73.84 ACRES

PUBLIC AUCTION

CABIN | WOODS | CREEK | FOOD PLOT

PERRY COUNTY



00 Paradise Dr. | Loysville, PA 17047

Directions: From New Bloomfield, take PA-274 W for 6.9 miles and turn right onto PA-74 N, Go 3 miles and turn right on Rock Hollow Rd, in 1.1 mile turn right on Paradise Dr. Go 1 mile to signs on property.

PROPERTY FEATURES

- A secluded recreational retreat on 73.84 acres
- 4-bedroom, 1-bath off-grid cabin with a 55' mobile home and a 12' x 32' addition
- Property is wired for generator use but electric utilities are nearby for residential use
- Spring water source and septic system
- 12'x16' and 8'x10' storage sheds
- Land features rolling ridges, gentle slopes with
 3/4 acre food plot, creek & spring
- Established trails throughout the property
- Tree stands in place for immediate use
- Includes a stand of marketable timber for investment or harvest,

OPEN HOUSE

Thur. July 31, 5-7 P.M. & Sat. August 9, 5-7 P.M. For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036 AUCTION
DATE
Friday,
AUGUST 29,
2025
@ 6:00 P.M.

TFRMS

\$30,000 down payment on the day of the auction. Settlement on or before October 29, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$2,342.17.

Contact us for quick, convenient financing options, including down payment and bridge loans.

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS With frontage along a gravel road offering access and privacy, this 73.84 acres of diverse, scenic land is perfect for hunting, hiking, and unplugging from the everyday. Tucked away in nature, the cabin offers a cozy escape, and a spacious back porch for relaxing after a day outdoors, and the land features everything an outdoor enthusiast could want. Whether you're looking to hunt, explore, or just enjoy peace and quiet, this recreational haven is ready for your next adventure.



AUCTIONEER

J. Meryl Stoltzfus AU#005403 Ph 717-629-6036



Ruth F. Lapp & the late Christ E Lapp







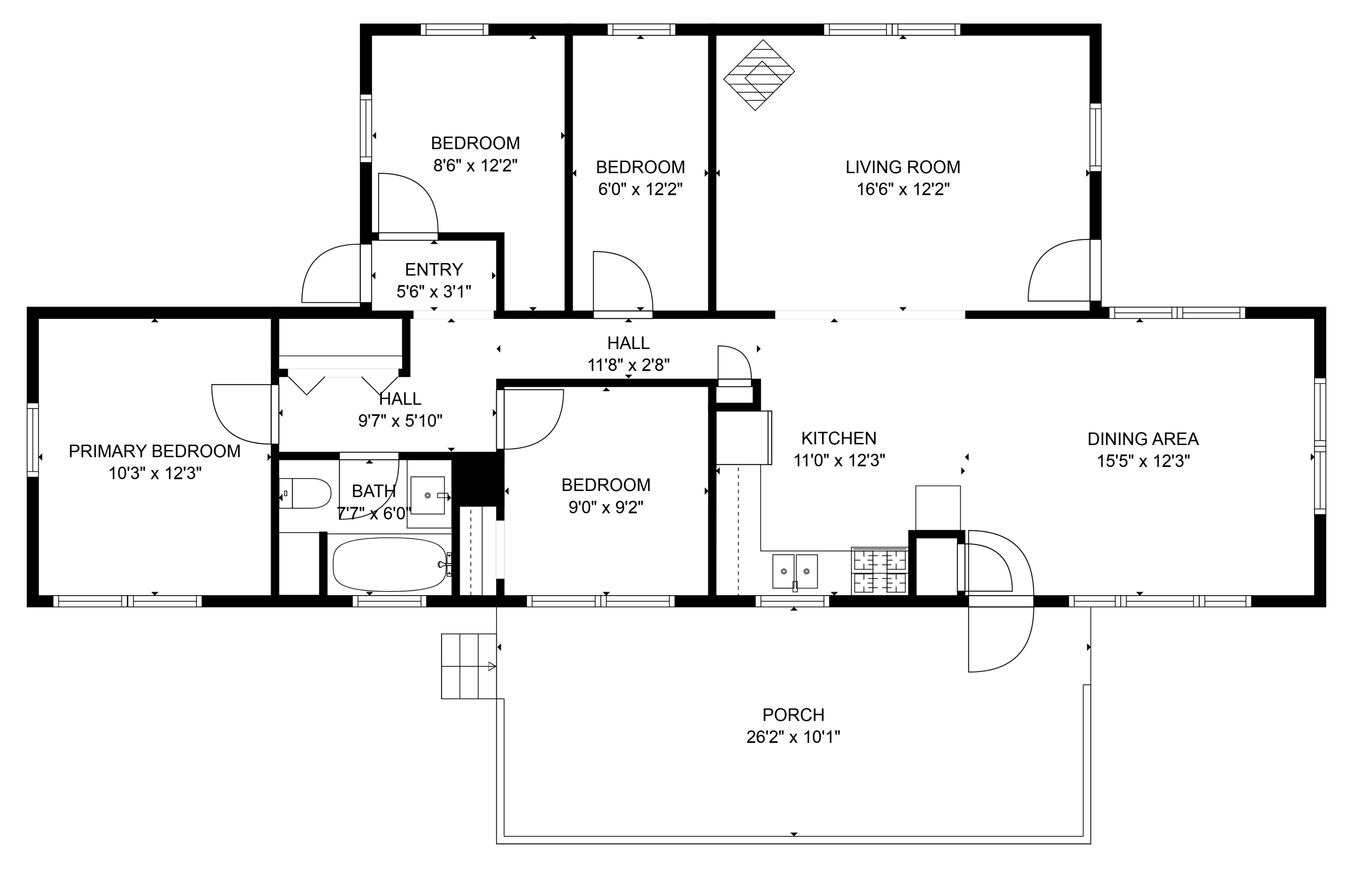






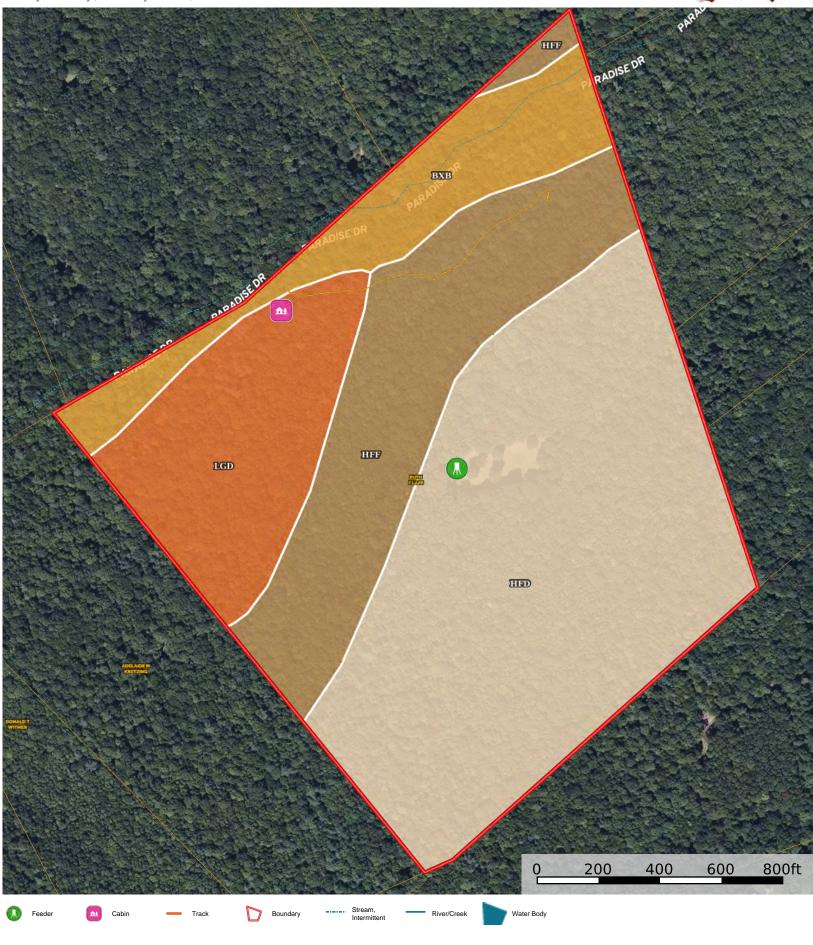






TOTAL: 1085 sq. ft
FLOOR 1: 1085 sq. ft
EXCLUDED AREAS: PORCH: 274 sq. ft
WALLS: 82 sq. ft





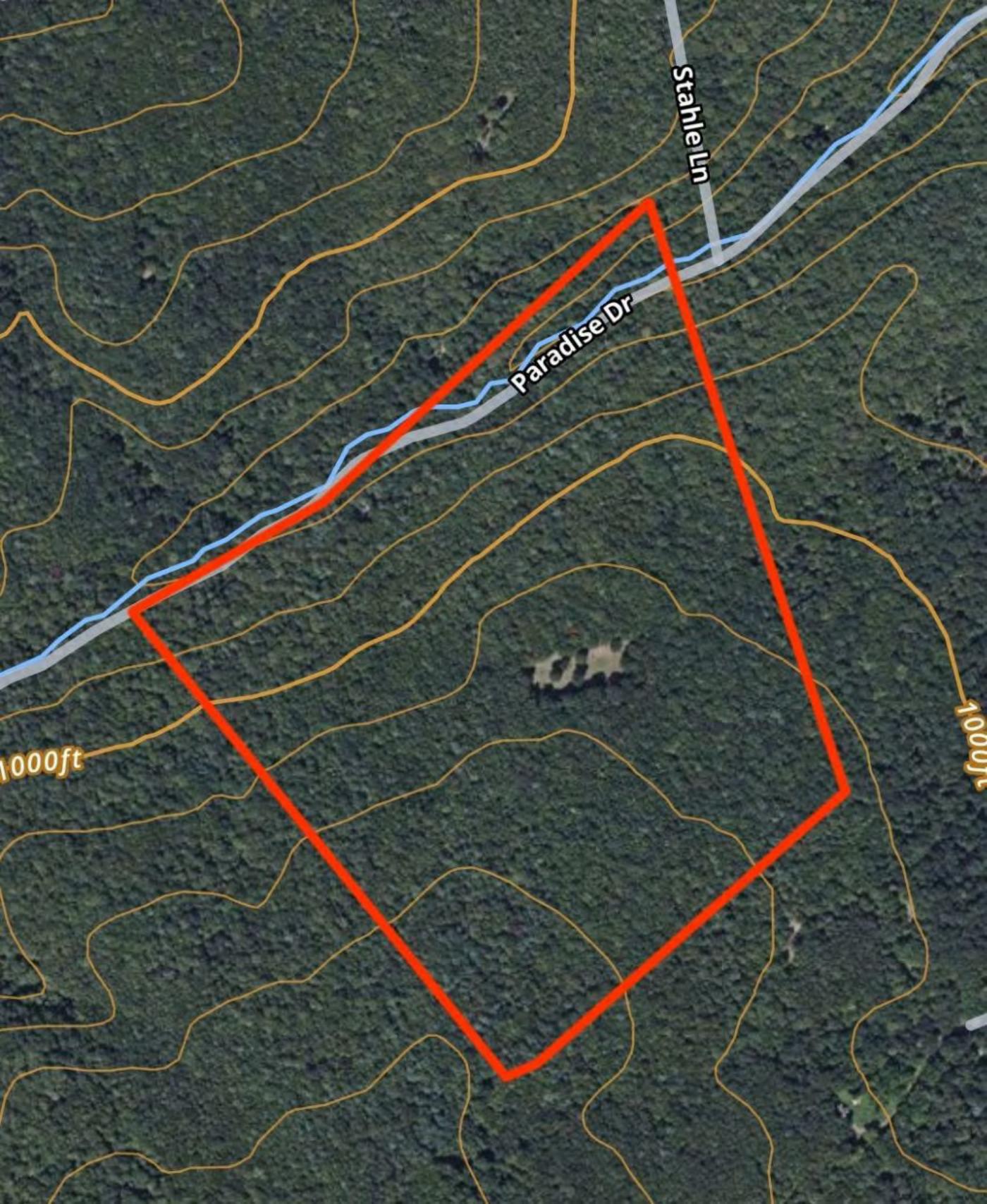
229 W 4th St,

Boundary 75.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HfD	Hazleton channery sandy loam, 8 to 25 percent slopes, rubbly	37.38	49.51	0	27	7s
HfF	Hazleton channery sandy loam, 25 to 60 percent slopes, rubbly	17.14	22.7	0	7	7s
LgD	Laidig very stony loam, 8 to 25 percent slopes	12.18	16.13	0	28	6s
BxB	Buchanan channery loam, 0 to 8 percent slopes, extremely stony	8.8	11.66	0	34	6s
TOTALS		75.5(*)	100%	-	23.44	6.72

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





RECORDATION REQUESTED BY:

Gregory M. Kerwin, Esquire 4245 State Route 209 Elizabethville, PA 17023 (717) 362-3215

WHEN RECORDED MAIL TO: Kerwin & Kerwin, LLP 4245 State Route 209

Elizabethville, PA 17023 (717) 362-3215

TAX PARCEL NO. 230,095.00-047.000 & 230,095.00-048.000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

EXECUTOR'S DEED

THIS INDENTURE, made this 27th day of **December**, **Two Thousand Twenty-Three** (2023).

BETWEEN CHRISTIAN E. LAPP, JR., as Executor of the Estate of CHRISTIAN E. LAPP, deceased, late of the Township of Lykens, County of Dauphin, and Commonwealth of Pennsylvania, GRANTOR and party of the first part

AND

RUTH F. LAPP, of Lykens Township, County of Dauphin, and Commonwealth of Pennsylvania, GRANTEE and party of the second part.

WHEREAS, the said **CHRISTIAN E. LAPP**, became, in his lifetime, seized in fee of, two (2) certain lots or pieces of ground, together with improvements thereon, situate in Saville Township, Perry County, Pennsylvania, more particularly described hereinafter, and he being so seized, departed this life on December 24, 2022, having first made his Last Will and Testament, which was duly probated and registered in the Office of the Register of Wills of Dauphin County on November 1, 2023, a copy of which is permanently recorded in said office in the matter of the Estate of Christian E. Lapp, Deceased, #2223-1119, and upon which Letters Testamentary were duly granted to **CHRISTIAN E. LAPP, JR.**, Executor; (a true and correct copy of the grant of Letters Testamentary and copy of will are attached hereto) and

AND WHEREIN AND WHEREBY the said Testator did provide in his Last Will and Testament, inter alia, as follows:

"SEVENTH: I nominate, constitute and appoint my son, CHRISTIAN E. LAPP, JR., as Executor of this, my last Will and Testament, authorizing and empowering him to sell and convey any and all real estate which I own at the time of my death."

NOW THIS INDENTURE WITNESSETH, that the Party of the First Part, for and in consideration of the sum of **ONE DOLLAR** (\$1.00) paid to him by the Party of the Second Part, the receipt whereof is hereby acknowledged, does grant, release, convey and confirm unto the said Party of the Second Part, her heirs and assigns:

Tax Parcel No. 230,095.00-047,000:

ALL THAT CERTAIN tract of land situate in Saville Township, Perry County, Pennsylvania, bounded and described as follows:

BEGINNING at a point marked by an iron pin along the north side of private road in line of lands now or formerly of Nancy E. Moore and land now or formerly of Glenn M. Singleton, said point being approximately 1.2 miles west of Township Route T-407; thence along land now or formerly of Glenn M. Singleton and lands now or formerly of Charles E. Hall, South 17 degrees 36 minutes 00 seconds East, 1,845.00 feet to an iron pin; thence by land now or formerly of Charles E. Hall, South 52 degrees 38 minutes 00 seconds West, 252.85 feet to an iron pin; thence by land of same, South 75 degrees 52 minutes 30 seconds West, 191.40 feet to an iron pin; thence along land now or formerly of Adalaide M. Kretzing, North 25 degrees 45 minutes 30 seconds West, 1,941.64 feet to an iron pin on the north side of the aforementioned private road; thence along the north side of the private road, North 68 degrees 59 minutes 04 seconds East, 695.86 feet to the iron pin marking the point and place of BEGINNING.

CONTAINING 24.84 acres according to survey of Richard L. Ernest dated August 12, 1989.

BEING the same premises which Andrew P. Pontius, single man, by a Deed dated September 26, 2001 and recorded September 28, 2001 in the Recorder of Deeds Office of Perry County in Record Book 1421, Page 11, granted and conveyed unto Christian E. Lapp and Rachel B. Lapp, his wife. The said Rachel B Lapp died May 29, 2016, survived by her husband, Christian E. Lapp, in whom the entire title to the aforesaid premises vested by operation of law. The said Christian E. Lapp died December 24, 2022 as aforesaid.

Tax Parcel No. 230,095.00-048.000:

ALL THAT CERTAIN tract of land situate in Saville Township, Perry County, Pennsylvania, more particularly bounded and described as follows:

BOUNDED on the North by land now or formerly of Glenn Smith; bounded on the East by land now or formerly of Paul Kretzing and H.B. Meridith; bounded on the South by land now or formerly of John Hall; and bounded on the West by land now or formerly of Reed McMillan, more particularly described by courses and distances as, BEGINNING at a post, thence by land formerly of Elkanah Sweger, North 52 ½ degrees East, 83.5 perches to stones; thence South 16 degrees East, 117 perches to a chestnut oak; thence South 51 ¾ degrees West, 61.3 perches to a post; thence North 26 ¾ degrees West, 111.5 perches to the place of BEGINNING.

CONTAINING 49 acres, more or less.

BEING the same premises which Glenn M. Singleton and Nancy K. Singleton, his wife; and Lewis D. Brown and Verna K. Brown, his wife; by a Deed dated September 12, 2001 and recorded September 19, 2001 in the Recorder of Deeds Office of Perry County in Record Book 1417, Page 231, granted and conveyed unto Christian E. Lapp and Rachel B. Lapp, his wife. The said Rachel B Lapp died May 29, 2016, survived by her husband, Christian E. Lapp, in whom the entire title to the aforesaid premises vested by operation of law. The said Christian E. Lapp died December 24, 2022 as aforesaid.

THIS CONVEYANCE DOES NOT REPRESENT A SALE OF THE PREMISES, BUT RATHER A DISTRIBUTION IN KIND FROM A DECEDENT'S ESTATE.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

AND ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Party of the First Part, of, in, to or out of the said premises, and every part and parcel thereof;

TO HAVE AND TO HOLD the same premises, with all and singular the appurtenances, unto the said Party of the Second Part, her heirs and assigns, to and for the only proper use and behoof of the said Party of the Second Part, her heirs and assigns forever.

AND the said Grantor for himself, his heirs and assigns does covenant, promise and agree

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1	PROPERTY <u>00 Paradise Dr, Loysville, PA 17047</u> SELLER <u>Ruth F Lapp</u>
3	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
4 5 6 7 8	The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property of that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of its normal useful life is not by itself a material defect.
9 10 11 12	This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement nor the basic disclosure form limits Seller's obligation to disclose a material defect.
13 14 15 16	This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the Property that may not be included in this Statement.
17 18	The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.
19 20 21 22 23 24 25 26 27 28 29 30 31 32 33	 Transfers by a fiduciary during the administration of a decedent estate, guardianship, Transfers as a result of a court order. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default. Transfers from a co-owner to one or more other co-owners. Transfers made to a spouse or direct descendant. Transfers between spouses as a result of divorce, legal separation or property settlement. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation. Transfers of a property to be demolished or converted to non-residential use. Transfers of new construction that has never been occupied and: The buyer has received a one-year warranty covering the construction; The building has been inspected for compliance with the applicable building code; and A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.
34 35 36 37	COMMON LAW DUTY TO DISCLOSE Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.
38 39 40 41 42	EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the Property. DATE 1 24 1025
43	Seller's Initials R1/ Date 7 24/3005 SPD Page 1 of 11 Buyer's Initials / Date Pennsylvacia Association of Realtons 2021 COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS 2021 rev. 3/21; rel. 7/21 Quarryville, 229 W Fourth Street Quarryville PA 17566 Phone: (117) 286-8000 Fax: (1717) 786-7900 00 Paradise Dr. Meryl Stoltatus Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suito 2200, Dailos, TX 75201 www.hwpfl.com

(A)Do	ER'S EXPERTISE		Yes	No	Unk	N/A
(A) D0	es Seller possess expertise in contracting, engineering, architecture, environmental assessment or			V	-	
oth	er areas related to the construction and conditions of the Property and its improvements?	Λ		V		1
	seller the landlord for the Property?	В		V		
	eller a real estate licensee?	C		V		
Explai	n any "yes" answers in Section 1:					
. OWNI	ERSHIP/OCCUPANCY					
	cupancy		Yes	No	Unk	N/A
1.	When was the Property most recently occupied?	AI		210	V	14/12
2.	By how many people?	A2			V	
	Was Seller the most recent occupant?	A.3		1		
4.	If "no," when did Seller most recently occupy the Property?	A4			V	
	e of Individual Completing This Disclosure. Is the individual completing this form:					
	The owner	BI		V		-
	The executor or administrator The trustee	B2		V	-	-
	An individual holding power of attorney	B3	1	Ø		
	en was the Property acquired?	B4	V	0	1	
	any animals that have lived in the residence(s) or other structures during your ownership:	C		-	V	
Explai	n Section 2 (if needed):					
CONTR						
	OMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS					
(A) Dis	closures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures					
	arding common areas or facilities are not required by the Real Estate Seller Disclosure Law.			1.20		Trans.
	De. Is the Property part of a(n): Condominium		Yes	No	Unk	N/A
	Homeowners association or planned community	B1		V	-	-
	Cooperative	B2		V		-
4.	Other type of association or community	B3 B4		V		-
(C) If "	yes," how much are the fees? \$, paid ([]Monthly)([] Quarterly)([] Yearly)	C			1	V
(D) If "	yes," are there any community services or systems that the association or community is responsi-	-		,	,	-
	for supporting or maintaining? Explain:			V	16	1. 2
ble		D				V
ble (E) If "	yes," provide the following information:	D				V
ble (E) If " 1.	yes," provide the following information: Community Name	D EI			V	V
ble (E) If " 1. 2.	yes," provide the following information: Community Name Contact					V
ble (E) If " 1. 2. 3.	yes," provide the following information: Community Name Contact Mailing Address	EI			787	
ble (E) If " 1. 2. 3. 4.	Ves," provide the following information: Community Name Contact Mailing Address Telephone Number	E1 E2				V
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ble (E) If " 1. 2. 3. 4. (F) How lotice to other that operation or regular ficate had. ROOF! (A) Inst 1. 2. (B) Rep 1. 2. (C) Issue 1. 2.	yes," provide the following information: Community Name Contact Mailing Address Telephone Number which is the capital contribution/initiation fee(s)? \$ Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive, in the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the responsible for capital contributions, initiation fees or signature and community. Buyers may be responsible for capital contributions, initiation fees or signature and for five days thereafter or until conveyance, whichever occurs first sheen provided to the buyer and for five days thereafter or until conveyance, whichever occurs first sheen was or were the roof or roofs installed? Do you have documentation (invoice, work order, warranty, etc.)? The plate of the plate	E1 E2 E3 E4 F e a coppe association and deposits. A1 A2 B1 B2	viation, one-tim it moni	e decicond conductive fees uni	laration lominiu s in ada til the c	V y m m, dition ver-
ble (E) If " 1. 2. 3. 4. (F) How lotice to other than cooperation regular ficate had. ROOF! (A) Inst 1. 2. (B) Rep 1. 2. (C) Issue 1. 2. 3.	yes," provide the following information: Community Name Contact Mailing Address Telephone Number w much is the capital contribution/initiation fee(s)? \$ Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive in the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the responsible for capital contributions, initiation fees or sit maintenance fees. The buyer will have the option of canceling the agreement with the return of all is been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first SAND ATTIC allation When was or were the roof or roofs installed? Do you have documentation (invoice, work order, warranty, etc.)? air Was the roof or roofs or any portion of it or them replaced or repaired during your ownership? If it or they were replaced or repaired, were any existing roofing materials removed? es Has the roof or roofs ever leaked during your ownership?	EI E2 E3 E4 F e a coppe association of deposits. AI A2 B1 B2 C1	viation, one-tim it moni	e decicond conductive fees uni	laration lominiu s in ada til the c	V y m m, dition ver-

Explain any "yes" answers in Section 4. Include the location and of			epair	or ren	nedia	tion eff	orts
the name of the person or company who did the repairs and the	date they were d	one:					_
BASEMENTS AND CRAWL SPACES							
(A) Sump Pump				Yes	No	Unk	N/
 Does the Property have a sump pit? If "yes," how many? 			AL		V		
2. Does the Property have a sump pump? If "yes," how many?			AZ		V		
3. If it has a sump pump, has it ever run?			A3		,		V
4 If it has a sump pump, is the sump pump in working order? (B) Water Infiltration			14				V
Are you aware of any past or present water leakage, accumula ment or crawl space?	tion, or dampness	within the base-	BI		V		
Do you know of any repairs or other attempts to control any basement or crawl space?	water or dampnes	ss problem in the	B2		V		
3. Are the downspouts or gutters connected to a public sewer s	vstem?		B3		1		
Explain any "yes" answers in Section 5. Include the location and of the name of the person or company who did the repairs and the	extent of any prol		epair	or rei	nedia	tion eff	orts
TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PE	STS						
(A) Status				Yes	No	Unk	N/A
 Are you aware of past or present dryrot, termites/wood-destr 	oying insects or o	ther pests on the			V		
Property?			AF		V		
Are you aware of any damage caused by dryrot, termites/wood	d-destroying insec	ts or other pests?	Α2		V		
(B) Treatment							
 Is the Property currently under contract by a licensed pest contract. 			BI		V,		
Are you aware of any termite/pest control reports or treatme	nts for the Propert	y?	B2		V		
Explain any "yes" answers in Section 6. Include the name of any	service/treatme	nt provider, if ap	plica	ble: _			
STRUCTURAL ITEMS				Yes	No	Unk	N/A
(A) Are you aware of any past or present movement, shifting, deterior foundations, or other structural components?	ation, or other pro	blems with walls,	A	113	V	CIIK	Tur
(B) Are you aware of any past or present problems with driveways, wal the Property?	kways, patios or re	taining walls on	В		V		
(C) Are you aware of any past or present water infiltration in the hous roof(s), basement or crawl space(s)?	e or other structur	es, other than the	C		V		
(D) Stucco and Exterior Synthetic Finishing Systems	7.2						
 Is any part of the Property constructed with stucco or an Ext 	erior Insulating Fi	nishing System			V		
(EIFS) such as Dryvit or synthetic stucco, synthetic brick or	synthetic stone?		DI		٧		-
If "yes," indicate type(s) and location(s)			D2				1
If "yes," provide date(s) installed			D3		,		1
(E) Are you aware of any fire, storm/weather-related, water, hail or(F) Are you aware of any defects (including stains) in flooring or flo	oor coverings?		E F		V		
Explain any "yes" answers in Section 7. Include the location and of the name of the person or company who did the repairs and the	extent of any prol date the work w	olem(s) and any r	epair	or rer	nedia	tion eff	orts,
ADDITIONS/ALTERATIONS				Yes	No	Unk	N/A
(A) Have any additions, structural changes or other alterations (inclu- Property during your ownership? Itemize and date all additions/s	ding remodeling) alterations below.	been made to the	Α	103	V	UIIK	IME
		Were permi	s	F	inal in	spectio	ms/
	pproximate date	obtained?				s obtai	
(continued on following page)	of work	(Yes/No/Unk/I	NA)			/Unk/I	

		Approximate date	Were per obtaine	ed?	ap	proval	spections obtain	ned
	Addition, structural change or alteration	of work	(Yes/No/Ur	ik/NA)	()	es/No	/Unk/l	NA
					-			-
-							-	_
	I I A short decaribing other additions and alto	unations is attached			Yes	No	Unk	11
	[] A sheet describing other additions and alte e you aware of any private or public architectural review des? If "yes," explain:		other than zonin	g R	1 03	V	CIIK	i
	ver: The PA Construction Code Act, 35 P.S. §7210 et se	na (affactive 2004) and	local codes est	ablish	landar	de for	huildir	10
owners wit Note to Budrainage c vious surfato determin	st. Expanded title insurance policies may be available plout a permit or approval. yer: According to the PA Stormwater Management Act, ontrol and flood reduction. The municipality where the ces added to the Property. Buyers should contact the loe if the prior addition of impervious or semi-pervious a ake future changes.	, each municipality must Property is located may ocal office charged with	enact a Storm impose restrict overseeing the S	Water Nations on	lanage imper iter Ma	ement vious c anager	Plan fo or semi nent P	or -po
9. WAT	ER SUPPLY							
(A)So	urce. Is the source of your drinking water (check all the	at apply):		J	Yes	No	Unk	1
								-
	Public			AI		V		NII.
1.				AI A2		V		H
1. 2.	A well on the Property			Λ2		-		
1. 2. 3.	A well on the Property Community water			A2 A3		J		
1. 2. 3. 4.	A well on the Property			A2 A3 A4		7		
1. 2. 3. 4. 5.	A well on the Property Community water A holding tank A cistern			A2 A3 A4 A5		\ \ \ \		
1. 2. 3. 4. 5.	A well on the Property Community water A holding tank A cistern A spring			A2 A3 A4 A5 A6	V	\(\)		
1. 2. 3. 4. 5. 6.	A well on the Property Community water A holding tank A cistern A spring Other			A2 A3 A4 A5	V	\ \ \ \		
1. 2. 3. 4. 5. 6. 7.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain:			A2 A3 A4 A5 A6	V	\(\)		
1. 2. 3. 4. 5. 6. 7. 8. (B) G	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain:			A2 A3 A4 A5 A6 A7	V	\(\)	<i>y</i>	
1. 2. 3. 4. 5. 6. 7. 8. (B) G	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested?			A2 A3 A4 A5 A6	V	\(\)	~	
1. 2. 3. 4. 5. 6. 7. 8. (B) G	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results:			A2 A3 A4 A5 A6 A7	V V	\(\)	\ <u>\</u>	
1. 2. 3. 4. 5. 6. 7. 8. (B) G	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared?			A2 A3 A4 A5 A6 A7 B1		√ √ √	>	
1. 2. 3. 4. 5. 6. 7. 8. (B) G	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement?			A2 A3 A4 A5 A6 A7 B1 B2 B3		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy	vstem?		A2 A3 A4 A5 A6 A7 B1 B2 B3 B4		\rangle \rangl	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased?	vstem? ? From whom?	arder? If "na "	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: neral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pum	vstem? ? From whom?	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5		\rangle \rangl	>>	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1. 2. 4. 5. 6.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: meral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased! If your drinking water source is not public, is the pumexplain:	vstem? ? From whom? nping system in working	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5		\rangle \rangl	~	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1. 2. 4. 5. 6. (C) B	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pum explain: epass Valve (for properties with multiple sources of water sources)	vstem? ? From whom? nping system in working	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 B6		>>> >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1. 2. 4. 5. 6. (C) B; 1.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pum explain: pass Valve (for properties with multiple sources of water does your water source have a bypass valve?	vstem? ? From whom? nping system in working	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 B6		\rangle \rangl	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1. 2. 4. 5. 6. (C) B; 1.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pumexplain: "pass Valve (for properties with multiple sources of wath Does your water source have a bypass valve? If "yes," is the bypass valve working?	vstem? ? From whom? nping system in working	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 B6		>>> >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1. 2. (C) B; 1. 2. (D) W	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pumexplain: "pass Valve (for properties with multiple sources of wath Does your water source have a bypass valve? If "yes," is the bypass valve working?	vstem? ? From whom? nping system in working	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 B6 C1 C2		>>> >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	>>	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1. 2. (C) B; 1. 2. (D) W 1.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pumexplain: pass Valve (for properties with multiple sources of water the prope	vstem? ? From whom? nping system in working	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2 D1		>>> >>> >>>> >>>>>>>>>>>>>>>>>>>>>>>>>	~>	
1. 2. 3. 4. 5. 6. 7. 8. (B) G 1. 2. (C) B: 1. 2. (D) W 1. 2.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pume explain: epass Valve (for properties with multiple sources of water the system leased? If "yes," is the bypass valve working? ell Has your well ever run dry? Depth of well	vstem? ? From whom? nping system in working ater)	order? If "no,"	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2		>>> >>> >>>> >>>>>>>>>>>>>>>>>>>>>>>>>	\frac{1}{\sqrt{1}}	
1. 2. 3. 4. 5. 6. (B) G 1. 2. (C) B; 1. 2. (D) W; 1. 2. 3.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: eneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pume explain: epass Valve (for properties with multiple sources of water the pr	vstem? ? From whom? nping system in working ater)		A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2 D3		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\frac{1}{\sqrt{1}}	
1. 2. 3. 4. 5. 6. (B) G 1. 2. (C) B; 1. 2. (D) W; 1. 2. 3.	A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: In the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pume explain: It pass Valve (for properties with multiple sources of water the system leased? If "yes," is the bypass valve working? If "yes," is the bypass valve working? If "get a work of the system leased? If "get a work of the pume explain: It was your water source have a bypass valve? If "yes," is the bypass valve working? If "get a work of the system leased? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source have a bypass valve? If "get a work of the pume explain: It was your water source is not public, is the pume explain: It was your water source is not public, is the pume explain: It was your water source is not public, is the pume explain: It was your water source is not public, is the pume explain: It was your water source is not public, is the pume explain: It was your water source is not public, is the pume explain: It was your water source is not public, is the pume explain: It was your water source is not public. It was your water source is not public. It was your water source is not public.	vstem? ? From whom? nping system in working ater)		A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2		>>> >>> >>>> >>>>>>>>>>>>>>>>>>>>>>>>>	\frac{1}{2}	

L		heck unknown when the question does apply to the Property but you are not sure of the answer. All of	F		-		-
	(E) Iss		1	Yes	No	Unk	N
	1.	Are you aware of any leaks or other problems, past or present, relating to the water supply,			V		
		pumping system and related items?	E1		V		
		Have you ever had a problem with your water supply?	E2				<u></u>
		in any problem(s) with your water supply. Include the location and extent of any problem(s) forts, the name of the person or company who did the repairs and the date the work was don		ny re	pair o	r reme	dia
	10 CESS	CE CUCTEM					-
		AGE SYSTEM	Г	37	B7.	Tt. L	13
	(A) Ge			Yes	No	Unk	I
		Is the Property served by a sewage system (public, private or community)?	Al	V			1
		If "no," is it due to unavailability or permit limitations?	A2			1	1
		When was the sewage system installed (or date of connection, if public)?	A3			V	
		Name of current service provider, if any:	A4	-			1
	7777	pe Is your Property served by:	1	1	7	100	-
		Public	B1		-		
		Community (non-public)	B2	V	J		
		An individual on-lot sewage disposal system	В3	V	1		-
		Other, explain:	B4		7		H
		dividual On-lot Sewage Disposal System. (check all that apply):		- 113			
		Is your sewage system within 100 feet of a well?	CI		V		-
		Is your sewage system subject to a ten-acre permit exemption?	C2		V		-
		Does your sewage system include a holding tank?	C3		V		1
		Does your sewage system include a septic tank?	C4	V			-
		Does your sewage system include a drainfield?	C5	V			
	6.	Does your sewage system include a sandmound?	C6		V		
	7.	Does your sewage system include a cesspool?	C7		V		
	8.	Is your sewage system shared?	C8		V		
	9.	Is your sewage system any other type? Explain:	C9		V		
	10	. Is your sewage system supported by a backup or alternate system?	CIO		V		1
	(D) Ta	nks and Service		3			
	1.	Are there any metal/steel septic tanks on the Property?	DI		V		
	2.	Are there any cement/concrete septic tanks on the Property?	D2	V			
		Are there any fiberglass septic tanks on the Property?	D3		V		
		Are there any other types of septic tanks on the Property? Explain	D4		V		
		Where are the septic tanks located? unlar the outhouse	D5				
		When were the tanks last pumped and by whom?			-2111	V	
	(E) Al	pandoned Individual On-lot Sewage Disposal Systems and Septic	D6				
		Are you aware of any abandoned septic systems or cesspools on the Property?	El		V		
		If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's	-		V		
		ordinance?	E2				1
	(F) Se	wage Pumps	1				
	3.00	Are there any sewage pumps located on the Property?	Fi		V		T
		If "yes," where are they located?	F2	1			T
		What type(s) of pump(s)?	F3				1
		Are pump(s) in working order?	F4		(EE)		1
		Who is responsible for maintenance of sewage pumps?					
	(G) Iss	sues	FS	-			
		How often is the on-lot sewage disposal system serviced?				V	-
		When was the on-lot sewage disposal system last serviced and by whom?	GI			V	-
	2		G2			V	-
		Is any waste water piping not connected to the septic/sewer system?	G3		V		1
	4.	Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	G4		V		1

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sufe of the answer. All questions must be answered. Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: 11. PLUMBING SYSTEM Unk N/A No Yes (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper AL V 2. Galvanized AZ V 3. Lead A3 4. PVC A4 5. Polybutylene pipe (PB) V A5 6. Cross-linked polyethyline (PEX) A6 V A7 7. Other (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATER HEATING No Unk N/A (A) Type(s). Is your water heating (check all that apply): Yes V 1. Electric AI 2. Natural gas A2 V A3 3. Fuel oil 4. Propane **A4** V If "yes," is the tank owned by Seller? A5 V If "yes," is the system owned by Seller? 6. Geothermal 46 V 7. Other A7 (B) System(s) Onc How many water heaters are there? Tankless 2. When were they installed? B2 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? (C) Are you aware of any problems with any water heater or related equipment? If "yes," explain: 13. HEATING SYSTEM (A) Fuel Type(s). Is your heating source (check all that apply): Yes No Unk N/A 1. Electric A1 2. Natural gas V A2 3. Fuel oil A3 * 4. Propane A4 If "yes," is the tank owned by Seller? 5. Geothermal A5 6. Coal A6 7. Wood A7 8. Solar shingles or panels V A8 V If "yes," is the system owned by Seller? V 9. Other: 49 (B) System Type(s) (check all that apply): 1. Forced hot air BI 2. Hot water B2 3. Heat pump **B**3 V 4. Electric baseboard **B**4 5. Steam **B5** V 6. Radiant flooring B6 7. Radiant ceiling Date 7 24 2005 SPD Page 6 of 11 **Buyer's Initials** Date Seller's Initials Rd / Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com 00 Paradise Dr,

	Check unknown when the question does apply to the Property but you are not sure of the answer. Al	Y	1	Unk	-
0	Pallet etaya(s)		V	UIIK	+
٥.	Pellet stove(s)	B8			t
0	How many and location?	- 900	1	-	+
9.	Wood stove(s) How many and location?	В9	V		1
1/		- 100			1
11	O. Coal stove(s)	B10	V		-
1.	How many and location?	-	1.7	-	4
1,	I. Wall-mounted split system(s)	B11	V		1
1/	How many and location?			-	1
1.	2. Other:	B12			1
1.	3. If multiple systems, provide locations		No.		1
(C) St	atus	B13			d
1.	Are there any areas of the house that are not heated?	CI	V		1
	If "yes," explain:				ď
2.	How many heating zones are in the Property?	C2		V	1
3.	When was each heating system(s) or zone installed?	C3		V	1
4.	When was the heating system(s) last serviced?	1000		V	1
5.	Is there an additional and/or backup heating system? If "yes," explain:				1
	Propany heater	C5			
6.	Is any part of the heating system subject to a lease, financing or other agreement?	C6	V		1
127.12	If "yes," explain:				1
	ireplaces and Chimneys				4
	Are there any fireplaces? How many?	DI	V		
	Are all fireplaces working?	D2			
	Fireplace types (wood, gas, electric, etc.):	D3			1
	Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4	V		1
	Are there any chimneys (from a fireplace, water heater or any other heating system)?	D5	V		1
	How many chimneys?	D6			1
	When were they last cleaned?	D7			1
	Are the chimneys working? If "no," explain:	_ D8			1
, ,	nel Tanks		To Charles	-	4
1.	Are you aware of any heating fuel tank(s) on the Property?	Et \	/		4
2.	Location(s), including underground tank(s): beside cubi n	E2			1
	If you do not own the tank(s), explain:	E3			1
	re you aware of any problems or repairs needed regarding any item in Section 13? If "yes," plain:		V		ı
	CONDITIONING SYSTEM	- F			A
	ype(s). Is the air conditioning (check all that apply):	11-11-1	1	1	H
	Central air	4.	V		1
	How many air conditioning zones are in the Property?	AI	-		+
	b. When was each system or zone installed?		-		+
	c When was each system last serviced?	. Ib			+
2.	Wall units	A2	-		+
	How many and the location?	144			f
3.	Window units	A3			1
	How many?				T
4.	Wall-mounted split units	A4			
	How many and the location?				T
5.	Other	A5			
6.	None	A6	,		J
(B) A1	re there any areas of the house that are not air conditioned?	в У			I
If	"yes," explain: there is no air condentioner				1
(C) A1	re you aware of any problems with any item in Section 14? If "yes," explain:		V	2-1	

Type(s) 1. Does the electrical system is 2. Does the electrical system is 3. Is the electrical system sola a. If "yes," is it entirely or b. If "yes," is any part of the explain: What is the system amperage? Are you aware of any knob and Are you aware of any problems. THER EQUIPMENT AND AP THIS SECTION IS INTEND will, or may, be included with the second in the control of th	have fus have circ ir power partiall he syste	es? cuit bre ed? y solar m subj	powered? _ ect to a lease			A1 A2 A3	Yes V	No V	Unk	N/.
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b. If "yes," is any part of t explain:	he syste	m subj	ect to a lease	, financing or other agree	Ten. "	20.0		V		L
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Are you aware of any knob and Are you aware of any problems THER EQUIPMENT AND AP	tube w	iring ir				В				
Are you aware of any problems HER EQUIPMENT AND AP THIS SECTION IS INTEND	s or repa		the Property	y?		c		V	1	
THIS SECTION IS INTEND	DITAN	ma nec			explain:			V		
THIS SECTION IS INTEND	DITAN					D		V	-	
will, or may, be included with										
mine which items, if any, are in MEAN IT IS INCLUDED IN	the Prop	erty. T	he terms of tourchase of t	he Agreement of Sale neg he Property. THE FACT	otiated between	Buyer	and S	eller	will det	er- OT
Are you aware of any problems	s or repa	irs nee	ded to any o	f the following:						
Item	Yes	No	N/A	Item	Yes	No	N/A			
A/C window units		V		Pool/spa heater		V				
Attic fan(s)		V		Range/oven	V			0		
Awnings		V		Refrigerator(s)	V					
Carbon monoxide detectors		V		Satellite dish		V				
Ceiling fans	V			Security alarm syste	m	V				
Deck(s)	V			Smoke detectors		V				
Dishwasher		V		Sprinkler automatic	timer	V				
Dryer		V		Stand-alone freezer		V				
Electric animal fence		V		Storage shed	V					
Electric garage door opener		V		Trash compactor		V				
Garage transmitters		V		Washer		V				
Garbage disposal		V		Whirlpool/tub		V				
In-ground lawn sprinklers		V		Other:		V				
Intercom		V		1.						
Interior fire sprinklers		V	(F)	2.						
Keyless entry				3.						
Microwave oven	V			4.						
Pool/spa accessories		V		5.						
Pool/spa cover		V		6.						
Explain any "yes" answers in	Section	n 16:			-					
010 0010 120 120 120						Г		_		
herika : : 전에 2014년 - 대한						1	Yes	No	Unk	N/
						A		V		-
	1?					A1	-			L
						A2				-
		11 10				A3				
그런 그리고 생물하게 되었다. 얼마나 있다고 있는데 백년 계약이 되었다.						Λ4				1
				10		A5	-	-		1
						A6				V
	lems wit	h any o	of the swimn	ning pool equipment (cov	er, filter, ladder,					L
	Property	12								
			na or hot tub	2						-
그는 그리고 있으면서 보다는 그리지 말이 없어요. 하시기 하나요.					lighting lets	BI				1
cover, etc.)?	will Will	an any t	i die spa of	not tuo equipment (steps,	ngming, jets,	B2				V
Explain any problems in Sect	ion 17:					_				
	Electric garage door opener Garage transmitters Garbage disposal In-ground lawn sprinklers Intercom Interior fire sprinklers Keyless entry Microwave oven Pool/spa accessories Pool/spa accessories Pool/spa cover Explain any "yes" answers in OLS, SPAS AND HOT TUBS Is there a swimming pool on the 1. Above-ground or in-ground 2. Saltwater or chlorine? 3. If heated, what is the heat s 4. Vinyl-lined, fiberglass or c 5. What is the depth of the sw 6. Are you aware of any proble lighting, pump, etc.)? Is there a spa or hot tub on the 1. Are you aware of any proble 2. Are you aware of any proble cover, etc.)?	Garage transmitters Garbage disposal In-ground lawn sprinklers Intercom Interior fire sprinklers Keyless entry Microwave oven Pool/spa accessories Pool/spa cover Explain any "yes" answers in Section OLS, SPAS AND HOT TUBS Is there a swimming pool on the Propert 1. Above-ground or in-ground? 2. Saltwater or chlorine? 3. If heated, what is the heat source? 4. Vinyl-lined, fiberglass or concrete- 5. What is the depth of the swimming 6. Are you aware of any problems with lighting, pump, etc.)? Is there a spa or hot tub on the Property 1. Are you aware of any problems with lighting, pump, etc.)? Is there a spa or hot tub on the Property 1. Are you aware of any problems with lighting, pump, etc.)?	Garage transmitters Garbage disposal In-ground lawn sprinklers V Intercom Intercom V Interior fire sprinklers Keyless entry Microwave oven Pool/spa accessories Pool/spa accessories V Explain any "yes" answers in Section 16: OLS, SPAS AND HOT TUBS Is there a swimming pool on the Property? If the substitution of the property? If the substitution of the swimming pool? Saltwater or chlorine? If heated, what is the heat source? Vinyl-lined, fiberglass or concrete-lined? What is the depth of the swimming pool? Are you aware of any problems with the substitution, pump, etc.)? Is there a spa or hot tub on the Property? Are you aware of any problems with the substitution, pump, etc.)? Is there a spa or hot tub on the Property? Are you aware of any problems with the substitution, pump, etc.)?	Garage transmitters Garbage disposal In-ground lawn sprinklers Intercom Interior fire sprinklers Keyless entry Microwave oven Pool/spa accessories Pool/spa cover Explain any "yes" answers in Section 16: OLS, SPAS AND HOT TUBS Is there a swimming pool on the Property? If "yes,": Above-ground or in-ground? Saltwater or chlorine? If heated, what is the heat source? Vinyl-lined, fiberglass or concrete-lined? What is the depth of the swimming pool? Are you aware of any problems with the swimming por lighting, pump, etc.)? Is there a spa or hot tub on the Property? Are you aware of any problems with the spa or hot tub 2. Are you aware of any problems with any of the spa or cover, etc.)?	Electric garage door opener	Electric garage door opener Garage transmitters V Washer Garbage disposal In-ground lawn sprinklers V Intercom Intercom Intercom V Interior fire sprinklers V Seyless entry V Incovave oven V Incovave oven V Intercom V Intercom V Intercom Inter	Electric garage door opener Garage transmitters Washer Washer V In-ground lawn sprinklers V In-ground lawn sprinklers V Intercom Interior fire sprinklers V Intercom V Intercom V Intercom V Interior fire sprinklers V Intercom Wicrowave oven V Intercom Wicrowave oven V Intercom Wicrowave oven V Interior fire sprinklers Wicrowave oven V Intercom Interior fire sprinklers Wesplan accessories V Intercom Wicrowave oven V Intercom Interior fire sprinklers Wesplan accessories V Intercom Interior fire sprinklers Wesplan accessories V Intercom Int	Electric garage door opener	Electric garage door opener Garage transmitters V Washer V In-ground lawn sprinklers V In-ground lawn sprinklers V Intercom V Intercom V Interior fire sprinklers V Z Keyless entry V 3. Microwave oven V 4. Pool/spa accessories V 5. Pool/spa cover V 6. Explain any "yes" answers in Section 16: OLS, SPAS AND HOT TUBS Is there a swimming pool on the Property? If "yes,": 1. Above-ground or in-ground? 2. Saltwater or chlorine? 3. If heated, what is the heat source? 4. Vinyl-lined, fiberglass or concrete-lined? 5. What is the depth of the swimming pool? 6. Are you aware of any problems with the spa or hot tub equipment (cover, filter, ladder, lighting, pump, etc.)? Bathere a syon or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? Bathere a spa or hot tub on the Property? 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18. WINDOWS An Exercised Property A Vest No Unk		perty. Check unknown when the question does apply to the Property but you are not sure of the answer. All	ques				1
(B) Are you aware of any problems with the windows or skylights? Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done: 19. LAND/SOILS ((A) Property 1. Are you aware of any fill or expansive soil on the Property? 2. Are you aware of any fill or expansive soil on the Property? 3. Are you aware of any siding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that two occurred on or affect the Property? 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? Note to Buyer: The Property may be subject to mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environment Protection Mine Subsidence Insurance fund, (800) 922-1678 or re-sprasi@pa.gov. (B) Preferential Assessment and Development Rights Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the: 1. Farmland and Forest Land Assessment Act -72 P.S. \$5490.1, et seq. (Clean and Green Program) Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. \$951-957) in an effort to limit the circumstances und which agricultural operations may be subject to missance suits or ordinances. Buyers are encouraged to investigate whether agricultural operations may be subject to missance suits or ordinances. Buyers are encouraged to investigate whether aging fleat cours	18.			Yes		Unk	
Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done: 19. LAND/SOILS (A) Property 1. Are you aware of any fill or expansive soil on the Property? 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth subility problems that have occurred on or affect the Property? 3. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth subility problems that have occurred on or affect the Property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other exeavations on the Property? 6. Are you aware of any existing, past or proposed mining, strip-mining, or any other exeavations on the Property or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the: 9. Preferential Assessment and Development Rights 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) 18. V 2. Open Space Act - 16 P.S. §11941, et seq. 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) 4. Any other law/program: Note to Buyer: Pennsythania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances and which agricultural operations may be subject to misance suits or ordinances. Buyers are encouraged to investigate whether agricultural operations sovered by the Act operate in the vicinity of the Property; (C) Property Rights Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property): 1. Timber 2. Coal 3. Oil 4. Natural gas 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: 5. Ves No Unk 7. T		그러나 그리고 있는데 이렇게 걸었다면 하면 맛있다. 그 가를 하다 하는데	A				
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(A) Property 1. Are you aware of any fill or expansive soil on the Property? 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property? 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subside damage may occur and further information on mine subsidence insurance are available through Department of Environment Protection Mine Subsidence Insurance fund, (800) 922-1678 or ra-epmsi@pa_gov. (B) Preferential Assessment and Development Rights Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the: 1. Farmland and Forest Land Assessment Act - 72 P.S.\$490.1, et seq. (Clean and Green Program) 181 182 2. Open Space Act - 16-P.S. \$11941, et seq. 3. Agricultural Area Security Law - 3 P.S. \$901, et seq. (Development Rights) 4. Any other law/program: Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. \$951-957) in an effort to limit the circumstances und which agricultural operations may be subject to missance suits or ordinances. Buyers are encouraged to investigate whether agricultural operations covered by the Act operate in the vicinity of the Property? (C) Property Rights Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property): 1. Timber 2. Coal 3. Oil 4. Natural gas 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the terms of any ex					placei	nent o	1
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	Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and	the co	onditio	on of a	iny ma	n-
	made storm water management features:	AWIT	200.000			
(B) Boundaries		-	1		-
(D	Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	2.0	Yes	No	Unk	1
	2. Is the Property accessed directly (without crossing any other property) by or from a public road?	Bí		V		H
	3. Can the Property be accessed from a private road or lane?	1477	V	1		H
		B3		V		F.
	a. If "yes," is there a written right of way, easement or maintenance agreement?	3a				1
	b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3h				L
	4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	B4		V		
	Note to Buyer: Most properties have easements running across them for utility services and other re ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. I the existence of easements and restrictions by examining the property and ordering an Abstract of Ti the Office of the Recorder of Deeds for the county before entering into an agreement of sale.	Buyer:	may !	wish to	deter	mi
	Explain any "yes" answers in Section 20(B):					
21.	HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES					
	(A) Mold and Indoor Air Quality (other than radon)		Yes	No	Unk	T
	Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	AI		V		b
	 Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? 	Λ2	I	V		Ī
	Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold		minati	on or	indoor	0
	quality is a concern, buyers are encouraged to engage the services of a qualified professional to do t					
	issue is available from the United States Environmental Protection Agency and may be obtained by c					
	37133, Washington, D.C. 20013-7133, 1-800-438-4318.	Jime	6 11	2		,
	(B) Radon		Yes	No	Unk	
			- 50			-
	1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	D:1		V		
	 Are you aware of any tests for radon gas that have been performed in any buildings on the Property? If "ves," provide test date and results 	BI		~		-
	If "yes," provide test date and results	B2				
	If "yes," provide test date and results Are you aware of any radon removal system on the Property?	-		\ \		
	If "yes," provide test date and results Are you aware of any radon removal system on the Property? (C) Lead Paint	B2				
	2. If "yes," provide test date and results 3. Are you aware of any radon removal system on the Property? (C) Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.	B2				
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			Yes	No	Unk	N/A
3	Are you aware of any reason, including a defect in title or contractual obligation such as an option					1
	or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the			V		
	Property?	A3				
(B) F	inancial					
1	Are you aware of any public improvement, condominium or homeowner association assessments		1			
	against the Property that remain unpaid or of any violations of zoning, housing, building, safety or	1		V		
	fire ordinances or other use restriction ordinances that remain uncorrected?	BI		1		
2	Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support				-	
	obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of	1		V		
	this sale?	B2				-
	. Are you aware of any insurance claims filed relating to the Property during your ownership?	В3		V		-
(C) I		1				-
1	. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-			V		
	erty?	CI		V		-
	. Are you aware of any existing or threatened legal action affecting the Property?	C2		V		-
	Additional Material Defects	-			-	
1	. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis- closed elsewhere on this form?	D1		V		1
	Note to Buyer: A material defect is a problem with a residential real property or any portion of	-	would	have	a sjoni	fica
	adverse impact on the value of the property or that involves an unreasonable risk to people on the	e prop	ertv.	The fa	ct that	a
	structural element, system or subsystem is at or beyond the end of the normal useful life of such a	a struct	tural e	eleme	nt, syst	em (
	subsystem is not by itself a material defect.					
2	. After completing this form, if Seller becomes aware of additional information about the Pro-	operty	, incli	iding	through	gh
	inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Sta	atemer	nt and	or a	ttach t	he
	inspection report(s). These inspection reports are for informational purposes only.					
Exp	ain any "yes" answers in Section 22:					
	ACHMENTS					
	The following are part of this Disclosure if checked:					
] Seller's Property Disclosure Statement Addendum (PAR Form SDA)					
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The undo of Seller' erty and TION Cotion of the SELLER SEL	RECEIPT AND ACKNOWLEDGEMENT BY BUYER resigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this State ess stated otherwise in the sales contract, Buyer is purchasing this property in its present ty to satisfy himself or herself as to the condition of the property. Buyer may request that texpense and by qualified professionals, to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as to determine the condition of the structure or its composite or herself as the sales contract, and the sales contract of the structure or its composite or herself as to the condition of the structure or its composite or herself as to the condition of the structure or its composite or herself as the sales contract.	app Da Da Da Da ment i condi he pro	ATE	a wa	of the post of the	an s re
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CONDITIONS OF PUBLIC SALE

The conditions of the sale of real estate of **RUTH F. LAPP**, widow, made on the premises situate at **00 Paradise Drive**, **Saville Township**, **Perry County**, **Pennsylvania 17047**, by public sale held Friday, August 29, 2025, at 6:00 p.m., are as follows:

- 1. The property is being exposed for sale with reserve so that the Seller reserves the right to reject any or all bids.
- 2. The property exposed for sale is a ranch style home and real estate, known and numbered as **00 Paradise Drive**, **Saville Township**, **Perry County**, **Pennsylvania 17047**, being designated as Perry County Tax Parcel Number 230,095.00-048.000; and recorded in the Recorder of Deeds Office of Perry County at Instrument Number 202400097, and a copy of the legal description is attached hereto and marked Exhibit "A".
- 3. The Purchaser shall pay **THIRTY THOUSAND DOLLARS** (\$30,000.00) down on the day of the sale and the balance within on or before **October 29, 2025** when the Purchaser shall receive the Deed and possession of the premises.
- 4. If the Purchaser should default in the payment of the balance, the amount paid on the day of the sale as the down payment shall be forfeited as liquidated damages and the Seller may then proceed to resell said premises with the Purchaser being liable for any costs or loss sustained on the resale with time being of the essence.
 - 5. The Seller reserves the right to hold any bid until any later time on the day of the sale.
- 6. The Seller will give a Special Warranty Deed for the property being sold, but should there be any defect in the title, the Seller reserves the option, at the Seller's expense, to clear the defect or to refund, in full, all monies paid by the Purchaser, in which case there shall be no further obligation on either the part of the Seller or the Purchaser.
 - 7. All realty transfer taxes are to be paid by Buyer which is 2% of the sale price.
- 8. All property taxes shall be prorated as of the date of settlement with the School taxes being prorated on a fiscal year starting July 1st and the County and Township taxes prorated on a calendar year which begins January 1st.
- 9. The costs of recording the Deed and title search shall be at the expense of the Purchaser.

the premises prior to this Public Sale Purchaser shall be entitled to a pre-s similar and like condition as it was a 11. Notice is hereby given	r acknowledges that the bidder has had and e and acknowledges that the property is besettlement inspection of the property, with on the date of the execution of this Agree on that the Seller's Property Disclosure Statetive bidders prior to this sale and will be a self-active bidders.	being sold "as is". The in the property to be in ement.
	RUTH F. LAPP	-Seller
•	have become the Purchaser/Purchasers of subject to the within describe stated period of time.	
Address of Purchaser	Signature of Purchaser	
Phone No. of Purchaser	Signature of Co-Purchaser (if a	ny)
Email of Purchaser		
· · · · · · · · · · · · · · · · · · ·	F. LAPP, widow, received this day the TH payment on the within described property	
	RUTH F. LAPP	-Seller

EXHIBIT "A"

BEING KNOWN AS Tax Parcel No. 230,095.00-048.000: TRACT NO. 1

ALL THAT CERTAIN tract of land situate in Saville Township, Perry County, Pennsylvania, bounded and described as follows:

BEGINNING at a point marked by an iron pin along the north side of private road in line of lands now or formerly of Nancy E. Moore and land now or formerly of Glenn M. Singleton, said point being approximately 1.2 miles west of Township Route T-407; thence along land now or formerly of Glenn M. Singleton and lands now or formerly of Charles E. Hall, South 17 degrees 36 minutes 00 seconds East, 1,845.00 feet to an iron pin; thence by land now or formerly of Charles E. Hall, South 52 degrees 38 minutes 00 seconds West, 252.85 feet to an iron pin; thence by land of same, South 75 degrees 52 minutes 30 seconds West, 191.40 feet to an iron pin; thence along land now or formerly of Adalaide M. Kretzing, North 25 degrees 45 minutes 30 seconds West, 1,941.64 feet to an iron pin on the north side of the aforementioned private road; thence along the north side of the private road, North 68 degrees 59 minutes 04 seconds East, 695.86 feet to the iron pin marking the point and place of BEGINNING.

CONTAINING 24.84 acres according to survey of Richard L. Ernest dated August 12, 1989.

TRACT NO. 2

ALL THAT CERTAIN tract of land situate in Saville Township, Perry County, Pennsylvania, more particularly bounded and described as follows:

BOUNDED on the North by land now or formerly of Glenn Smith; bounded on the East by land now or formerly of Paul Kretzing and H.B. Meridith; bounded on the South by land now or formerly of John Hall; and bounded on the West by land now or formerly of Reed McMillan, more particularly described by courses and distances as, BEGINNING at a post, thence by land formerly of Elkanah Sweger, North 52 ¼ degrees East, 83.5 perches to stones; thence South 16 degrees East, 117 perches to a chestnut oak; thence South 51 ¾ degrees West, 61.3 perches to a post; thence North 26 ¾ degrees West, 111.5 perches to the place of BEGINNING.

CONTAINING 49 acres, more or less.

BEING the same premises which Christian E. Lapp, Jr., as Executor of the Estate of Christian E. Lapp, by a Deed dated December 27, 2023, and recorded January 4, 2024, in the Recorder of Deeds Office of Perry County at Instrument Number 202400097, granted and conveyed unto Ruth F. Lapp, widow, the GRANTOR herein.

Tract Nos. 1 and 2 being know as Tax Parcel No. 230,095.00-048.000. Tax Parcel No. 230,095.00-047.000 has been retired.



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Office 888-209-6160