80.55 ACRES

PUBLIC AUCTION

CABIN | POLE BARN | WOODS | HUNTING BLINDS

TIOGA COUNTY



2102 Welch Mountain Rd. | Covington, PA 16917

Directions: From US-15, take exit 165 and turn right onto Bloss Mountain Rd. Go 7.6 miles and continue onto N Williamson Rd E. Go 4.6 miles and turn right onto W Hill Rd. Go 2.3 mile and continue on Old State Rd for 2.1 miles. Turn right onto Welch Mountain Rd and go 1.2 to sign at end of gated lane.

PROPERTY FEATURES

- 80.55 acres of prime hunting land in Tioga County, PA
- Furnished lodge completely remodeled in 2022 with new addition and roof
- 5 bedrooms plus loft, 2 full bathrooms
- New kitchen & new flooring throughout
- Mini-split for heating & cooling, wood stove ready
- Large front porch with picnic area and Breeo fire pit
- Rear deck with 8-person hot tub
- 32' x 48' pole barn for storage and equipment
- Whitetail management by Tony LaPratt
- 9 established food plots
- 2 enclosed 360-degree hunting blinds
- 20+ hunting stands and extensive trail network
- UTV access to thousands of public hunting acres
- Hunt, fish, or ride ATVs on township roads
- Close to PA Grand Canyon and Tioga State Forest
- Turnkey Airbnb-ready with strong rental potential

OPEN HOUSE

Sat. July 19, 1-3 P.M. & Fri. July 25, 5-7 P.M. For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036

AUCTION
DATE
Saturday,
AUGUST 23,
2025
@ 11:00 A.M.

TERMS

\$40,000 down payment on the day of the auction. Settlement on or before October 13, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$4,137.

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS Welcome to your 80.55-acre hunting paradise in Tioga County, PA—complete with a beautifully remodeled, fully furnished lodge. Surrounded by scenic attractions like the PA Grand Canyon and the Pine Creek Rail Trail, this property is the ideal base for year-round adventure. Whether you're looking for a recreational retreat or a rental income opportunity to fund your fun, this property delivers.



AUCTIONEER

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























For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383





TOTAL: 2454 sq. ft

FLOOR 1: 1582 sq. ft, FLOOR 2: 872 sq. ft

EXCLUDED AREAS: DECK: 234 sq. ft, PORCH: 291 sq. ft, OPEN TO BELOW: 275 sq. ft,

LOW CEILING: 121 sq. ft WALLS: 160 sq. ft









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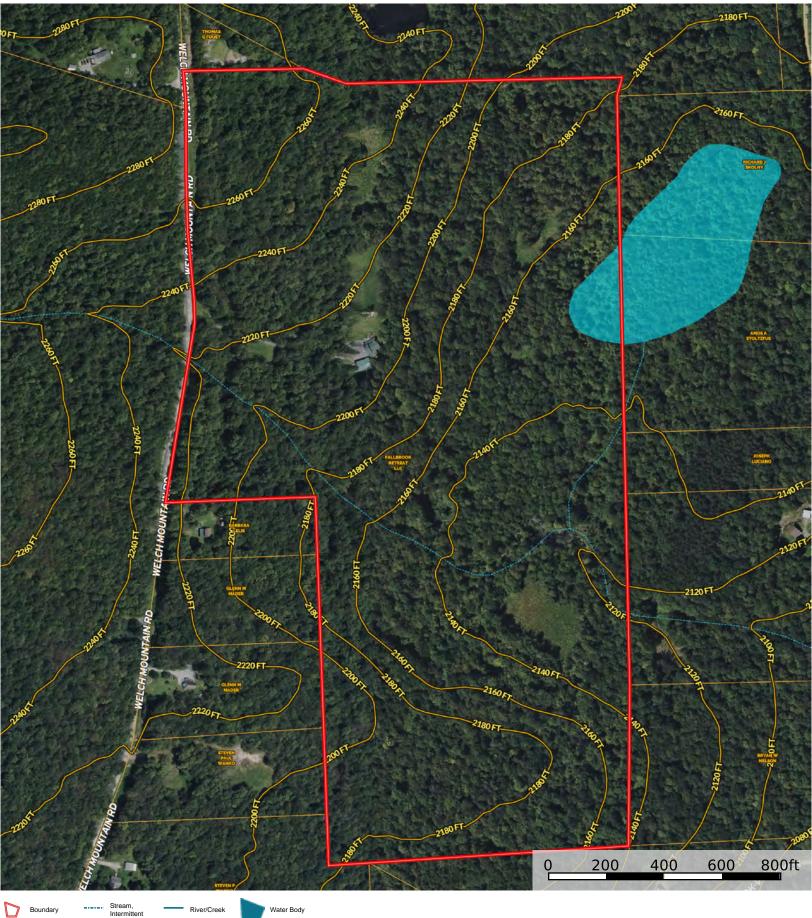
EXCLUDED AREAS: DECK: 234 sq. ft, PORCH: 291 sq. ft, OPEN TO BELOW: 275 sq. ft,

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Pennsylvania, AC +/-



Boundary 80.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
AoB	Arnot channery loam, 3 to 12 percent slopes	33.36	41.47	0	33	4e
CIB	Chippewa silt loam, 0 to 8 percent slopes, extremely stony	17.52	21.78	0	14	7s
BsB	Bath channery silt loam, 3 to 12 percent slopes, extremely stony	10.87	13.51	0	38	7s
LsD	Lordstown channery loam, 12 to 30 percent slopes, extremely stony	6.62	8.23	0	27	7s
WeC	Wellsboro channery loam, 8 to 15 percent slopes	6.3	7.83	0	40	3e
OgB	Oquaga channery loam, 3 to 12 percent slopes	5.78	7.18	0	40	2e
TOTALS		80.45(*)	100%	1	30.1	5.08

(*) 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.



record 2nd

Prepared By:

ABSTRACT ASSOCIATES OF LANCASTER, INC.

Return To: ABSTRACT ASSOCIATES OF LANCASTER, INC. 1903 LITITZ PIKE, LANCASTER, PA 17601

UPI# 37-PL01-013

AAL35375

THIS DEED,

made this 14th day of September

in the year two thousand and seven (2007)

BETWEEN

AMOS A. STOLTZFUS, Adult Individual, of the County of Lancaster and Commonwealth of Pennsylvania, Party of the First Part,

(hereinafter called the Grantor/s)

and

FALLBROOK RETREAT, LLC, a Limited Liability Company, of the County of Lancaster and Commonwealth of Pennsylvania, Party of the Second Part,

(hereinafter called the Grantee/s)

WITNESSETH, that in consideration of the sum of: One Dollar and 00/100 Dollars----- (\$1.00)

In hand paid, receipt whereof is hereby acknowledged, said Grantor (s) do/does hereby grant and convey to said Grantee (s), his/her/their heirs and assigns

ALL THAT CERTAIN lot, tract or parcel of land situate in Ward Township, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Township Toad T-834, said point being where the southern boundary line of lands now or formerly of Phyllis Stanton and the northern boundary line of the lands herein described intersect with the center line of said road; thence South 79 degrees 47 minutes 40 seconds East 415.52 feet along lands of said Phyllis Stanton to an iron rod found; thence South 59 degrees 14 minutes 14 seconds East 155.54 feet along lands now or formerly of George Anderson to a corner of stone rows; thence still along lands now or formerly of George Anderson to a corner of stone rows; thence still along lands of said George Anderson South 79 degrees 47 minutes 40 seconds East 954.08 feet to an iron rod and being the Northeast corner hereof; thence South 26 degrees 56 minutes 37 seconds West 67.99 feet to an iron rod found; thence South 10 degrees 18 minutes 14 seconds West 2038.11 feet along lands now or formerly of Northeast, Inc. to an iron rod and stone pile; thence South 11 degrees 54 minutes 36 seconds West 557.05 feet to an iron rod and stone pile corner, being the Southeast corner hereof; thence North 82 degrees 11 minutes 50 seconds West 1038.84 feet to an iron rod and stone pile and being the Southwest corner hereof; thence North 09 degrees 29 minutes 05 seconds East 1276.84 feet still along lands of Northeast, Inc. to a found iron rod; thence North 80 degrees 40 minutes 00 seconds West 518.50 feet to a point in the center line of Township Road T-834; thence along the center line of Township Toad T-834 the following six courses and distances: North 20 degrees 45 minutes 54 seconds East 629.98 feet; North 10 degrees 12 minutes 30 seconds East 81.09 feet; North 06 degrees 03 minutes 34 seconds East 238.52 feet; North 10 degrees 00 minutes 59 seconds East 186.81 feet; North 11 degrees 24 minutes 26 seconds East 255.91 feet; North 06 degrees 58 minutes 34 seconds East 108.56 feet to the point and place of BEGINNING.

CONTAINING 80.55 acres, more or less, and being described in accordance with a survey by Duane Wetmore, P.L.S. dated April 24, 1989. A copy of said map being filed in Tioga County May Year 1989 at page 125.

BEING THE SAME PREMISES WHICH E. William Nelson, Jr. and Lila G. Nelson and Phillip Hopewell and Linda Hopewell, by deed dated September 14, 2007 and recorded September , 2007 in the Office of the Recorder of Deeds in and for Tioga County, Pennsylvania in Record Book , Page granted and conveyed unto: Amos A. Stoltzfus.

EXCEPTING AND RESERVING unto E. William Nelson, Jr. and Lila G. Nelson, their heirs and assigns, a perpetual right-of-way 30 feet in width, extending from Township Road 834 along the western and southern boundaries of the above-described parcel as indicated on the map attached hereto and made a part hereof, to other lands now of E. William Nelson, Jr., and Lila G. Nelson. The cost of opening and maintaining the private roadway shall be the sole responsibility of E. William Nelson, Jr. and Lila G. Nelson, their heirs and assigns.

TOGETHER with a perpetual right-of-way 50 feet in width from the parcel described above to land now of the Commonwealth of Pennsylvania as set forth in the grant of right-of-way from Northeast, Inc., to E. William Nelson, Jr., and Lila G. Nelson, dated September 5, 1995 and recorded herewith.

Account Number: 37-PL01-013

SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY 2102 Welch Mountain Rd, Covington, PA 16917

SELLER Fallbrook Retreat, LLC/Amos Stoltzfus

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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

- 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 or
- 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.
- 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.
- 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 rep-
- resentation 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.
- 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.
 - 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
 - 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
 - 4. Transfers from a co-owner to one or more other co-owners.
 - 5. Transfers made to a spouse or direct descendant.
 - 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
 - 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
 - 8. Transfers of a property to be demolished or converted to non-residential use.
 - 9. Transfers of unimproved real property.
 - 10. Transfers of new construction that has never been occupied and:
 - a. The buyer has received a one-year warranty covering the construction;
 - The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

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.

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 39 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. 42

43 S e	eller's Initials	Date 6/24/2025	SPD Page 1 of 11	Buyer's Initials	/	Date	

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44 45	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a compression of the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All					
46	1. SELLER'S EXPERTISE		Yes	No	Unk	N/A
47 48	(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?	A		x		
49	(B) Is Seller the landlord for the Property?	В	Х			
50	(C) Is Seller a real estate licensee?	C		Х		
51	Explain any "yes" answers in Section 1:					
52 53	2. OWNERSHIP/OCCUPANCY					
54	(A) Occupancy		Yes	No	Unk	N/A
55	When was the Property most recently occupied? May 1rst	A1	100	1.0		1,712
56	2. By how many people? Short Term Rental, Airbnb and VRBO	A2				
57	3. Was Seller the most recent occupant?	A3		Х		
58	4. If "no," when did Seller most recently occupy the Property?	A4				
59	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:					
60	1. The owner	B1	Х			
61	2. The executor or administrator	B2		Х		
62	3. The trustee	В3		X		
63	4. An individual holding power of attorney	B4		Х		
64	(C) When was the Property acquired? <u>Sept, 2007</u> (D) List any animals that have lived in the residence(s) or other structures during your ownership:	С				
65 66						
67	N/A Explain Section 2 (if needed):					
68	Explain Section 2 (in necucu).					
69	3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS					
70 71	(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.					
72	(B) Type. Is the Property part of a(n):		Yes	No	Unk	N/A
73	1. Condominium	B1		Х		
74	2. Homeowners association or planned community	B2		Х		
75	3. Cooperative	В3		Х		
76	4. Other type of association or community, paid ([]Monthly)([] Quarterly)([] Yearly)	B4		Х		
77	(C) If "yes," now much are the fees? 5, paid ([]Monthly)([] Quarterly)([] Yearly)	С				X
78 79	(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:	D				X
80	ble for supporting or maintaining? Explain:(E) If "yes," provide the following information:	D				
81	Community Name	E1				X
82	2. Contact	E2				X
83	3. Mailing Address	E3				X
84	4. Telephone Number	E4				X
85	4. Telephone Number	F				Χ
86 87 88 89	Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receiv (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by th cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or so to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all	e assoc imilar ! depos	ciation one-tin	, cond ne fees	ominiu in ada	m, lition
90 91	tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs fire 4. ROOFS AND ATTIC	st.				
92	(A) Installation		Yes	No	Unk	N/A
93	1. When was or were the roof or roofs installed? _2019	A1				
94	2. Do you have documentation (invoice, work order, warranty, etc.)?	A2		Х		
95	(B) Repair					
96	1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	B1	X			
97	2. If it or they were replaced or repaired, were any existing roofing materials removed?	B2	Х			
98 99	(C) Issues 1. Has the roof or roofs ever leaked during your ownership?	C14		V		
100	1. Has the roof of roofs ever leaked during your ownership?2. Have there been any other leaks or moisture problems in the attic?	C1		X		
100	3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-	C2		Х		
102	spouts?	С3		Х		
103	Seller's Initials Date 6/24/2025 SPD Page 2 of 11 Buyer's Initials/		Date_			

	Explain any "yes" answers in Section 4. Include the location and extent of a	ny nroh	lem(s) and any	enoir	or ror	nedic	tion off	orte
	the name of the person or company who did the repairs and the date they							
5.	BASEMENTS AND CRAWL SPACES							
	(A) Sump Pump				Yes	No	Unk	N/A
	1. Does the Property have a sump pit? If "yes," how many?			A 1		Х		
	2. Does the Property have a sump pump? If "yes," how many?			A2		Х		
	3. If it has a sump pump, has it ever run?			A3		Х		
	4 If it has a sump pump, is the sump pump in working order?			A4				Х
	(B) Water Infiltration							
	1. Are you aware of any past or present water leakage, accumulation, or date	mpness v	within the base-					
	ment or crawl space?			B1		Х		
	2. Do you know of any repairs or other attempts to control any water or d	lampness	s problem in the					
	basement or crawl space?			B2		Х		
	3. Are the downspouts or gutters connected to a public sewer system?			В3		Х		
	Explain any "yes" answers in Section 5. Include the location and extent of a			epair	or rer	nedia	tion eff	orts
	the name of the person or company who did the repairs and the date they	were do	one:					
	TERMITECANOON RECTROVING INCECTS DRIVEOT RECTS							
	TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS (A) Status			ĺ	Vas	Nia	Timir	NI/
	1. Are you aware of past or present dryrot, termites/wood-destroying inse	ects or of	har nasts on the		Yes	No	Unk	N/A
	Property?	cus or or	ner pesis on the			Х		
			4	A1				
	2. Are you aware of any damage caused by dryrot, termites/wood-destroying	ng insects	s or other pests?	A2		Х		
	(B) Treatment							
	1. Is the Property currently under contract by a licensed pest control comp	nonzi						
				B1		Х		
	2. Are you aware of any termite/pest control reports or treatments for the	Property		B2		X		
		Property		B2	ble: _			
	2. Are you aware of any termite/pest control reports or treatments for the	Property		B2	ble: _			
	2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/tr	Property		B2		Х		
	2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/tr	Property reatmen	t provider, if ap	B2	ble: _		Unk	N/A
	2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/trestructural ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or of	Property reatmen	t provider, if ap	B2 plica		No	Unk	N/A
	Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/trestructural ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or of foundations, or other structural components?	Property reatmen	t provider, if ap	B2		Х	Unk	N/A
	 2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/treestands STRUCTURAL ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or of foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, path 	Property reatmen	t provider, if ap	B2 plica		No	Unk	N/A
	 2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/trestructural ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or of foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, patt the Property? 	Property reatmen	elt provider, if ap	B2 plica		No X	Unk	N/A
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	 2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/trestructural ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or of foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, patt the Property? (C) Are you aware of any past or present water infiltration in the house or other stroof(s), basement or crawl space(s)? 	Property reatmen	elt provider, if ap	B2 plica		No X	Unk	N/A
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	 2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/trestructural and the name of any service/trestructural trestructural components? (A) Are you aware of any past or present movement, shifting, deterioration, or of foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, path the Property? (C) Are you aware of any past or present water infiltration in the house or other stroof(s), basement or crawl space(s)? (D) Stucco and Exterior Synthetic Finishing Systems Is any part of the Property constructed with stucco or an Exterior Insula (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic standard (EIFS); indicate type(s) and location(s) If "yes," provide date(s) installed Are you aware of any fire, storm/weather-related, water, hail or ice damage (F) Are you aware of any defects (including stains) in flooring or floor covering 	ther probabilities or retaining Financiating	elems with walls, aining walls on s, other than the hishing System Property?	B2 plical A B C D1 D2 D3 E F	Yes	X X X X X X		
	 2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/trestructural any "yes" answers in Section 6. Include the name of any service/trestructural components. (A) Are you aware of any past or present movement, shifting, deterioration, or of foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, path the Property? (C) Are you aware of any past or present water infiltration in the house or other stroof(s), basement or crawl space(s)? (D) Stucco and Exterior Synthetic Finishing Systems Is any part of the Property constructed with stucco or an Exterior Insulation (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic standard (EIPS), indicate type(s) and location(s) If "yes," provide date(s) installed Are you aware of any fire, storm/weather-related, water, hail or ice damage (F) Are you aware of any defects (including stains) in flooring or floor covering Explain any "yes" answers in Section 7. Include the location and extent of a the name of the person or company who did the repairs and the date the very constructed in the standard or company who did the repairs and the date the very constructed with stucco. 	ther probabilities or retaining Financiating	elems with walls, aining walls on s, other than the hishing System Property?	B2 plical A B C D1 D2 D3 E F	Yes	X X X X X X		
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_	2. Are you aware of any termite/pest control reports or treatments for the Explain any "yes" answers in Section 6. Include the name of any service/trestant any "yes" answers in Section 6. Include the name of any service/trestant any "yes" answers in Section 6. Include the name of any service/trestant any past or present movement, shifting, deterioration, or of foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, patt the Property? (C) Are you aware of any past or present water infiltration in the house or other stroof(s), basement or crawl space(s)? (D) Stucco and Exterior Synthetic Finishing Systems 1. Is any part of the Property constructed with stucco or an Exterior Insula (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stuces. 2. If "yes," indicate type(s) and location(s) 3. If "yes," provide date(s) installed (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage (F) Are you aware of any defects (including stains) in flooring or floor coverint Explain any "yes" answers in Section 7. Include the location and extent of a the name of the person or company who did the repairs and the date the very and the date the very during your ownership? Itemize and date all additions/alterations.	ther probabilities or retrieve to the Fings? In the probabilities of the Fings?	elems with walls, aining walls on s, other than the hishing System Property? lem(s) and any r s done: been made to the	B2 plica A B C D1 D2 D3 E F epair	Yes Yes Yes X	No X X X X A A A A A A A A A	tion eff	N/A
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	Approximate date Were p Obtain	ned?	ap	prova	spectic	ned?
	Addition, structural change or alteration of work (Yes/No/U	Jnk/NA)	()	Y es/No	o/Unk/ì	NA)
			3.7	- N.T	** *	
(B)	[] A sheet describing other additions and alterations is attached. Are you aware of any private or public architectural review control of the Property other than zoni codes? If "yes," explain:	ing	Yes	No X	Unk	N/A
altering and if so grade or if issues	Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes en properties. Buyers should check with the municipality to determine if permits and/or approvals, whether they were obtained. Where required permits were not obtained, the municipality might remove changes made by the prior owners. Buyers can have the Property inspected by an expert the exist. Expanded title insurance policies may be available for Buyers to cover the risk of work devithout a permit or approval.	were ned it require in codes (cessary the cur complia	for di: rrent c ince to	sclosed owner to determ	work o up- ine
drainage vious sur to detern ability to	Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm control and flood reduction. The municipality where the Property is located may impose restrictaces added to the Property. Buyers should contact the local office charged with overseeing the mine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and sward make future changes. ATER SUPPLY	ctions or Stormw	imper ater Ma	vious e anagei	or semi- nent Pl	-per- 'an
	Source. Is the source of your drinking water (check all that apply):		Yes	No	Unk	N/A
` ′	• • • • • • • • • • • • • • • • • • • •					
	1. Public	A1	100			
	 Public A well on the Property 	A1 A2		Х		
		A1 A2 A3	X			
	2. A well on the Property	A2		Х		
	 A well on the Property Community water 	A2 A3	X	Х		
	 A well on the Property Community water A holding tank 	A2 A3 A4	X	X		
	 A well on the Property Community water A holding tank A cistern A spring Other 	A2 A3 A4 A5	X	X X X		
	 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	X	X X X		
(B)	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other	A2 A3 A4 A5 A6	X	X X X		
(B)	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested?	A2 A3 A4 A5 A6	X	X X X	X	
, ,	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other	A2 A3 A4 A5 A6 A7	X	X X X	X	
, ,	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared?	A2 A3 A4 A5 A6 A7 B1 B2	X	X X X	X	
, ,	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement?	A2 A3 A4 A5 A6 A7 B1 B2 B3	X	X X X	X	X
, ,	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system?	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4	X	X X X X	X	X
, ,	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system? 5. Is the softener, filter or other treatment system leased? From whom?	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5	X	X X X	X	X
, ,	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system?	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5	X	X X X X	X	X
	 A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: General 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 system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no, 	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5	X	X X X X	X	X
(C)	 A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: General 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 system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no, explain: Bypass Valve (for properties with multiple sources of water) Does your water source have a bypass valve? 	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5	X	X X X X	X	X
(C)	 A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: General 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 system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no, explain: Bypass Valve (for properties with multiple sources of water) 	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 B6	X	X X X X	X	X
(C)	 A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: General 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 system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no, explain: Bypass Valve (for properties with multiple sources of water) Does your water source have a bypass valve? 	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1	X	X X X X	X	
(C) (D)	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1	X	X X X X	X	
(C) (D)	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2	X	X X X X	X	
(C) (D)	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system? 5. Is the softener, filter or other treatment system leased? From whom? 6. If your drinking water source is not public, is the pumping system in working order? If "no, explain: Bypass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:, measured on (date)	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2 D1	X	X X X X		
(C) (D)	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system? 5. Is the softener, filter or other treatment system leased? From whom? 6. If your drinking water source is not public, is the pumping system in working order? If "no, explain: Bypass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:, measured on (date) 4. Is there a well that is used for something other than the primary source of drinking water?	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2	X	X X X X	X	
(C) (D)	2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system? 5. Is the softener, filter or other treatment system leased? From whom? 6. If your drinking water source is not public, is the pumping system in working order? If "no, explain: Bypass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:, measured on (date)	A2 A3 A4 A5 A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2 D3	X	X X X X X	X	

216 Seller's Initials [FILS]

Date 6/24/2025

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Buyer's Initials

____ Date ____

217			heck unknown when the question does apply to the Property but you are not sure of the answer. All					
219	(E) Iss			Yes	No	Unk	N/A
220 221		1.	Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?	E1		х		
222		2.	Have you ever had a problem with your water supply?	E2	Х			
223	F		in any problem(s) with your water supply. Include the location and extent of any problem(s)			pair o	r reme	dia-
224			forts, the name of the person or company who did the repairs and the date the work was do		,,	, o		
225			ad issue in the past with the water getting cloudy if the well runs fo		nger	than	30 m	inut
226			AGE SYSTEM		-			
227	(A) Ge	eneral		Yes	No	Unk	N/A
228		1.	Is the Property served by a sewage system (public, private or community)?	A1	Х			
229		2.	If "no," is it due to unavailability or permit limitations?	A2				Χ
230			When was the sewage system installed (or date of connection, if public)?	A3			Χ	
231		4.	Name of current service provider, if any:	A4			Χ	
232	(pe Is your Property served by:					
233		1.	Public	B1		Х		
234		2.	Community (non-public)	B2		Х		
235			An individual on-lot sewage disposal system	В3	Х			
236			Other, explain:	B4				
237	(dividual On-lot Sewage Disposal System. (check all that apply):					
238			Is your sewage system within 100 feet of a well?	C1		Х		
239			Is your sewage system subject to a ten-acre permit exemption?	C2			Χ	
240		3.	Does your sewage system include a holding tank?	C3	Х			
241			Does your sewage system include a septic tank?	C4	Χ			
242		5.	Does your sewage system include a drainfield?	C5	Х			
243		6.	Does your sewage system include a sandmound?	C6		Х		
244		7.	Does your sewage system include a cesspool?	C7		Х		
245		8.	Is your sewage system shared?	C8		Х		
246		9.	Is your sewage system any other type? Explain:	C9		Х		
247		10	. Is your sewage system supported by a backup or alternate system?	C10		Х		
248	(nks and Service					
249		1.	Are there any metal/steel septic tanks on the Property?	D1		Х		
250			Are there any cement/concrete septic tanks on the Property?	D2	Х			
251			Are there any fiberglass septic tanks on the Property?	D3		Х		
252		4.	Are there any other types of septic tanks on the Property? Explain	D4		Х		
253		5.	Where are the septic tanks located? <u>South of the Cabin</u>	D5				
254		6.	When were the tanks last pumped and by whom?				х	
255 256	(E) A1	pandoned Individual On-lot Sewage Disposal Systems and Septic	D6				
257	(Are you aware of any abandoned septic systems or cesspools on the Property?	17.1		Х		
258			If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's	E1				
259		۷.	ordinance?	E2				Х
260	(F) Se	wage Pumps					
261			Are there any sewage pumps located on the Property?	F1				
262		2.	If "yes," where are they located?	F2				Х
263		3.	What type(s) of pump(s)?	F3				Х
264		4.	Are pump(s) in working order?	F4				Χ
265		5.	Who is responsible for maintenance of sewage pumps?					x
266	,	C) T-		F5				
267	(G) Iss						,,,
268			How often is the on-lot sewage disposal system serviced?	G1				Х
269 270		2.	When was the on-lot sewage disposal system last serviced and by whom?					X
271		3.	Is any waste water piping not connected to the septic/sewer system?	G2	X			
272			Are you aware of any past or present leaks, backups, or other problems relating to the sewage	G3	 ^-			
272		ᅻ.	system and related items?	G4		X		
			•	٥.				

Check ves, 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 276 Property. Check unknown when the question does apply to the Property but you are not sure 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 ef-277 278 forts, the name of the person or company who did the repairs and the date the work was done: _ 279 11. PLUMBING SYSTEM 280 281 (A) **Material(s).** Are the plumbing materials (check all that apply): Yes No Unk N/A 282 1. Copper Х A1 2. Galvanized 283 Χ A2 3. Lead 2.84 A3 Χ 4. PVC 285 Χ 286 5. Polybutylene pipe (PB) A5 Χ 6. Cross-linked polyethyline (PEX) 287 **A6** Χ 288 7. Other Χ **A7** (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but 289 Χ 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? В 291 If "yes," explain: 292 12. DOMESTIC WATER HEATING 293 294 No Unk (A) **Type(s).** Is your water heating (check all that apply): Yes 295 1. Electric Χ **A1** 296 2. Natural gas Х A2 297 3. Fuel oil Х A3 4. Propane **A4** Х 299 If "yes," is the tank owned by Seller? Х 300 Х A5 If "yes," is the system owned by Seller? Х 6. Geothermal Х 7. Other Х 304 (B) System(s) 1. How many water heaters are there? 1 Tankless _____ 306 2. When were they installed? 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? ВЗ X (C) Are you aware of any problems with any water heater or related equipment? 309 310 If "yes," explain: 311 312 13. HEATING SYSTEM (A) **Fuel Type(s).** Is your heating source (check all that apply): Yes No Unk 314 1. Electric Χ **A1** 315 2. Natural gas Х A2 316 3. Fuel oil Χ A3 317 Propane Х 318 If "yes," is the tank owned by Seller? Χ 5. Geothermal 319 A5 Χ 6. Coal Х A67. Wood Х A7 322 Solar shingles or panels Χ **A8** If "yes," is the system owned by Seller? Х 9. Other: Х (B) System Type(s) (check all that apply): 1. Forced hot air Х **B**1 2. Hot water 327 B2 Χ 3. Heat pump В3 Х 329 Electric baseboard Х **B4** 330 Steam **B5** Х 6. Radiant flooring **B6** Х 332 7. Radiant ceiling В7 Х Seller's Initials Date 6/24/2025 SPD Page 6 of 11 333 **Buyer's Initials Date**

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Check ves, 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 sure of the answer. All questions must be answered. No Unk N/A Yes 8. Pellet stove(s) 336 Х How many and location? 337 9. Wood stove(s) Х **B9** How many and location? 339 Χ 10. Coal stove(s) 340 How many and location? 341 Х 342 11. Wall-mounted split system(s) 343 How many and location? (5) 1 in each bedroom. (2) living room and Dining r 344 12. Other: Х 13. If multiple systems, provide locations 345 Х 346 347 (C) Status 348 1. Are there any areas of the house that are not heated? C1 Х 349 If "yes," explain: Х 2. How many heating zones are in the Property? 3. When was each heating system(s) or zone installed? _7 351 4. When was the heating system(s) last serviced? 2024 5. Is there an additional and/or backup heating system? If "yes," explain: Х C5 355 6. Is any part of the heating system subject to a lease, financing or other agreement? Х If "yes," explain: Х (D) Fireplaces and Chimneys 357 1. Are there any fireplaces? How many? Х 359 2. Are all fireplaces working? Х 3. Fireplace types (wood, gas, electric, etc.): Χ 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? Х 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? **D5** 6. How many chimneys? 1 in the living room 363 **D6** 7. When were they last cleaned? 364 Χ 8. Are the chimneys working? If "no," explain: 365 **D8** Х (E) Fuel Tanks 1. Are you aware of any heating fuel tank(s) on the Property? 367 Х E1 2. Location(s), including underground tank(s): **E2** Х 369 3. If you do not own the tank(s), explain: Χ (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," Χ explain: 14. AIR CONDITIONING SYSTEM 373 (A) **Type(s).** Is the air conditioning (check all that apply): 374 1. Central air Х a. How many air conditioning zones are in the Property? Χ b. When was each system or zone installed? Х c. When was each system last serviced? Χ 2. Wall units Х How many and the location? Х 3. Window units **A3** Х 381 How many? Х 382 4. Wall-mounted split units How many and the location? 7 locations 383 5. Other Χ 385 6. None 386 (B) Are there any areas of the house that are not air conditioned? 387 If "yes," explain: Х (C) Are you aware of any problems with any item in Section 14? If "yes," explain:

(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _______ C X

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Docusign Envelope ID: AB86B344-1840-4E2D-A230-CD8AC0BB65B7 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 sure of the answer. All questions must be answered. 393 15. ELECTRICAL SYSTEM 394 (A) Type(s) Yes No Unk N/A 395 1. Does the electrical system have fuses? Х A1 396 2. Does the electrical system have circuit breakers? Χ A2 397 3. Is the electrical system solar powered? A3 Х a. If "yes," is it entirely or partially solar powered? b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," 399 Х 400 explain: 401 (B) What is the system amperage? 200 В (C) Are you aware of any knob and tube wiring in the Property? 402 C Х (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: 403 Х 404 16. OTHER EQUIPMENT AND APPLIANCES 405 406 (A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-407 mine which items, if any, are included in the purchase of the Property. THE FACT THAT AN ITEM IS LISTED DOES NOT 408 409 MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE. **(B)** Are you aware of any problems or repairs needed to any of the following: 410 Vac No N/A Voc No N/A Itam Itam 411 412 413 414 415 416 417 418 419 420 421 422 423

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units		Х		Pool/spa heater		Х	
Attic fan(s)		Х		Range/oven		Х	
Awnings		Х		Refrigerator(s)		Х	
Carbon monoxide detectors		Х		Satellite dish		Х	
Ceiling fans		Х		Security alarm system			Х
Deck(s)		Х		Smoke detectors		Х	
Dishwasher			Х	Sprinkler automatic timer			Х
Dryer		Х		Stand-alone freezer			Х
Electric animal fence			Х	Storage shed			Х
Electric garage door opener			Х	Trash compactor			Х
Garage transmitters		Х		Washer		Х	
Garbage disposal			Х	Whirlpool/tub		Х	
In-ground lawn sprinklers			Х	Other:			Х
Intercom			Х	1.			Х
Interior fire sprinklers			Х	2.			Х
Keyless entry			Х	3.			Х
Microwave oven		Х		4.			Х
Pool/spa accessories		Х		5.			Х
Pool/spa cover		Х		6.			Х

(C) Explain any "yes" answers in Section 16:

449

432						
433	17. POOLS, SPAS AND HOT TUBS	7	es	No	Unk	N/A
434	(A) Is there a swimming pool on the Property? If "yes,":	A		Х		
435	1. Above-ground or in-ground?	A1				Х
436	2. Saltwater or chlorine?	A2				Х
437	3. If heated, what is the heat source?	A3				Х
438	4. Vinyl-lined, fiberglass or concrete-lined?	A4				Χ
439	5. What is the depth of the swimming pool?	A5				Х
440	6. Are you aware of any problems with the swimming pool?	A6				Х
441 442	7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?	A7				х
443	(B) Is there a spa or hot tub on the Property?	В				
444	1. Are you aware of any problems with the spa or hot tub?	B1		Х		
445 446	2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?	В2		х		
447 448	(C) Explain any problems in Section 17:					

450 451		ck yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a questerty. Check unknown when the question does apply to the Property but you are not sure of the answer. All question does apply to the property but you are not sure of the answer.					
452	18.	WINDOWS	Ī	Yes	No	Unk	N/A
453		(A) Have any windows or skylights been replaced during your ownership of the Property?	A	Х			
454		(B) Are you aware of any problems with the windows or skylights?	В		Х		
455 456		Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any remediation efforts, the name of the person or company who did the repairs and the date the work w			place	ment o	r —
457 458	10	LAND/SOILS					
459	17.	(A) Property	Γ	Yes	No	Unk	N/A
460		1. A	A1	105	X	CIII	1 1/1.2
461 462		2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth	A2		X		
463 464		3. Are you aware of sewage sludge (other than commercially available fertilizer products) being	A3		Х		
465			A4		Х		
466		5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on	**				
467		d P 4.0	A5		X		
468 469 470 471		Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and min damage may occur and further information on mine subsidence insurance are available through Depar Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov. (B) Preferential Assessment and Development Rights					
472		Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-	T			1	т
473		opment rights under the:		Yes	No	Unk	N/A
474		• • • • • • • • • • • • • • • • • • • •	B1	Χ			
475			В2			Х	
476			В3			Х	
477		4. Any other law/program:	В4			Х	
478 479 480 481		Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged t agricultural operations covered by the Act operate in the vicinity of the Property. (C) Property Rights					
482		Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a	ī	w 7	**		77/4
483		previous owner of the Property):	ļ	Yes	No	Unk	N/A
484			C1		Х		
485			C2		Х		
486			C3		Χ		
487			C4	Χ			
488 489		5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:	C5		Χ		
490 491 492 493 494		Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these right engaging legal counsel, obtaining a title examination of unlimited years and searching the official recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing lead to terms of those leases. Explain any "yes" answers in Section 19:	ords ises,	in the	coun	ty Offic	e of
495		Explain any jes answers in Section 17.					
496	20.	FLOODING, DRAINAGE AND BOUNDARIES	-			1	
497		(A) Flooding/Drainage		Yes	No	Unk	N/A
498			A1	Χ			
499			A2		Х		
500			A3		Х		
501			A4		Χ		
502			A5		Х		
503 504 505		6. Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?	A6		X		
506 507		7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages	A7				х
508	Sell	er's Initials Date 6/24/2025 SPD Page 9 of 11 Buyer's Initials/_		_ Dat	e		

1111	plain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and tale storm water management features:	the co	onditio	on of a	any ma	n-
			T	T	I I	T == //
(B) B 0	undaries		Yes	No	Unk	N/A
	1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1	-	X		
	2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	X			
	3. Can the Property be accessed from a private road or lane?	В3		Х		
	a. If "yes," is there a written right of way, easement or maintenance agreement?b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3a				X
	4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-	3b				X
	nance agreements?	B4		Х		
	Note to Buyer: Most properties have easements running across them for utility services and other red	asons	. In mo	any ca	ses, the	e ease
	ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Be the existence of easements and restrictions by examining the property and ordering an Abstract of Tit the Office of the Recorder of Deeds for the county before entering into an agreement of sale.	Buyer.	s may 1	wish t	o deterr	mine
Ex	plain any "yes" answers in Section 20(B):					
21 H	AZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES					
) Mold and Indoor Air Quality (other than radon)		Yes	No	Unk	N/A
(1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1		X		
	2. Other than general household cleaning, have you taken any efforts to control or remediate mold or	188				
	mold-like substances in the Property?	A2		X		
	Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold equality is a concern, buyers are encouraged to engage the services of a qualified professional to do to 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.	esting	g. Infor	matio	n on th	is
(B	Radon		Yes	No	Unk	N/A
	1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	В1		Х		
	2. If "yes," provide test date and results	В2				Х
	3. Are you aware of any radon removal system on the Property?					
	3. Are you aware of any radon removal system on the Property?	В3		Х		
(C	Lead Paint	В3		X		
(C		В3		X		
(C	Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-	B3		X		
(C	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on			X		
	 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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 					
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	 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. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Tanks Are you aware of any existing underground tanks? 	C1		X		
(D	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled?	C1 C2		X X X		
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(D	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location:	C1 C2 D1 D2		X X X		X
(D	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: Other	C1 C2 D1 D2		X X X		X
(D	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 7. Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? 7. Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? 8. If "yes," location: 9. Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	C1 C2 D1 D2		X X X		X
(D	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 7. Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? 7. Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? 8. If "yes," location: 9. Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?	C1 C2 D1 D2 E		X X X X		X
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(D	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environmental	C1 C2 D1 D2 E		X X X X		
(D (E) (F)	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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 7 Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?	C1 C2 D1 D2 E F1 F2 F3	e(s) or	x x x x x	ronmer	X
(D) (E) (F)	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. 1. Are you aware of any lead-based paint or lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 3. Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? 4. Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? 5. If "yes," location: 6. Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns? 4. Are you aware in Section 21. Include test results and the location of the hazardous substances or environmental concerns?	C1 C2 D1 D2 E F1 F2 F3	e(s) or	x x x x x	ronmer	X
(D) (E) (F)	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. 1. Are you aware of any lead-based paint or lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 3. Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? 4. Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? 5. If "yes," location: 6. Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns? 5. Plain any "yes" answers in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the hazardous substances in Section 21. Include test results and the location of the location	C1 C2 D1 D2 E F1 F2 F3	ee(s) or	x x x x x		X
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		, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question when the question does apply to the Property but you are not sure of the answer. All		ons m	ust be	answe	red.
) 1 2	3.	Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?	A3	Yes	No X	Unk	N/A
3	(B) Fi	nancial					
1 5	1.	Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?	B1		х		
;	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 this sale?	B2		Х		
)	3.	Are you aware of any insurance claims filed relating to the Property during your ownership?	В3		Х		
	(C) Le	gal					
		Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?	C1		Х		
		Are you aware of any existing or threatened legal action affecting the Property?	C2		Х		
	` /	lditional Material Defects					
	1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?	D1		Х		
		Note to Buyer: A material defect is a problem with a residential real property or any portion of it adverse impact on the value of the property or that involves an unreasonable risk to people on the structural element, system or subsystem is at or beyond the end of the normal useful life of such a subsystem is not by itself a material defect.	e prop	erty. I	The fa	ct that	а
	2.	After completing this form, if Seller becomes aware of additional information about the Proinspection reports from a buyer, the Seller must update the Seller's Property Disclosure Stainspection report(s). These inspection reports are for informational purposes only.					
	Expla	in any "yes" answers in Section 22:					
		ACHMENTS					
		ne following are part of this Disclosure if checked:] Seller's Property Disclosure Statement Addendum (PAR Form SDA)					
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Article of Agreement,

MADE THE 23rd day of August in the year two thousand twenty five (2025)

BETWEEN FALLBROOK RETREAT, LLC, Seller

	Buyers

WITNESSETH, that the said Sellers, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyers to be kept and performed have agreed and do hereby agree to sell and convey unto the said Buyers, their heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of

and

_____Dollars, to

be paid as follows:

- \$40,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before October 13, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Covington Township, Tioga County, Pennsylvania, containing 80.55 acres, and having thereon a dwelling and outbuildings with an address of 2102 Welch Mountain Road, Covington, Tioga County, Pennsylvania, and being Tax Parcel No. 3701.00013.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyers.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyers, their heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyers, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyers understand that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyers, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.
- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyers

- shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.
- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyers represent that they have inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of	
	AMOS STOLTZFUS, MEMBER of
	FALLBROOK RETREAT, LLC



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