISTICS

PARCEL 1	32,852 AC
PARCEL 2	13,299 AC
PARCEL 3	14,143 AC
PARCEL 4	16,892 AC
PARCEL 5	16,892 AC
NEW TRACT "A"	61,000 AC
NEW TRACT "C"	31,035 AC

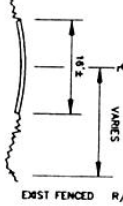
STATE OF KENTUCKY, COUNTY OF BOONE, KY
I, EDWARD K. ROGGENKAMP, JR., SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING INFORMATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY.
WITNESS MY HAND AND SEAL OF OFFICE AT VERSAILLES, KY, THIS 24th DAY OF JULY, 2007.
By *Edward K. Roggenkamp, Jr.*
EDWARD K. ROGGENKAMP, JR.
SURVEYOR



STEELE ROAD

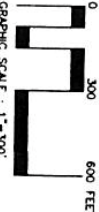


ROSE LANE



SURVEY FOR
EDWARD K. ROGGENKAMP, JR.
555 ROSE LANE
VERSAILLES, KY 40383

SOURCE OF TITLE
DB 220, PG 027
DB 220, PG 027
DB 220, PG 033



DATE: JULY 24, 2007

PLAT OF SURVEY OF
EDWARD K. and RHEVA M.
ROGGENKAMP PROPERTIES
555 ROSE LANE and 3815 STEELE ROAD
VERSAILLES, WOODFORD CO., KENTUCKY



TIM THOMPSON
Professional Engineer
Land Surveyor
232 Henton Court
Versailles, KY 40383
(859) 873-5252



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

555 Rose Lane

City

Versailles

State

KY

Zip

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. 07/2007				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: Individuals				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:				

PROPERTY ADDRESS: 555 Rose Lane, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 to 10 yo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: 3 to 10 yo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: 6mo to 20yo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section: Any deficiencies to Heating/Cooling/Water heaters have been addressed or units replaced as needed; no current deficiencies. Kitchen appliances new 2021.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section: Two windows and 3 doors have been replaced in the house; 2 doors have been replaced in Pool House (all Andersen Windows/doors)

4. ROOF

	N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? (write the age of the roof if known) 18 yo	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 555 Rose Lane, 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: Roof does not leak				
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: Several shingles blew off in a wind storm several years ago; we had extra original shingles that we used to replace. No leaks before or after.					

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 type="checkbox"/>	<input type="checkbox"/>
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, 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: Pond: Some erosion of dam wall.

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 type="checkbox"/>	<input checked="" 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: Some original boundary markers and some added as a guide recently				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Explain:				

7. WATER

N/A YES NO UN-KNOWN

a.	Source of water supply: County (Frankfort Plant Board)				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
	Explain:				

8. SEWER SYSTEM

N/A YES NO UN-KNOWN

a.	Property is serviced by:				
	1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Name of Servicer: Hogue Septic Cleaning				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic): 6/2012	Date last cleaned (septic): 6/2012			
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:

PROPERTY ADDRESS: 555 Rose Lane, Versailles, KY 40383

9. CONSTRUCTION / REMODELING		N/A	YES	NO	UN- KNOWN
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.	If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: 2nd Floor finished with 2BR, 1 Bath, 2 other rooms, and a utility room; about 2018					
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, driveways, 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: Back fence shared with neighbor					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results? Radon level was slightly elevated in 2007					
f.	1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Not aware of any methamphetamine contamination					
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 checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 555 Rose Lane, Versailles, KY 40383

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: one dog and one 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 should be disclosed to the Buyer?

☐ ☒ ☐ ☐

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

11a. Old septic tank and leach field at site of old mobile home which was on the property and functioning in 2007. We had the mobile home removed.

Pool House: Basement leaked, installed sump pump and interior drains about 2013. Pool House basement has not leaked since.

Pool House: Fire in the Pool House about 2015 resulting in damage to floor - no structural damage; floor replaced and interior repainted.

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

Louis Wille

dotloop verified
01/06/22 7:55 PM EST
C8F50D94-1668-F790

X

Kathleen R Wille

dotloop verified
01/07/22 8:29 AM EST
1W3C-WN14-5646226☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, Muffy Lyster (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

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

Muffy Lyster

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

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 555 Rose Lane, Versailles, KY 40383

DATE: 01/06/2022

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

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input 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 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.			
(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?			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			

c. Radon test in 2007 was slightly above limits; Radon remediation system installed
i. Two buried Propane tanks; one for the main house and one for the pool.
Common fencing: The back fencing of the property is shared with a neighbor.

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.

<div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> <i>Louis Wille</i> dotloop verified 01/06/22 10:12 PM EST FEHU-PGSW-KNWD-2P4V </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> SELLER DATE TIME </div>	<div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> <i>Kathleen K Wille</i> dotloop verified 01/07/22 8:37 AM EST FYAJ-WFQ8-5UWJ-OWWH </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> SELLER DATE TIME </div>
---	---

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:

Margaret Cyster
dotloop verified
01/07/22 2:34 PM EST
58MF-WAEM-EZCC-1D44

DATE: 01/06/2022 TIME: _____

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

<div style="border: 1px solid black; height: 30px; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> BUYER DATE TIME </div>	<div style="border: 1px solid black; height: 30px; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> BUYER DATE TIME </div>
---	---

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.