24.3 ACRE FARM PUBLIC AUCTION

HOUSE | BARN | SHOP | POND

INDIANA COUNTY



4826 Rt. 217 Hwy N | Blairsville, PA 15717

Directions: From US-119/US-22W in Blairsville, take the PA-217 exit Blairsville. Turn right onto PA-217 N and go 4.1 miles. Turn left onto Grange Rd and take an immediate right into the driveway. Sign on property

PROPERTY FEATURES

- 24.35 Acre farmette in Indiana County
- 3 Bedroom, 1.5 bath, 2279 sq ft farmhouse with covered front porch
- Outdoor wood furnace/natural gas heat
- Attached single car garage and detached 2 car garage
- ½ acre spring fed pond for fishing or irrigation
- 7+/- acres of fields and 10 +/- acres of woods & pasture
- Enclosed treestand for exceptional hunting
- 40'x78' bank barn with finished game room in the upper part and 32'x156' addition
- Former dairy barn converted to horse stalls and storage
- 40'x80' equipment shed and two story chicken house
- Heated 20'x40' shop with overhead garage door
- Patio with water garden and picnic area

OPEN HOUSE

Fri. Sept. 5, 5-7 P.M. & Sat. Sept. 20, 1-3 P.M. For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036

DATE
Friday
OCTOBER 3,
2025
Personal Property

Personal Property
@ 10 am
Real Estate
@ 12:00 Noon

TERMS

\$30,000 down payment on the day of the auction. Settlement on or before December 2, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. Annual Taxes \$3,452.00.

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS This 24.35 acre farmette provides ample space for a business, farming, storage, and recreation. The land boasts open pasture, wooded areas, and a picturesque pond, making it ideal for livestock, outdoor enthusiasts, and hunters, with established hunting stands already in place. Whether you're looking for a working farm, a serene retreat, or a homestead with room to grow, this scenic property offers endless possibilities in a classic country setting.



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

SELLERS Lee & Marilyn Halteman















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

FARM EQUIPMENT

Gehl Mix-All; Kubota RTV 900; bale spear attachement; Massey Ferguson 65 gas WF; 5' John Deere brush hog, rough; 6' Land Pride tiller model # RTR1574; McCurdy gravity wagon 10'x6'; Babson Bros. Co. Chicago elevator vacuum pump; 8'x22' reefer body Thermo King unit.

TOOLS & MISC

20" Grizzly planer; 18" Grizzly band saw; Biro Bandsaw; Barnett crossbow; electric meat slicer.

VAN

2010 Chrysler Town & Country

13 GUNS

Stevens Model 200 .243 w/3x9 Tasco scope; Rifle 7.62 x 54 R w/3x9x32 scope; Winchester model 70 .25-06 w/3x9x40 Tasco scope; 303 British; 22 Romania w/red dot scope;

Many more items too numerous to mention, including some household items.

All information provided is deemed to be accurate but not guaranteed.

10 ga. single shot New England Firearms; Remington 870 Express Magnum 12 ga; Ranger 20 ga. double barrel; Traditions 50 cal. flintlock; Traditions 50 cal. in-line w/3x9x32 scope; Caliber 36 Navy model black powder revolver; Black powder revolver .44 cal; Pedersoli 50 cal. black powder long rifle; ammo; black powder supplies.

LUMBER

Large selection of kiln-dried lumber, red oak, walnut, cherry, plus a nice selection of live edge lumber.



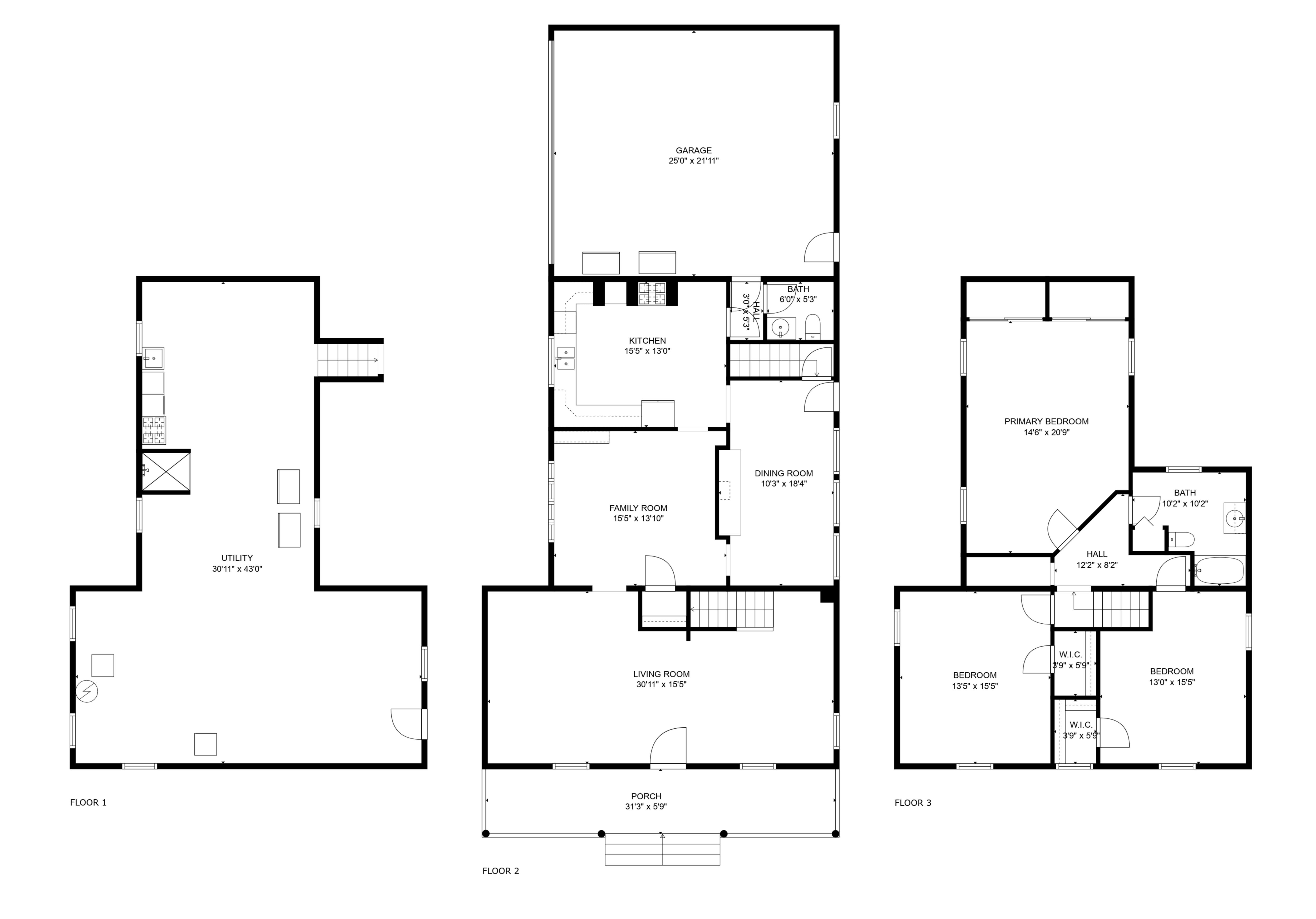
Pennsylvania, AC +/-



| Boundary 24.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
GuD	Gilpin-Upshur complex, 15 to 25 percent slopes	8.14	33.09	0	36	4e
VaC	Vandergrift silt loam, 8 to 15 percent slopes	3.19	12.97	0	51	3e
GwF	Gilpin-Weikert channery silt loams, 25 to 70 percent slopes	3.12	12.68	0	9	7e
GcC	Gilpin channery silt loam, 8 to 15 percent slopes	2.75	11.18	0	44	3e
GcF	Gilpin channery silt loam, 25 to 60 percent slopes	2.69	10.93	0	10	7e
GcB	Gilpin channery silt loam, 3 to 8 percent slopes	2.24	9.11	0	46	2e
GwB	Gilpin-Weikert channery silt loams, 3 to 8 percent slopes	0.56	2.28	0	42	2e
GuB	Gilpin-Upshur complex, 3 to 8 percent slopes	0.54	2.2	0	46	2e
GwC	Gilpin-Weikert channery silt loams, 8 to 15 percent slopes	0.5	2.03	0	41	3e
ErB	Ernest silt loam, 3 to 8 percent slopes	0.45	1.83	0	43	2e
GuC	Gilpin-Upshur complex, 8 to 15 percent slopes	0.39	1.59	0	44	3e
VaB	Vandergrift silt loam, 3 to 8 percent slopes	0.02	0.08	0	57	2e
СаВ	Cavode silt loam, 3 to 8 percent slopes	0.01	0.04	0	67	3w
TOTALS		24.6(*	100%	-	34.22	4.12

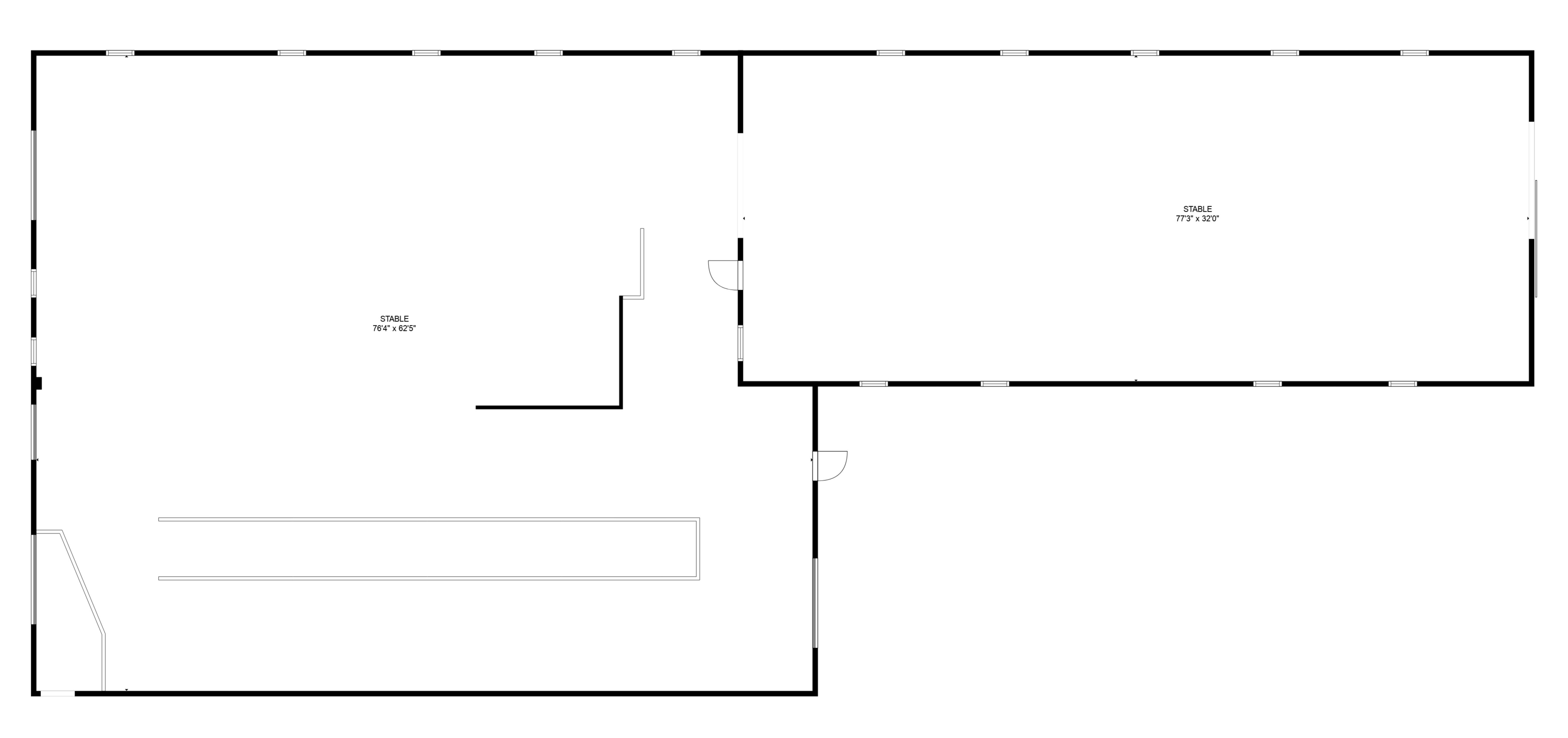
^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

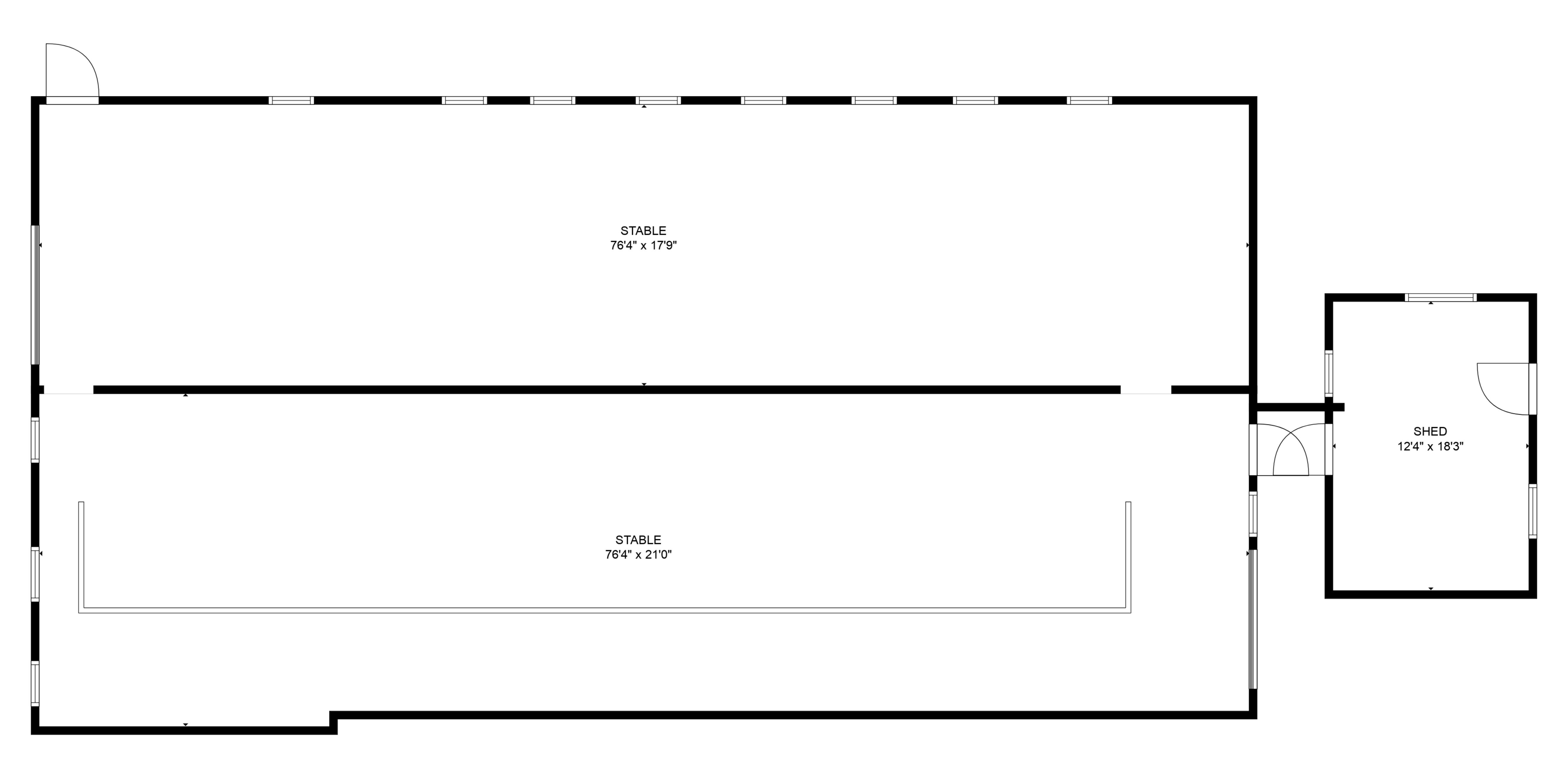


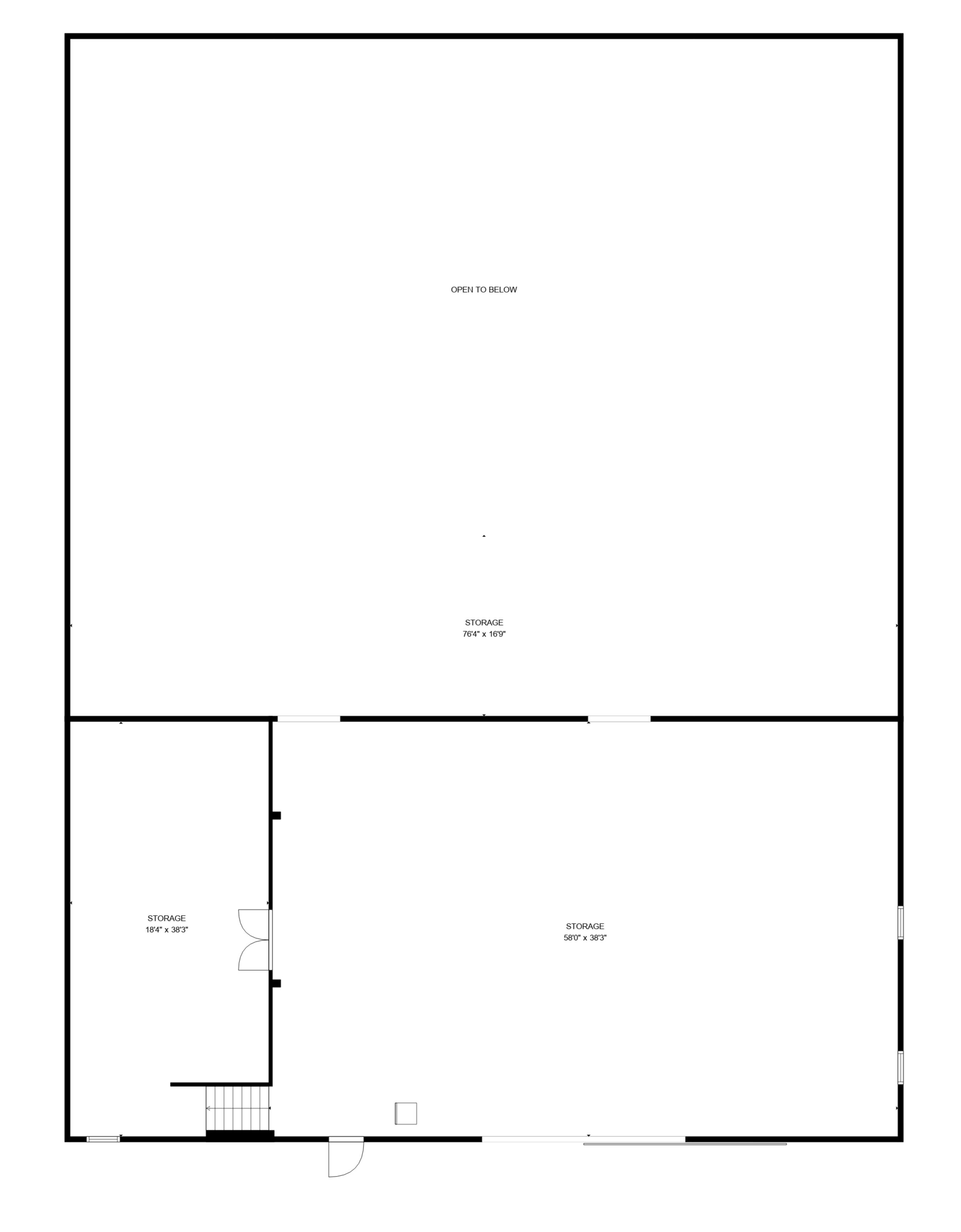
TOTAL: 2131 sq. ft

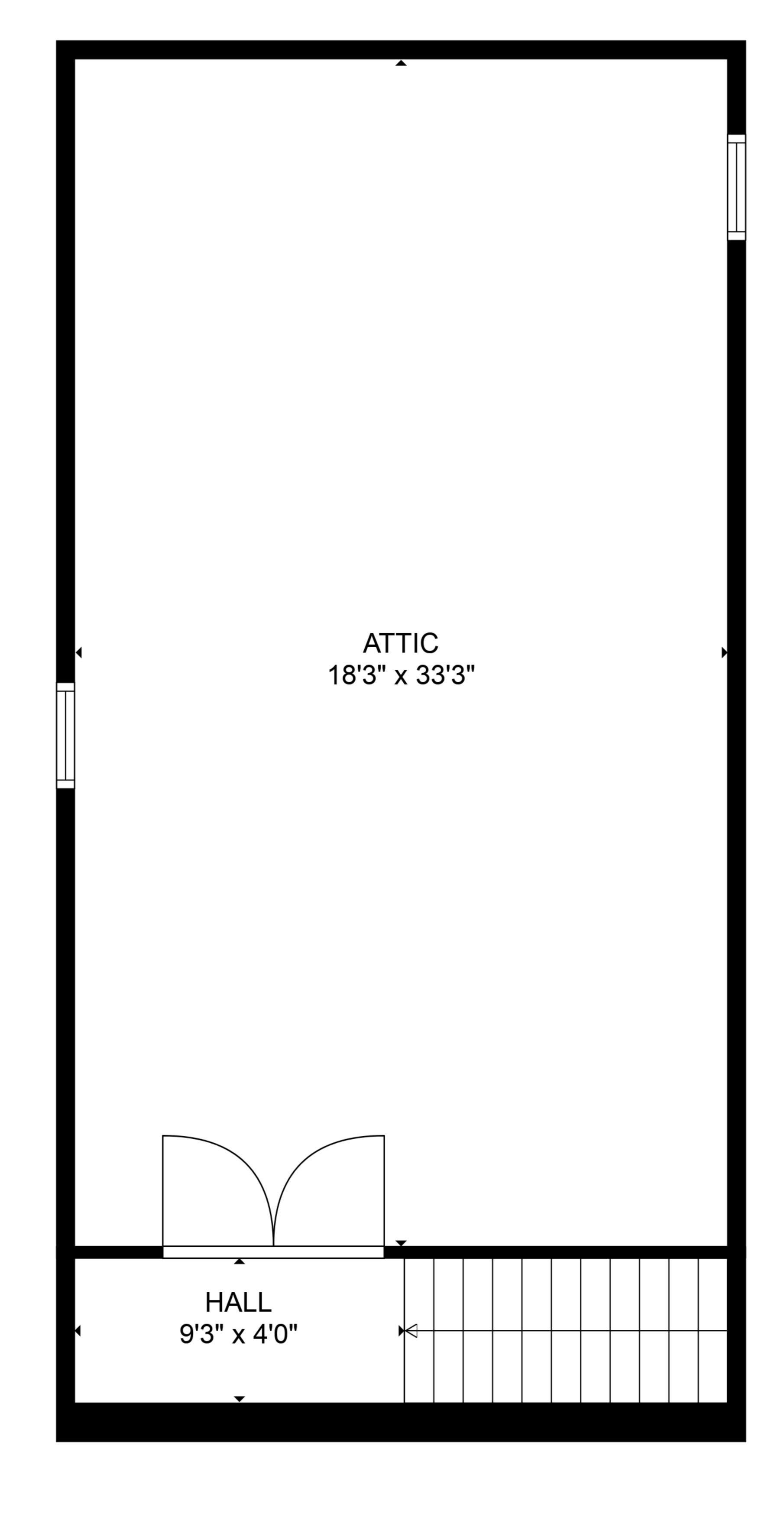
BELOW GROUND: 0 sq. ft, FLOOR 2: 1141 sq. ft, FLOOR 3: 990 sq. ft

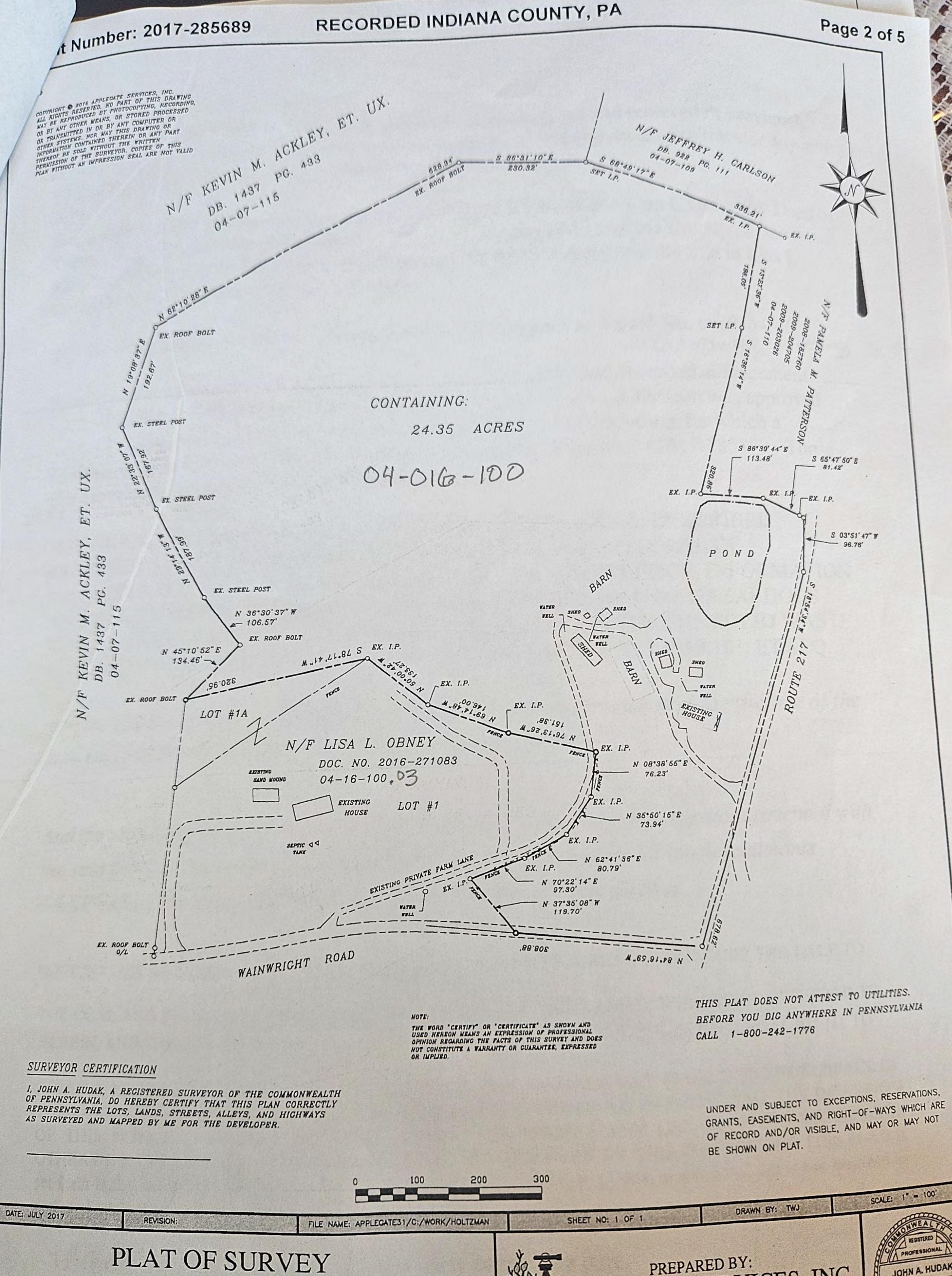
EXCLUDED AREAS: UTILITY: 919 sq. ft, GARAGE: 549 sq. ft, PORCH: 180 sq. ft











INTENDED FOR

LEE A. & MARILYN D. HALTEMAN

TOWNSHIP OF BLACKLICK

INDIANA COUNTY, PA



PREPARED BY: PPLEGATE SERVICES, INC.

P.O. Box 368, Elderton, PA 15736 FAX (724) 354-4773 PHONE (724) 354-4772



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

PROPERTY 4826 Rt. 217 Hwy N, Blairsville, PA 15717

SELLER Lee A. Halteman

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.
 - 2. Transfers as a result of a court order.

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- 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.
- 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;
 - b. 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 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

3	Seller's Initials AH IMDH	Date 1-1-2025
	The state of the s	

SPD Page 1 of 11

Buyer's Initials /

Date



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-	Check unknown when the question does apply to the Property but you are not sure of the answer. All	Γ	Yes	No	Unk	N/A
	ER'S EXPERTISE	1	1.05	110		
oth	es Seller possess expertise in contracting, engineering, architecture, environmental assessment or er areas related to the construction and conditions of the Property and its improvements?	Ä		X		
	Seller the landlord for the Property?	В		X-		-
(C) Is	Seller a real estate licensee?	6.1				
Expla	n any "yes" answers in Section 1:					
2. OWN	ERSHIP/OCCUPANCY					
(A) O	cupancy		Yes	No	Unk	N/A
1.	When was the Property most recently occupied? _currently	A1		10		1
2.	By how many people?	A2 .				
	Was Seller the most recent occupant?	A3	×			
4.	If "no," when did Seller most recently occupy the Property?	14			643	1
	ole of Individual Completing This Disclosure. Is the individual completing this form: The owner	В1	X			
	The executor or administrator	B2		X		
	The trustee	В3		X		
4.	An individual holding power of attorney	B4		X		-
(C) W	hen was the Property acquired? 2017	C		1 3 -1		
(D) Li	st any animals that have lived in the residence(s) or other structures during your ownership:					
P	Cattle, pigs, goats					
Expla	in Section 2 (if needed):					
3. CONI	DOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS					
(A)Di	sclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures					
re	garding common areas or facilities are not required by the Real Estate Seller Disclosure Law.					1
	pe. Is the Property part of a(n):		Yes	No	Unk	N/
1,	Condominium	B1		X		-
	Homeowners association or planned community	B2 B3		X	-	+
	Cooperative	84		x		
(C) If	Other type of association or community, paid (Monthly)(Quarterly)(Yearly)	C	ME.			×
(D) If	"yes," are there any community services or systems that the association or community is responsi-					1
bl	e for supporting or maintaining? Explain:	D				X
(E) If	"yes," provide the following information:				100	
	Community Name	E1	-	-		X
	Contact	E.2				10
	Mailing Address Talanhara Number	E4				x
(E) H	Telephone Number	F				×
Natice t	Ruyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive	ve a co	py of	he dec	laratio	n
Inthov th	can the plats and plans) the by-laws the rules or regulations, and a certificate of resale issued by t	ne asso	ciatio	n, cond	iomini	um.
cooner	tive or planned community. Buyers may be responsible for capital contributions, initiation fees or	similar	one-11	me jee	s in aa	anno
to regul	ar maintenance fees. The buyer will have the option of canceling the agreement with the return of a has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs fi	u aepo rst	SIL mo	nies ur	un ine	cer-
	생기의 경영하다 가게 되었다고 그리고 있다고 그 얼마가 하고 있다. 이렇게 하는 사람들이 되는 것이 되었다고 있다고 있다고 있다고 있다. 그 없는 사람들이 되었다고 있다. 그 없는 사람들이 없는 사람들이 없는 사람들이 되었다.					
	FS AND ATTIC		Yes	No	Unk	N
	When was or were the roof or roofs installed?	A1			X	
2	Do you have documentation (invoice, work order, warranty, etc.)?	12		X		
(B) R	epair					
1.	Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	B1		X		
2.	If it or they were replaced or repaired, were any existing roofing materials removed?	B2		X		
(C) Is		awl-	-	V		
1,	Has the roof or roofs ever leaked during your ownership?	C1	-	X		
2.	Have there been any other leaks or moisture problems in the attic? Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-	C2		17	1000	100
3,	spouts?	C3		X		
Seller's	Initials CAH IMPH Date 1-1-2025 SPD Page 2 of 11 Buyer's Initials	1	Date			

	Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any rep the name of the person or company who did the repairs and the date they were done:	an	or rem			
5.	BASEMENTS AND CRAWL SPACES	1	Yes	No	Unk	N
	(A) Sump Pump	AI	103	X		
	1. Does the Property have a sump pit? If "yes," how many?	A2		X		
	2. Does the Property have a sump pump? If "yes," how many?	13		/		- 4
	3. If it has a sump pump, has it ever run?					1
	4 If it has a sump pump, is the sump pump in working order? (B) Water Infiltration	14	0			
	Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?	81	×			
	2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	13.2	X			
	3. Are the downspouts or gutters connected to a public sewer system?	B 3		X		
	Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any rothen name of the person or company who did the repairs and the date they were done: drains during flash flood rains / run dehumidifier during sur	(CRA	bas	KV	0
6.	TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS		Yes	No	Unk	T
	 (A) Status Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the 		163	,10	CHK .	
	Property?	A1	X			-
	2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?	A2	X			-
	Treatment Is the Property currently under contract by a licensed pest control company?	81		V	1	+
	Are you aware of any termite/pest control reports or treatments for the Property?	B2		X		i
	Explain any "yee" answers in Section 6. Include the name of any service/treatment provider, if ap	plic	able: _	0	CASC.	-0
	of activity.		14-	1	-	
7.	STRUCTURAL ITEMS		Yes	No	Unk	
	(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?	À		X		-
	(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?	В		X		
	(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?	c		X		
	(D) Stucco and Exterior Synthetic Finishing Systems 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System		W		-	1
	(EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?	DI		X		8
	2. If "yes," indicate type(s) and location(s)	D2	1000	100		T
	3. If "yes," provide date(s) installed	103				T
	(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?	E		X		1
	(F) Are you aware of any defects (including stains) in flooring or floor coverings?	F		X		1
	Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any r the name of the person or company who did the repairs and the date the work was done:	epai	ir or re	medi	ation ef	fo
8.	ADDITIONS/ALTERATIONS		Yes	No	Unk	T
	(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.	Α.	X			
	Were permi	ts			inspecti	
	Addition, structural change or alteration Approximate date obtained?				als obta	
	(continued on following page) of work (Yes/No/Unk/	NA)) (Yes/N	lo/Unk/	N
		-				

	Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	app	provals	spections obtains/Unk/N	ed?
	A sheet describing other additions and alter	entions is attached		Yes	No	Unk	N
(B)	Are you aware of any private or public architectural review codes? If "yes," explain:	control of the Property o	ther than zoning				
grade or if issues owners Note to drainag vious su to deter	whether they were obtained. Where required permits were remove changes made by the prior owners. Buyers can have exist. Expanded title insurance policies may be available without a permit or approval. Buyer: According to the PA Stormwater Management Act, econtrol and flood reduction. The municipality where the refaces added to the Property. Buyers should contact the lomine if the prior addition of impervious or semi-pervious of	we the Property inspected for Buyers to cover the r , each municipality must Property is located may ocal office charged with a	by an expert in codes isk of work done to the enact a Storm Water impose restrictions or overseeing the Stormw	complice Prope Manage n imper vater M	erty by erty by ement vious anage	previo Plan fo or semi ment P	us or i-pe
	o make future changes. ATER SUPPLY						
	Source. Is the source of your drinking water (check all th	at apply):		Yes	No	Unk	IN
(A)	Public		AI	. 03	X		
	A well on the Property		A1 A2	×			1
	Community water			/	X		
	J. Community water		1.7				1
	A A holding tank		A3				
	4. A holding tank		A4		X		
	5. A cistern		A4 A5		X		
	5. A cistern6. A spring		A4 A5 A6		X X		
	5. A cistern6. A spring7. Other		A4 A5		X		
(R)	 5. A cistern 6. A spring 7. Other 8. If no water service, explain: 		A4 A5 A6		X X		
(B)	 5. A cistern 6. A spring 7. Other 8. If no water service, explain: 		A4 A5 A6 A7		X X	×	
(B)	 5. A cistern 6. A spring 7. Other		A4 A5 A6		X X	××	
(B)	 5. A cistern 6. A spring 7. Other		A4 A5 A6 A7		X X X		
(B)	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?		A4 A5 A6 A7		X X		
(B)	 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? 	ystem?	A4 A5 A6 A7 B1		X X X		
(B)	 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 sy Is the softener, filter or other treatment system leased 	? From whom?	A4 A5 A6 A7 B1 B2 B3 B4	X	X X X		
(B)	 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 sy Is the softener, filter or other treatment system leased If your drinking water source is not public, is the pure 	? From whom?	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no,"	X	XXXX		
	 A cistern A spring Other If no water service, explain:	? From whom? nping system in working	A4 A5 A6 A7 B1 B2 B3 B4	X	XXXX		
	 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 sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pum explain: Bypass Valve (for properties with multiple sources of water 	? From whom? nping system in working	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no,"	×	XXXX		
	 A cistern A spring Other If no water service, explain:	? From whom? nping system in working	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no," B6	×	XXXXX		
(C	 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 sy Is the softener, filter or other treatment system leased? If your drinking water source is not public, is the pum explain: Bypass Valve (for properties with multiple sources of water 	? From whom? nping system in working	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no," B6	×	XXXXX		
(C	 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 sy Is the softener, filter or other treatment system leased If your drinking water source is not public, is the pumexplain: Bypass Valve (for properties with multiple sources of water the properties of the properties of the properties with multiple sources of water the properties of the properties with multiple sources of water the properties with mu	? From whom? nping system in working	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no," B6	X	XXXXX		
(C	 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 sy Is the softener, filter or other treatment system leased If your drinking water source is not public, is the pum explain: Bypass Valve (for properties with multiple sources of water the purple of the purple of	? From whom? nping system in working ater)	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no," B6 C1 C2	×	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
(C	 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 sy Is the softener, filter or other treatment system leased If your drinking water source is not public, is the pumexplain: Bypass Valve (for properties with multiple sources of water the source of the source of	? From whom? nping system in working ater)	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no," B6 C1 C2 D1 D2 D3	×	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
(C	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 sy 5. Is the softener, filter or other treatment system leased? 6. If your drinking water source is not public, is the purrexplain: Bypass Valve (for properties with multiple sources of water the system leased? 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 Agrox 174' 3. Gallons per minute:, measured on (day). 4. Is there a well that is used for something other than the	? From whom? nping system in working ater)	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no," B6 C1 C2 D1 D2 D3	X	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
(C	 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 sy Is the softener, filter or other treatment system leased If your drinking water source is not public, is the pumexplain: Bypass Valve (for properties with multiple sources of water the source of the source of	? From whom? nping system in working ater)	A4 A5 A6 A7 B1 B2 B3 B4 order? If "no," B6 C1 C2 D1 D2 D3	X	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		

	check unknown (unk) or not applicable (N/A) for each question. Be safe to check 10/A when a question does apply to the Property but you are not sure of the answer. All c		Yes	No	Unk	N
(E) I	. Are you aware of any leaks or other problems, past or present, relating to the water supply,		V		7	
	Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?	El	X			-
	Howa you awar had a problem with your water supply?	1/2	1 = 2	X		
		and	any re	pair o	r reme	dia
tion	efforts, the name of the person or company who did the repairs and the date the work was do	ie: _	repl	مردود	N	21
20	20 Leet Marilyn Halteman				_	_
0. SE	VAGE SYSTEM		_	-		_
(A)	General		Yes	No	Unk	1
	 Is the Property served by a sewage system (public, private or community)? 	1.1	X			Į
	2. If "no," is it due to unavailability or permit limitations?	A2			100	2
	 When was the sewage system installed (or date of connection, if public)? 	A3		-	X	+
	4. Name of current service provider, if any:	. A4				3
(B)	Type Is your Property served by:			1		ų
	1. Public	B1		X	-	3
	2. Community (non-public)	B2	11	×	-	
	 An individual on-lot sewage disposal system 	B3		V	-	1
	4. Other, explain:	B4		X		
(C)	Individual On-lot Sewage Disposal System. (check all that apply):		45	V	-	
	Is your sewage system within 100 feet of a well?	CI		X	14	+
	Is your sewage system subject to a ten-acre permit exemption?	C2		X	X	+
	3. Does your sewage system include a holding tank?	C3		1	-	+
	4. Does your sewage system include a septic tank?	C4		+	-	+
	5. Does your sewage system include a drainfield?	C5	-	V	1	+
	6. Does your sewage system include a sandmound?	Co		×	1	+
	7. Does your sewage system include a cesspool?	C7		-	-	+
	8. Is your sewage system shared?	C8		×	+	+
	9. Is your sewage system any other type? Explain:	C.4		X	-	+
View 1	10. Is your sewage system supported by a backup or alternate system?	CH	1	^		
(D)	Tanks and Service	DI		X	-	
	 Are there any metal/steel septic tanks on the Property? Are there any cement/concrete septic tanks on the Property? 	D2	14	1		-
	3. Are there any fiberglass septic tanks on the Property? 3. The there are fiberglass septic tanks on the Property?	D3		X		
	Are there any other types of septic tanks on the Property? Explain	D.		Î		N
	5. Where are the septic tanks located? North East corner of house	D5	1			-
	6. When were the tanks last pumped and by whom? Nov 2021 Hainan	U				+
	Sanitation	. D6		1		
(E)	Abandoned Individual On-lot Sewage Disposal Systems and Septic			X	UN E	4
	Are you aware of any abandoned septic systems or cesspools on the Property?	E)	-	1	12	-
	2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?	E2	2			
(F)	Sewage Pumps			4		1
	 Are there any sewage pumps located on the Property? 	F		X		
	2. If "yes," where are they located?	F		-		+
	3. What type(s) of pump(s)?	_ F3	3	4	1	+
	4. Are pump(s) in working order?	F	4			+
	Are pump(s) in working order? Who is responsible for maintenance of sewage pumps?	F.	5			18
(G	Issues				Ne e	
	How often is the on-lot sewage disposal system serviced?	G			8	
	2. When was the on-lot sewage disposal system last serviced and by whom?	G	2			
	3. Is any waste water piping not connected to the septic/sewer system?	G.			1 -	
	4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	G	4	X		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 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 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): AI 1. Copper X A2 2. Galvanized X A3 3. Lead 14 4. PVC 15 5. Polybutylene pipe (PB) 16 6. Cross-linked polyethyline (PEX) 287 17 288 7. Other (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but 280 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? 290 If "yes," explain: 12. DOMESTIC WATER HEATING 200 Unk N/A Yes (A) Type(s). Is your water heating (check all that apply): Al 295 1. Electric 12 2. Natural gas X A3 3. Fuel oil 14 4. Propane If "yes," is the tank owned by Seller? 300 5. Solar If "yes," is the system owned by Seller? 16 6. Geothermal 7. Other (B) System(s) How many water heaters are there? 305 Tanks / Tankless _____ 2. When were they installed? 307 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? **B**3 (C) Are you aware of any problems with any water heater or related equipment? 309 If "yes," explain: _

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13.

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331 333

HEATING SYSTEM		[1.57	Tree	T MILL
(A) Fuel Type(s). Is your heating source (c	theck all that apply):	Y	-	Unk	N/A
1. Electric		AL	X		300
2. Natural gas		A2 >			
3. Fuel oil		A3	×		
4. Propane		A4	X	-	V
If "yes," is the tank owned by Selle	r?		14		^
5. Geothermal		A5	X	4	
6. Coal		A6	X	-	
7. Wood		A7 >	-	-	
8. Solar shingles or panels		A8	X	-	26
If "yes," is the system owned by Se	eller?				X
9. Other:		A9.			
(B) System Type(s) (check all that apply):					-
1. Forced hot air		B1	X		
2. Hot water		B2 >	4	-	-
Heat pump		В3	λ	-	-
4. Electric baseboard		B4	X		
5. Steam		B5	X		-
6. Radiant flooring		B6 >			
7. Radiant ceiling		B7	X		

rop	ck yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when serty. Check unknown when the question does apply to the Property but you are not sure of the answer.		Yes	No	Unk	N
		B8		X		
	8. Pellet stove(s)			No.		>
	How many and location?	В9		X		
	9. Wood stove(s) How many and location?					1
		1810		X		
	10. Coal stove(s) How many and location?		11 2	1)
	11. Wall-mounted split system(s)	81		X	4	1
	How many and location?		300			1
	12. Other: Outdoor furnace	81	×			
	13. If multiple systems, provide locations	_				
	(C) Status	B1	3			
	Are there any areas of the house that are not heated?	C	1	X		
	If "yes," explain:					
	How many heating zones are in the Property?/	c	2			
	When was each heating system(s) or zone installed?	C	3		×	
	4. When was the heating system(s) last serviced?	(4		X	
	5. Is there an additional and/or backup heating system? If "yes," explain: Natural gas		X	1		
	6. Is any part of the heating system subject to a lease, financing or other agreement?	- 0		×		Ī
	If "yes," explain:					
	(D) Fireplaces and Chimneys					
	Are there any fireplaces? How many?		1	×		_
	2. Are all fireplaces working?	D	2			4
	3. Fireplace types (wood, gas, electric, etc.):		3			4
	 Was the fireplace(s) installed by a professional contractor or manufacturer's representative? 	D	4	-		-
	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	T	5 X		-	-
	6 How many chimneys?		16			
	7. When were they last cleaned?	T	7		X	4
	8. Are the chimneys working? If "no," explain:		8 8			-
	(E) Fuel Tanks		200	1		+
	 Are you aware of any heating fuel tank(s) on the Property? 		1	X	THE REAL PROPERTY.	7
	Location(s), including underground tank(s):		2			+
	3. If you do not own the tank(s), explain:	ne ?!	3- 15		1000	100
	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "y explain:	es,	F	×		
14	AIR CONDITIONING SYSTEM		0.5			
	(A) Type(s). Is the air conditioning (check all that apply):		120			
	L Central air		1.	×		_
	a. How many air conditioning zones are in the Property?		la 💮	-	_	-
	b. When was each system or zone installed?	_	lb			-
	c. When was each system last serviced?		1c			-
	2. Wall units		12	×		\dashv
	How many and the location?		100	X		-
	3. Window units	1	13			
	How many?	_	14	×	3	
	4. Wall-mounted split units		14			1
	How many and the location?		15	>	(
	5. Other		16 >	1	1	
	6. None		B			
	(B) Are there any areas of the house that are not air conditioned?			10	3	
	If "yes," explain:				4	17
	(C) Are you aware of any problems with any item in Section 14. If yes, explain.		1.	1		1

eck yes, no, unknown (unk) or not ap perty. Check unknown when the questic	on does a	ipply to	the Proper	ty but you are not sure of the answe	i. Ali que	JVIOID I			_
ELECTRICAL SYSTEM						Ye	s No	Unl	k I
(A) Type(s)						1	X		
1 Does the electrical system has	ve fuses	?				12 X	1	7	
Does the electrical system ha	ve circu	it brea	kers?			-	V		
3. Is the electrical system solar	powered	d?				A3		100	1
a If "wan" in it antirely or	nartially	solari	nowered?		-	3a			-
a. If "yes," is it entirely of	harriam	UVIMI	\\\!\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	5 financing or other agreement? If	"ves."				
explain;		n subje	ect to a least	e, financing or other agreement? If		3b		51	
(B) What is the system amperage?	200		the December	m ² 2		B C		× I	
(C) Are you aware of any knob and	tube wi	ring in	the Propert	ty:		-		. 10	
(D) Are you aware of any problems	or repa	irs nee	ded in the e	lectrical system? If yes, explain.		D		(
16. OTHER EQUIPMENT AND AP	DITAN	CES				12			
(A) THIS SECTION IS INTEND	he Prop neluded THE A	erty. To the party. GREI	he terms of ourchase of EMENT O	the Agreement of Sale negotiated the Property. THE FACT THAT F SALE.	between.	Buyer a	ina se	Her WI	II dei
Item	Yes	No	N/A	Item	Yes	No	N/A		
A/C window units	7.00	X	X	Pool/spa heater			X		
Attic fan(s)		V	x	Range/oven		X			
Awnings		2	X	Refrigerator(s)	Y				
Carbon monoxide detectors		V	X	Satellite dish			X		
Ceiling fans		x		Security alarm system			X		
Deck(s)		-	V	Smoke detectors			X		
Dishwasher		X	^	Sprinkler automatic timer			X		
Dryer		X	(3)	Stand-alone freezer			X		
Electric animal fence	X		100	Storage shed		X			
Electric garage door opener	1	×		Trash compactor			X		
Garage transmitters			X	Washer		X			
Garbage disposal			X	Whirlpool/tub	X				
In-ground lawn sprinklers			X	Other:					
Intercom	N. T.		X	1.					
Interior fire sprinklers			X	2,		-			
Keyless entry			X	3.					
Microwave oven			X	4.					
Pool/spa accessories			X	5,					
Pool/spa cover			X	6.					
(C) Explain any "yes" answers in	n Sectio	n 16: _	Need e	lectric tencer, freeze	er do	or S	lide	new	re
not all jets wor	10 21	N	third poo	1.					Unk
17. POOLS, SPAS AND HOT TUBS		ef et 20				-	Yes	No X	Unk
(A) Is there a swimming pool on the						A			
					_	Al			_
						A2	-		_
3. If heated, what is the heat						A3	-	110	_
4. Vinyl-lined, fiberglass or c	oncrete	-lined?				A4	-		_
5. What is the depth of the sw				10		A5	-	N.	
6. Are you aware of any prob	lems wi	th the	swimming j	poor	e ladder	A6		-	-
			of the swin	nming pool equipment (cover, filte	i, lauder,	A7.		V	
lighting, pump, etc.)?	Propert			145		В		X	
(B) Is there a spa or hot tub on the				1.0		B1			
(B) Is there a spa or hot tub on the1. Are you aware of any prob	lems wi	th the	spa or hot to	ub?		ы			
(B) Is there a spa or hot tub on the1. Are you aware of any prob	olems wi	th any	of the spa	or hot tub equipment (steps, lightin		В1			

L	roper	ty. Che	o, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a quest to unknown when the question does apply to the Property but you are not sure of the answer. All que	Г	Yes	No I	Unk	N/A
		200000	2010	A	103	X		
	1	AlHav	any windows or skylights been replaced during your ownership of the Property.	B		Y		
				rena	ir. rer	lacen	ent or	
			to de 10 leaded the location and extent of any biobicinity and any	vas	lone:			
	1	remedi	ation efforts, the name of the person or company who did the repairs and the date the work w	, 45				
	19.	LAND	SOILS					
)		(A) Pro			Yes	No	Unk	N/
)		1	Are you aware of any fill or expansive soil on the Property?	AL.		X		
1		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?	42		χ		
3		3.	Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?	A3.		X		
į.			Have you received written notice of sewage sludge being spread on an adjacent property?	44		X		
5		4.	Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on					1
7			the Property?	A5		X		1
è		No	to to Ruyar. The Property may be subject to mine subsidence damage. Maps of the counties and m.	ines	where	mine	subsid	ence
Ž.		da	mage may occur and further information on mine subsidence insurance are available through Dep	artm	ent of	Envir	onmen	tal
X.			otection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.					
1		(B) Pr	eferential Assessment and Development Rights					
1			the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-		Non	No	Unk	I
3		op	ment rights under the:		Yes	No	Unk	1
ė.		1.	Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	BI	X	1	-	
1		2.	Open Space Act - 16 P.S. §11941, et seq.	B2		X		
		3.	Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	B3		X		
2		4	Any other law/program:	B4		X		100
		Ne	ote to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lim sich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged	it th	e circu investi	mstar gate v	ces un whether	der
()		No wh ag (C) Pr	to to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lime to the highest agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged in the vicinity of the Property. **Toperty Rights**	it th	e circu investi	mstar gate v	ces un whether	der any
0		No wh ag (C) Pr Ar	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lime iich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Superty Rights The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a	it th	investi	gate v	vneiner	uny
)		No wh ag (C) Pr Ar	to to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lime to the highest agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged in the vicinity of the Property. **Toperty Rights**	it th	e circu investi Yes	No No	und vhether	any
		Ne whag (C) Pr An pr	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lime iich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Superty Rights The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a	it th	investi	gate v	vneiner	any
		No wh ag (C) Pr An pr 1.	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lime action agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Support Rights re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a revious owner of the Property):	it th	Yes	No No	vneiner	an
		No wh ag (C) Pr An pr 1.	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limic agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a revious owner of the Property): Timber	it the	Yes	No No	vneiner	an
		New what age (C) Pr An pr 1. 2. 3. 4.	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limic agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights Toperty aware of the transfer, sale and/or lease of any of the following property rights (by you or a serious owner of the Property): Timber Coal Oil Natural gas	c)	Yes	No No	vneiner	un
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		New what age (C) Pr An pr 1. 2. 3. 4.	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights Timber Coal Oil	c)	Yes X X X	No No	vneiner	uny
0 1 2 1 4 5 6 7 8		Ne w/ ag (C) Pr An pr 1. 2. 3. 4.	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a sevious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:	C1 C2 C3 C4 C5	Yes X X X	No X	Unk	l P
0 1 2 1 4 5 6 7 8 9 6		Ne w// ag (C) Pr An pr 1. 2. 3. 4. 5.	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Property Rights The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a serious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights leads to busining a title examination of unlimited years and searching the official responses leads to the same agreement of the same and searching the official responses leads to the same and searching the official responses to the same and same and searching the official responses to the same and same	c) c2 c3 c4 c5	Yes X X X S by, ar	No X	Unk	near ice o
7 8 9 0 1		Ne w// ag (C) Pr An pr 1. 2. 3. 4. 5.	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Property Rights The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a serious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights leads to busining a title examination of unlimited years and searching the official responses leads to the same agreement of the same and searching the official responses leads to the same and searching the official responses to the same and same and searching the official responses to the same and same	c) c2 c3 c4 c5	Yes X X X S by, ar	No X	Unk	neam
0 0 1 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		Newless with age (C) Property Ampril 1. 2. 3. 4. 5. Note that the control of the	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limic agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights Toperty Rights Toperty Rights Timber Toal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: Tote to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rigaging legal counsel, obtaining a title examination of unlimited years and searching the official reference Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing legarizes.	C1 C2 C3 C4 C5	Yes X X X X S by, an this in the ses, as B	No X nong e cou	Unk other m nty Offi	neam
0 1 2 1 0 5 6 7 8 9 0 1 2 1		Newless with age (C) Property Are property as a second of the control of the cont	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limic agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights Toperty Rights Timber Toal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: Tote to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rigaging legal counsel, obtaining a title examination of unlimited years and searching the official reference Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leterms of those leases. Tim any "yes" answers in Section 19:	C1 C2 C3 C4 C5	Yes X X X X S by, an this in the ses, as B	No X nong e cou	Unk other m nty Offi may be	neam
0 1 2 1 4 5 6 7 8 9 6 1 2 1 6		Newleast Newleast Newleast Newleast Newleast Newleast New Properties New	the to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limic agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights Toperty Rights Timber Toal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: Tote to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rigaging legal counsel, obtaining a title examination of unlimited years and searching the official reference Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leterms of those leases. Tim any "yes" answers in Section 19:	C1 C2 C3 C4 C5	Yes X X X X S by, an this in the ses, as B	No X nong e cou	Unk other m nty Offi may be	neam
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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. Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any manmade storm water management features: Put in concrete basin on driveway 2024 NA Unk No Yes (B) Boundaries 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property? BI 2. Is the Property accessed directly (without crossing any other property) by or from a public road? 132 **B**3 3. Can the Property be accessed from a private road or lane? X a. If "yes," is there a written right of way, easement or maintenance agreement? 31 b. If "yes," has the right of way, easement or maintenance agreement been recorded? 36 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-Х nance agreements? Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES No Unk N/A Yes (A) Mold and Indoor Air Quality (other than radon) 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? AL 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318. 536 Unk N/A No 537 (B) Radon X 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 111 13.2 2. If "yes," provide test date and results 3. Are you aware of any radon removal system on the Property? **B**3 (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. Are you aware of any lead-based paint or lead-based paint hazards on the Property? CI 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on C'2 the Property? 5.17 (D) Tanks Are you aware of any existing underground tanks? Di 548 2. Are you aware of any underground tanks that have been removed or filled? D2 540 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? E If "yes," location: (F) Other 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)? FI 554 2. Are you aware of any other hazardous substances or environmental concerns that may affect the 555 F2 Property? 3. If "yes," have you received written notice regarding such concerns? F3 4. Are you aware of testing on the Property for any other hazardous substances or environmental F4 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental 360 561 issue(s): 22. MISCELLANEOUS 563 Unk N/A Yes No 363 (A) Deeds, Restrictions and Title Are there any deed restrictions or restrictive covenants that apply to the Property? M 2. Are you aware of any historic preservation restriction or ordinance or archeological designation 565 47 associated with the Property? 550 Date

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SPD Page 10 of 11 Buyer's Initials

Date /-/-2025

Seller's Initials LAH MOH

	no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question heek 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.	Vos	No	Unk	N/A
		1 68	1.0		
3.	Are you aware of any reason, including a defect in title or contractual obligation such as an option		V		
	or right of first refusal, that would prevent you from giving a warranty deed of control and	.	X	1.34	1
	Property?	-			
(B) F	inancial	-			-
1	Are you aware of any public improvement, condominium or homeowner association assessments		V		1-
	against the Property that remain unpaid or of any violations of zoning, housing, building, safety of fire ordinances or other use restriction ordinances that remain uncorrected?	1	X		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 this sale?	32	×		
3	. Are you aware of any insurance claims filed relating to the Property during your ownership?	3.3	X	Luca	1
(C) I					
1	. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-	21	X		
2	이 사람이 하는 사람이 아니는 아니까지 그렇게 되었다. 그는 사람들은 그는 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은	2	X	6.5	
	Additional Material Defects			XI	
1	Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?	01	X		
	Note to Ruyar, A material defect is a problem with a residential real property or any portion of it to	hat wou	ld hav	e a sig	nific
	adverse impact on the value of the property or that involves an unreasonable risk to people on the p structural element, system or subsystem is at or beyond the end of the normal useful life of such a si	property	. Ine	act ind	l a
	subsystem is not by itself a material defect. 2. After completing this form, if Seller becomes aware of additional information about the Property.				
Exp	inspection report(s). These inspection reports are for informational purposes only. lain any "yes" answers in Section 22:				
22 477	FACHMENTS				
	The following are part of this Disciosure if Checked:				
	The following are part of this Disclosure if checked: Seller's Property Disclosure Statement Addendum (PAR Form SDA)				
	Seller's Property Disclosure Statement Addendum (PAR Form SDA)				
	Seller's Property Disclosure Statement Addendum (PAR Form SDA)				
	Seller's Property Disclosure Statement Addendum (PAR Form SDA)				
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RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1	PROPERTY 4826 Route 217 Hwy N, Blairsville, PA 15717 SELLER Lee A. Halteman, Marilyn Deanne Halteman
2	SELLER Lee A. Hatteman, Marnyn Deanne Hatteman
3	LEAD WARNING STATEMENT
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
0	possible lead-based paint hazards is recommended prior to purchase.
11	-SELLER'S DISCLOSURE
2	Selechas no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
3	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
4	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
- 5	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
6	available information concerning seriers knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
	SELLER'S RECORDS/REPORTS
7	
8	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
9	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
0	or about the Property. (List documents):
1	
2	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate. SELLER Seller Control of Seller's knowledge the above statements are true and accurate. Lee A. Halteman DATE 8/6/2025
23	SELLER Marilyn Deanne Halteman DATE 8/6/2025 Marilyn Deanne Halteman DATE 8/6/2025
4	SELLER THE DESCRIPTION DEATHE HARCHIAN DATE
5	SELLER—A029890C954C419 DATE DATE
6	BUYER TBD DATE OF ACREMENT
7	DATE OF AGREEMENT
3	BUYER'S ACKNOWLEDGMENT
9	Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.
0	Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
1	and reports regarding lead-based paint and/or lead-based paint hazards identified above.
2	Buyer has (initial one):
3	/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
4	lead-based paint and/or lead-based paint hazards; or
5	/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
6	paint hazards.
7	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
7	TRD DATE
8	
9	
)	
1	AGENT ACKNOWLEDGEMENT AND CERTIFICATION Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
2	Agent/Licensee represents that Agent has informed Seller's obligations under the Residential Lead-Based-Paint
3	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
4	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
5	Seller Agent and Buyer Agent must both sign this form.
,	
6	BROKER FOR SESLILER (Company Name) Beiler-Campbell Realtors & Auctioneers
7	LICENSEE J. Meryl Stoltzfus DATE 8/6/2025
_	
8	BROKER FOR BUYER (Company Name)
9	LICENSEE DATE
	CODVDICHT DENNISVI VANIA ACCOCIATION OF DE ALTODOS 2016



Fax: (717) 786-7900

AGREEMENT OF SALE

THIS AGREEMENT is made the day of October, 2025, by and between Lee A.
Halteman and Marilyn D. Halteman, his wife hereinafter called "Sellers,"
and, hereinafter, called "Buyer."
Sellers agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the property described on Exhibit A known as the Indiana County Uniform Parcel Identifier Number 04-016-100 hereinafter called "the property," on the following terms and conditions.
ARTICLE 1. PURCHASE PRICE.
1.01. Amount. The purchase price for the property shall be $00/100$ DOLLARS (\$),
payable by Buyer to Seller as follows:
(1) The sum of \$30,000.00 in down payment on the execution of this Agreement;

ARTICLE 2. SETTLEMENT.

(2) The balance of the purchase price on termination of settlement as herein

and

provided.

- 2.01. Time and Location. A settlement shall be made pursuant to this agreement at Indiana, Pennsylvania, on or before December 2, 2025 such time being agreed to be of the essence. Settlement shall be made at the offices of HCA Settlement LLC, 832 Philadelphia Street, Indiana, PA 15701, during regular business hours, or at such other place and time as may be agreeable to all parties and their respective counsel.
- 2.02. Conditions of settlement. The termination of such settlement and the Buyer's obligation to purchase the property pursuant to this Agreement are conditioned on:
- (1) Good Title. The conveyance by deed of special warranty to Buyer of good and marketable title to the property, EXCEPTING AND RESERVING, however, from the property all the coal, gas, oil, and other minerals, together with mining and operating rights, and with waiver or release of damages, as fully as the same are now severed in ownership from the surface fee by instruments of prior record, and UNDER AND SUBJECT to all oil and gas leases of record, existing deed restrictions, building restrictions, ordinances, easements of roads, easements visible upon the ground, easements of record, and privileges or rights of public service companies, if any.

(3) Delivery of Possession. Delivery of possession of the property to Buyer, immediately on settlement, free and clear of all uses and occupancies except as Buyer may waive in writing.

2.03. Failure of Conditions.

- (1) Should any of the conditions specified in this Agreement fail to occur, Buyer shall have the power, to be exercised by giving written notice to the escrow holder and to Seller, to cancel settlement, terminate this Agreement, and recover any amounts paid by Buyer to Seller or to the escrow holder on account of the purchase price of the Property. The escrow holder shall be, and is hereby irrevocably instructed by Seller on such failure of conditions and receipt of such notice from Buyer to immediately refund to Buyer all moneys and instruments deposited by Buyer in escrow pursuant to this Agreement.
- 2.04. Real Estate Taxes. All real estate taxes shall be pro-rated as of date of settlement based on the fiscal year of the taxing body. The Premises are currently enrolled in the Indiana County Clean and Green program, all tax prorations shall be based on said taxes that are due or have been paid in accordance with said program. Buyer shall be responsible for any roll back taxes that many be applied as a result of the Buyer's future use of the Premises being sold to the Buyer. The Sellers and Buyer agree the provisions of this paragraph shall survive the delivery of the deed and the closing of this transaction.
- 2.05. Bonds and Assessments. Any bonds or improvement assessments which are and which may become a lien on said property shall at settlement be paid by Seller.
- 2.06. Brokers' Commissions. Any and all commissions due to real estate or other brokers as a result of this sale of the Property shall be paid by the party contracting with such broker.
- 2.07. Expenses of Settlement. The expenses of settlement shall be paid in the following manner:
- (1) Seller shall pay the costs of preparing, executing and acknowledging any deed or other instrument required to convey title to Buyer in the manner described in this agreement.
 - (2) Buyer shall pay all costs of recordation.
- (3) Buyer shall bear all Pennsylvania and local realty transfer taxes imposed on the conveyance of the property.

- (4) Buyer shall pay all costs of obtaining financing for the purchase of the property including but not limited to all costs incurred to obtain title insurance or certification as required by lender.
 - (5) Each party shall pay any attorney retained by that party.
- 2.08. Escrow Holder. Beiler-Campbell Auction Services shall hold the down payment called for in this Agreement pending settlement, subject to the terms set forth herein.

ARTICLE 3. BREACH

- 3.01. By Seller. If Seller defaults on the full and timely performance of any of his obligations under the terms of this Agreement for any reason other than Buyer's default, Buyer may:
- (1) Bring a civil action in the Court of Common Pleas of Indiana County, Pennsylvania, to enforce specific performance of this Agreement, or to seek damages from Seller, or both; or in the alternative,
- (2) Request that the down payment be returned to Buyer. Upon the return of the down payment to Buyer pursuant to such request, Seller shall be deemed relieved of any other liability or obligation to Buyer whatsoever.
- 3.02. By Buyer. If Buyer fails to consummate the purchase of the Property, the conditions to Buyer's obligations set forth in Paragraph 2.02 of this Agreement having been satisfied and Buyer being in default, and Seller not being in default hereunder, Seller shall receive the down payment from the escrow holder as liquidated damages for the failure of Buyer to perform the duties, liabilities and obligations imposed on him by this Agreement. Such cash payment shall constitute Seller's total damages and Seller's sole remedy for Buyer's breach.

ARTICLE 4. MISCELLANEOUS

- 4.01. Assignment of Agreement. This Agreement shall be binding on the respective heirs, executors, administrators, successors, and to the assigns or nominees of the parties.
- 4.02. Survival of Covenants. Any of the representations, warranties, covenants, and agreements of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the settlement of the transactions contemplated hereby, shall survive the settlement and shall not be merged therein.

4.03. Notice. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Buyer, as the case may be, as follows:

If to Seller Lee A. Halteman & Marilyn D. Halteman 4826 Rt 217 Hwy N
Blairsville PA 15717

If to Buyer			
-			

- 4.04 Pennsylvania Law to Apply. This Agreement shall be construed under and in accordance with the laws of the Commonwealth of Pennsylvania. All obligations of the parties created hereunder are performable in Indiana County, Pennsylvania.
- 4.05. Recording. This Agreement shall not be recorded in the Office of Recorder of Deeds of Indiana County, or in any other office or place of public record. If Buyer records this Agreement or causes or permits the same to be recorded, Seller, at Seller's sole option, may elect to treat such act as a breach of this Agreement.
- 4.06. Legal Construction. If any one or more of the provisions contained in this Agreement shall be held to be invalid, illegal, or unenforceable for any reason or in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if it had never contained such invalid, illegal, or unenforceable provision.
- 4.07. Prior Agreements Superseded. This Agreement constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter. This Agreement may be amended only by a further writing signed by the parties. No provision of this Agreement may be waived other than by a writing signed by the party making such waiver.
 - 4.08. Time of Essence. Time is of the essence of this Agreement.
- 4.09. Gender and Number. Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context required otherwise.
- 4.10. Descriptive Headings. The descriptive headings used herein are for convenience only and are not intended to necessarily refer to the matter in sections which

precede or follow them, and have no effect whatsoever in determining the rights or obligations of the parties.

4.11 <u>Buyer's Inspection and SALE AS IS</u>. It is hereby understood between the parties hereto that the Premises has been inspected by Buyer and is being purchased solely in reliance upon such inspection.

BUYER ACKNOWLEDGES AND AGREES THAT SELLERS HAVE NOT MADE, DO NOT MAKE AND SPECIFICALLY NEGATE AND DISCLAIM ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE AS SET OUT IN THE DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PREMISES, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY OR THE LIKELIHOOD OR ABILITY OF BUYER TO HAVE THE PREMISES APPROVED FOR BUILDING BY THE COUNTY OF INDIANA, (B) THE SUITABILITY OF THE PREMISES FOR ANY AND ALL ACTIVITIES AND USES WHICH BUYER MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY THE PREMISES OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL **AUTHORITY** OR BODY, THE HABITABILITY, MERCHANTABILITY, (D) MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PREMISES, (E) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PREMISES, (F) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PREMISES, OR (G) ANY OTHER MATTER WITH RESPECT TO THE PREMISES, AND SPECIFICALLY, THAT, EXCEPT AS OTHERWISE SET FORTH HEREIN SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL REQUIREMENTS, PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS OR ORDERS, INCLUDING THE EXISTENCE IN OR ON THE PREMISES OF HAZARDOUS MATERIALS. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PREMISES, AND EXCEPT AS OTHERWISE SET FORTH HEREIN, BUYER IS RELYING SOLELY ON HIS OWN INVESTIGATION OF THE PREMISES AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLERS AND AT THE CLOSING AGREES TO ACCEPT THE PREMISES AND, EXCEPT AS OTHERWISE SET FORTH HEREIN, WAIVES ALL OBJECTIONS OR CLAIMS AGAINST SELLERS (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PREMISES OR TO ANY HAZARDOUS MATERIALS ON THE PREMISES. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PREMISES WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT SELLERS HAVE NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKE NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PREMISES AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PREMISES IS SOLD BY SELLERS AND PURCHASED BY BUYER SUBJECT TO THE FOREGOING.

- 4.12. Risk of Loss. Seller shall bear the risk of loss or damage to the Property by fire, the elements, condemnation or otherwise between the date of this Agreement and delivery of the Deed. If all or any part of the Property is lost or damaged through fire, the elements, condemnation or otherwise, Purchaser may, by written notice to Seller, elect to cancel this Agreement prior to Closing. If Purchaser so elects, Seller and Purchaser shall be released from all obligations under this Agreement and Escrow Agent shall promptly return the Deposit to Purchaser. If Purchaser does not elect to cancel this Agreement, it shall remain in full force and effect and at Closing, Purchaser shall pay Seller the full Purchase Price and Seller shall pay to Purchaser the sums of money collected by Seller under policies of insurance or renewals thereof insuring against the loss. In addition, Seller shall assign and transfer to Purchaser, all of Seller's right, title and interest in insurance policies covering the Property and any further sums payable under such insurance policies. Seller shall also assign, transfer and set over to Purchaser all of Seller's right, title and interest in any condemnation awards or settlements that may be made.
- 4.13. Like Kind Exchange. If either party desires to have this transaction constitute a like-kind exchange of properties utilizing the provisions of Section 1031 of the Internal Revenue Code of 1986, as amended, each party agrees to cooperate with the other party in order to effectuate and facilitate such an exchange, provided that: (a) the exchange does not delay the Closing under this Agreement, (b) the non-exchanging party does not incur any additional liability as a result of its cooperation, and (c) the non-exchanging party is not required to enter into any contract to purchase any other property, or take title to any property other than the Property. In particular, either party may assign its rights under this Agreement prior to Closing to a "Qualified Intermediary," as that term is defined in applicable Treasury Regulations; and Buyer will, upon request of Sellers, pay the balance of the Purchase Price to the Qualified Intermediary designated by Sellers.
- 4.14 NOTICE "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR

ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT."

e ·	Pennsylvania Sewage Facilities Act of Ja that there be a statement regarding the a	
(a) The Proper	rty is serviced by a community sewage sylver (c);	ystem. (If the
	dvised that there is no currently existing nere is a permit for the operation of an inc	,
system available to the Property and be obtained for the appropriate local Buyer should contact the appropriate Act, which is the Code Enforcement	dvised that there is no currently existing that a permit for an individual sewage sy agency pursuant to the Pennsylvania Serie local agency which administers the Pen Officer of Indiana, before signing this Agements for obtaining a permit for an indianal	ystem will have to wage Facilities Act. Insylvania Facilities agreement to
	I, the parties, each intending to be leg seals the day and year first written aboriginal for all purposes.	•
WITNESS:	SELLER:	
	Lee A. Halteman	(SEAL)
	Marilyn D. Halteman	(SEAL)
	BUYER:	
		(SEAL)
		(SEAI

EXHIBIT A

All that certain parcel of land situate in the Township of Blacklick, County of Indiana and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point near the intersection of Wainwright Road and Grange Road, said point being the southeast corner of the within described tract; thence N 84° 16' 59" West 308.88 feet to a point near the centerline of Wainwright Road; thence leaving said road and running along lands of now or formerly of Lisa L Obney's Lots #1 & #1A the following courses and distances: North 37° 35' 08" East 119.70 feet to an existing iron pin; thence North 70° 22' 14" East 97.30 feet to an existing iron pin; thence North 62° 41' 36" East 80.79 feet to an existing iron pin; thence North 35° 50' 15" East 73.94 feet to an existing iron pin; thence North 08° 38' 55" East 76.23 feet to an existing iron pin; thence North 76° 13' 26" East 151.38 feet to an existing iron pin; thence North 69° 14' 48" West 146.00 feet to an iron pin; thence North 50°00' 42" West 133.27 feet to an existing iron pin; thence south 78° 17' 41" West 320.95 feet to an existing roof bolt; thence leaving said lands and running along lands now or formerly of Kevin M Ackley, et ux., the following courses and distances; thence North 45°10' 52" East 134.46 feet to a existing roof bolt; thence North 36° 30' 37" West 106.57 feet to an existing steel post; thence North 29° 14' 13" West 187.99 feet to an existing steel post; thence 22° 33' 07" West 167.92 feet to an existing steel post; thence North 19° 08' 37" East 192.67 feet to an existing roof bolt; thence North 62° 10' 28" East 628.94 feet to an existing roof bolt; thence South 86° 31' 10" East 230.32 feet to a set iron pin; thence leaving said lands and running along lands now or formerly of Jeffrey H Carlson South 68° 49' 17" East 336.21 feet to an existing iron pin; thence leaving Carlson and running along lands now or formerly of Pamela M Patterson the following courses and distances; South 13° 23' 36" West 198.09 feet to a set iron pin; thence South 16° 36' 14" West 320.86 feet to an existing iron pin; thence South 86° 39' 44" East 113.48 feet to an existing iron pin; thence South 66° 47' 50" East 81.42 feet through an existing iron pin to a point on the side of Route 217; thence South 03° 51' 47" West 96.76 feet to a point near the centerline of Route 217; thence along Route 217 and Grange Road South 18° 54' 34" West 678.62 feet to the place of beginning. Containing 24.35 acres.

EXCEPTING AND RESERVING the coal, oil & gas heretofore excepted and reserved or previously conveyed by prior owners. However it is the intention of this conveyance to transfer any and all interest in the coal, oil and gas owned by the grantor herein.

The premises herein described is designated for tax purposes as Parcel No. 04-016-100.



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Office 888-209-6160