

HURLEY

REAL ESTATE & AUCTIONS

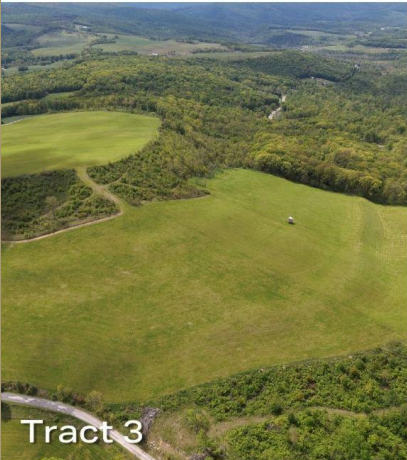
2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



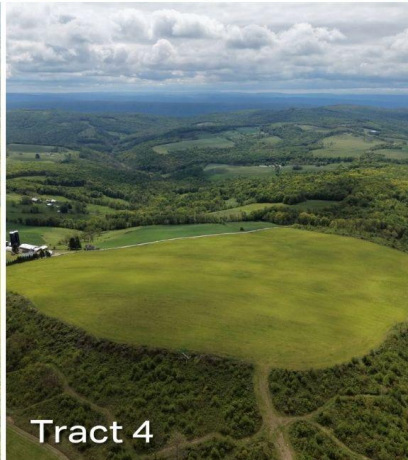
Tract 1



Tract 2



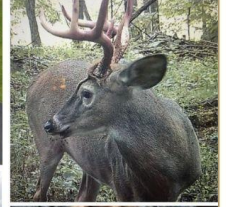
Tract 3



Tract 4



Tract 5



216.9± Acres Grandview Dr, Hyndman, PA 15545

ONCE-IN-A-LIFETIME 216.9± ACRE COUNTRY PARADISE!

Incredible property in Hyndman, PA featuring breathtaking views, premier hunting and recreation, tillable land, multiple outbuildings, a well-maintained ranch home, and more!

Auction Date: Friday, June 26, 2026 @ 1pm

Open Houses: Saturday, June 13, 2026, 12pm-2pm
Saturday, June 20, 2026, 12pm-2pm

AV002056 | Matthew Hurley AU003413L, Broker: PA RM421467; MD 597462; WV WVB230300885; VA 0225271921 | Kaleb Hurley AU006233, Agent: PA RS360491; MD 5009812 | Jacob Hurley AU006421

HURLEYAUCTIONS.COM | 717-597-9100





Dear Prospective Buyer,

Hurley Real Estate & Auctions is pleased to have been chosen to offer you this property. We encourage all potential buyers to inspect the property and the enclosed information prior to bidding. For your convenience, we've included the following:

- General Information
- Deed
- Clean and Green
- Aerial
- Survey
- Soil Map
- Conditions of Public Sale
- Disclosures
- How to Buy Real Estate at Auction
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time. We are looking forward to seeing you at the auction on June 26, 2026.

Sincerely,
The Hurley Team

DISCLAIMER & ABSENCE OF WARRANTIES | *All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Real Estate and Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or Hurley Real Estate and Auctions.***



Terms: \$50,000 in certified funds day of auction, or if sold separately \$10,000 per Tract. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. 2% Buyers premium will be added to final bid price.

Closing Location: As agreed upon by the Buyer and Seller.

Buyer possession: Buyer will have immediate possession upon closing.

General Information:

ONCE IN A LIFETIME COUNTRY PARADISE IN HYNDMAN, PA! This incredible 216+/- acre property offers a true country paradise with breathtaking scenery, immaculate views looking into 4 states, outstanding privacy, and endless possibilities for hunting, recreation, farming, horses, livestock, and more! Just imagine building your dream home or private cabin retreat surrounded by breathtaking mountain views and peaceful countryside scenery stretching for miles. The property features approximately 72 acres of tillable land, and miles upon miles of trails throughout. Multiple hunting blinds and towers will remain with the property, allowing for immediate hunting and outdoor enjoyment. This property has also been managed for trophy whitetail and offers outstanding hunting with abundant wildlife including deer, bear, turkey, bobcat, and much more! The seller has seen as many as 35 whitetail bucks at one time! Food plots are strategically located across the property, and there is exceptional wildlife habitat. Offered in 5 tracts, buyers may purchase individual tracts, any combination of tracts, or the property as a whole. The property includes a well-maintained ranch-style home, a 40x80 pole building with concrete floors, electric, and a 14K 4-post Atlas lift, a 48x72 pole building with two overhangs, additional outbuildings, and more. The home features 3 bedrooms, 2 bathrooms, living room, kitchen, dining room, and a partially finished basement with a family room, office, and more! Enjoy the beautiful and private setting while still being conveniently located just 12 miles from Cumberland, MD and I-68, and approximately 25 miles from the PA Turnpike and Route 30. Turn-key and ready to enjoy — come make this your own paradise!

This property will be offered in a multi-parcel auction, giving buyers the flexibility to purchase Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, any combination of tracts, or the entire property as a whole.

Taxes for the entire property are \$3,450; taxes may be reassessed dependent on how the property is sold.



General Information:

Tract 1: AMAZING RANCHER WITH IMMACULATE VIEWS AND A TRUE COUNTRY PARADISE SETTING! This incredible 2.76+/- acre property offers breathtaking scenery, outstanding privacy, and endless possibilities for recreation, hunting, and peaceful country living. The well-maintained brick rancher features 3 bedrooms and 2 bathrooms, both with Bath Fitter showers, along with a kitchen, dining room, living room, and a partially finished basement with a family room and office. Recent improvements include a new well pump installed in 2025 and a new hot water heater in 2024. This home has been incredibly well cared for and maintained. The property also offers exceptional garage and storage space, including a 26x36 attached garage, two 2-car carports, and two utility sheds perfect for storing tools, equipment, toys, and more. Wildlife is abundant throughout the area, with deer, turkey, and other wildlife frequently seen right on the property. Be sure to check out the wildlife photos taken directly from the house, showcasing the incredible natural beauty and peaceful setting this property has to offer!

Year House Built: 1975

Acreage: 2.76± Acres

County: Somerset

Zoning/Land Use: Please call Somerset County Planning at (814) 445-1544

Local Hospital: UPMC Western Maryland

School District: Meyersdale Area

Utilities:

- Water: Well
- Sewer: Septic
- Heating: Baseboard- Hot Water, Oil, or Coal/Wood
- Cooling: Mini Splits

Tract 2: AMAZING 2+/- ACRE COUNTRY PROPERTY WITH A WELL-CARED-FOR POLE BUILDING! This excellent rural property features a 40x80 pole building with concrete floors and electric, offering endless possibilities for storage, hobbies, equipment, or workshop space. The building also includes a 14K 4-post Atlas truck/car lift, perfect for mechanics, vehicle maintenance, oil changes, and more! The driveway was built with 6 inches of blacktop to accommodate heavy trucks and equipment, and the entire property has been incredibly well maintained and cared for. Just imagine building your dream home or private cabin retreat surrounded by breathtaking mountain views and peaceful countryside scenery stretching for miles. Wildlife is abundant throughout the area, with deer, turkey, and other wildlife frequently seen right on the property. Be sure to check out the game camera photos featuring wildlife with the building in the background, showcasing the incredible natural beauty and peaceful setting this property has to offer!

Acreage: 2.00± Acres

County: Somerset

Zoning/Land Use: Please call Somerset County Planning at (814) 445-1544

Local Hospital: UPMC Western Maryland

School District: Meyersdale Area



General Information:

Tract 3: AMAZING 48.25+/- ACRE COUNTRY PARADISE WITH APPROXIMATELY 25 ACRES TILLABLE! This incredible property offers breathtaking scenery, immaculate views stretching into 4 states, outstanding privacy, and endless possibilities for hunting, recreation, farming, horses, livestock, and more! Just imagine building your dream home or private cabin retreat surrounded by peaceful countryside scenery and mountain views stretching for miles. The property has been managed for trophy whitetail and offers outstanding hunting with abundant wildlife including deer, bear, turkey, bobcat, and much more! The seller has seen as many as 35 whitetail bucks at one time! Multiple hunting blinds and or tower stands will remain with the property, allowing for immediate hunting and outdoor enjoyment. One of the tower stands was constructed with telephone poles as the base, and from atop the stand you can see for miles — even all the way to Cumberland, MD and the trains traveling through the valley below! The property also offers ample road frontage along Grandview Dr and features numerous trails throughout, making it easily accessible for hunting, recreation, and enjoying the outdoors.

Acreage: 48.25± Acres

County: Somerset

Zoning/Land Use: Please call Somerset County
Planning at (814) 445-1544

Local Hospital: UPMC Western Maryland

School District: Meyersdale Area

Tract 4: AMAZING 58.63+/- ACRE COUNTRY PARADISE WITH APPROXIMATELY 45 ACRES TILLABLE! This incredible property offers breathtaking scenery, panoramic views in all directions, and immaculate views stretching into 4 states, along with outstanding privacy and endless opportunities for hunting, recreation, farming, horses, livestock, and more! Just imagine building your dream home or private cabin retreat surrounded by peaceful countryside scenery and mountain views stretching for miles. The property has been managed for trophy whitetail and offers outstanding hunting with abundant wildlife including deer, bear, turkey, bobcat, and much more! The seller has seen as many as 35 whitetail bucks at one time! A hunting blind on wheels will remain with the property, allowing for immediate hunting and outdoor enjoyment. You can see for miles — even all the way to Cumberland, MD and the trains traveling through the valley below! The property also offers ample road frontage along Grandview Dr and features numerous trails throughout, making it easily accessible for hunting, recreation, and enjoying the outdoors.

Acreage: 58.63± Acres

County: Somerset

Zoning/Land Use: Please call Somerset County
Planning at (814) 445-1544

Local Hospital: UPMC Western Maryland

School District: Meyersdale Area



THIS DEED

MADE the 1st day of JULY, 2014

43-50-50

GRANTORS - HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN, his wife, of Southampton Township, Somerset County, Pennsylvania

GRANTEES - HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN, husband and wife, of Southampton Township, Somerset County, Pennsylvania, holding title as tenants by the entireties

WITNESSETH, That in consideration of **ONE DOLLAR ONLY (\$1.00)** in hand paid, receipt of which is hereby acknowledged, Grantors do hereby grant and convey to the said Grantees, their heirs and assigns,

ALL that certain parcel of land situate in Southampton Township, Somerset County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the north side of L.R. 55007 leading from S.R. 160 to Kennells Mills Road, at common corner of lands now or formerly of John Wunderlick; thence, along lands now or formerly of John Wunderlick, North 40' 00' 00" East 345.71 feet to an iron pin found; thence, along lands now or formerly of Harold B. Troutman and Kathy F. Troutman, South 55' 45' 00" East 252.00 feet to an iron pin found; thence, along the same, South 55' 45' 00" East 108.40 feet to an iron pin with cap set; thence, along same, South 31' 11' 49" West 274.74 feet to an iron pin with cap set; thence, along same and a farm road, South 72' 26' 49" West 82.05 feet to a railroad spike set on the northern edge of L.R. 55007; thence, along the northern edge of L.R. 55007, North 58' 30' 13" West 107.60 feet to an iron pin found; thence, along the same, North 55' 45' 00" West 252.00 feet to an iron pin found at place of beginning. **CONTAINING 3 acres,** as more fully described on Incidental Boundary Change print for Harold B. Troutman, et al., to Harold B. and Sharon Sue Troutman, prepared by Eugene Albert Bowman of Bowman Surveying, dated April 9, 2014, a reduced copy of which is attached hereto and made a part hereof.

BEING the same premises conveyed by Harold B. Troutman to Harold B. Troutman and Sharon Sue Troutman, his wife, in deed dated August 10, 1989; recorded in the office of the Recorder of Deeds for Somerset County, Pennsylvania, at Record Book Volume 1066, Page 524; **AND** a parcel of land conveyed by Harold B. Troutman and Diann Shaffer Troutman, his spouse, and Kathy F. Troutman and Kevin Spencer, her spouse, to Harold B. Troutman and Diann Shaffer Troutman, husband and wife, dated July 1st 2014; recorded in the aforesaid office at Record Book Volume 2467, Page 442.

THE PURPOSE OF THIS DEED is to complete a transaction with Harold B. Troutman, et ux. and Kathy F. Troutman, et vir. recited aforesaid, such that the said transaction will fall within the **Incidental Boundary Line Provisions** of the Somerset County Subdivision Land Development Ordinance, as amended, and as more fully set forth in the above recited Deed from Harold B. Troutman and Diann Shaffer Troutman, his spouse, and Kathy F. Troutman and Kevin Spencer, her spouse, to Harold B. Troutman and Diann Shaffer Troutman, husband and wife. The present Deed describes as one tract both of the above-recited parcels.

GRANTORS HEREBY ACKNOWLEDGE THAT THEY HAVE NOT DISPOSED OF HAZARDOUS WASTE ON THE PROPERTY ABOVE DESCRIBED, NOR, TO THE ACTUAL KNOWLEDGE OF THE GRANTORS, HAS HAZARDOUS WASTE EVER BEEN DISPOSED OF ON THE PROPERTY ABOVE DESCRIBED. THE TERMS 'HAZARDOUS WASTE' AND 'DISPOSED', AS USED HEREIN, SHALL HAVE, IN ADDITION TO THEIR NORMAL AND CUSTOMARY MEANINGS, THE DEFINITIONS CONTAINED IN THE "Solid Waste Management Act", No. 97 of 1980.

THE FOLLOWING NOTICES are not intended to except or reserve any interest in the coal or mining rights in the above-described premises in the Grantor(s) herein, nor is the inclusion of these notices intended to enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.



REC Book 3015 Page 1078

NOT SEARCHED – NOT CERTIFIED

This Indenture,

MADE THE 8th day of May in the year
of our Lord two thousand twenty-three (2023).

BETWEEN, HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN, his wife, of 230 Grandview Drive, Hyndman, Pennsylvania, 15545, GRANTORS, Parties of the First Part,

**A
N
D**

HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN, his wife, of 230 Grandview Drive, Hyndman, Pennsylvania, 15545, to hold as Tenants by the Entireties, GRANTEES, Parties of the Second Part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of ONE AND 00/100 (\$1.00) Dollar, lawful money of the United States of America unto them well and truly paid by the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns, as follows:

ALL THAT certain piece, parcel or tract of land situate in Southampton Township, Somerset County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a 5/8" iron pin found, by a tie line, North 39 degrees 52' 01" East 442.27 feet from a roof bolt in stone pile, located along Route #160 a/k/a Grandview Drive, said point further being common corner of lands now or formerly of Eric J. Jenkins (RBV 2045, at page 504) and lands herein conveyed; thence along the lands herein conveyed, South 72 degrees 34' 04" East 273.19 feet to a calculate corner; thence along same, South 75 degrees 19' 20" East 96.61 feet to a 5/8" iron pin set; thence along residue of lands of Harold B. Troutman (RBV 2680, at page 603), South 39 degrees 52' 01" West 260.50 feet to a 5/8" iron pin set; thence along residue of lands of Harold B. Troutman (RBV 2680, at page 603), North 72 degrees 41' 02" West 368.09 feet to a 5/8" iron pin set, common corner of lands of Eric J. Jenkins (RBV 2045, at page 504) and residue of lands of Harold B. Troutman (RBV 2680, at page 603); thence along residue of lands of Harold B. Troutman (RBV 2680, at page 603) and lands of Eric J.



REC Book 3015 Page 1079

Jenkins (RBV 2045, at page 504), North 39 degrees 52' 01" East 256.28 feet to a 5/8" iron pin found, the place of beginning.

CONTAINING 1.99 acres pursuant to Minor Subdivision Plan Made for Harold B. Troutman, dated January 23, 2023, and recorded March 10, 2023, in the office of the Recorder of Deeds of Somerset County in Plat Book Volume 46, at page 53.

BEING a portion of the same premises conveyed unto Harold B. Troutman, a married individual, by Deed of Harold B. Troutman and Diann Shaffer Troutman, his wife,; and Kathy F. Troutman and Kevin Spencer, her husband, by instrument dated January 8, 2018, and recorded February 20, 2018, in the office of the Recorder of Deeds of Somerset County in Record Book Volume 2680, at page 603.

UNDER and SUBJECT to all exceptions, reservations, conditions, restrictions, leases, agreements and rights of way, or easements for either public or private roadways or utilities, which may affect the premises and which either appear of record in the chain of title or are discoverable by a reasonable inspection of the premises.

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.

NOTICE


In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

.....


Harold B. Troutman

.....


Diann Shaffer Troutman

This 8th day of May2023



The above notices, however, are not intended to except or reserve any interest in the coal or mining rights in the above-described premises in the Grantors herein, nor is the inclusion of these notices intended to enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

THE GRANTOR HEREBY ACKNOWLEDGES THAT THE GRANTOR HAS NOT DISPOSED OF HAZARDOUS WASTE ON THE PROPERTY ABOVE DESCRIBED, NOR, TO THE ACTUAL KNOWLEDGE OF THE GRANTOR, HAS HAZARDOUS WASTE EVER BEEN DISPOSED OF ON THE PROPERTY ABOVE DESCRIBED. THE TERMS "HAZARDOUS WASTE" AND "DISPOSED," AS USED HEREIN, SHALL HAVE, IN ADDITION TO THEIR NORMAL AND CUSTOMARY MEANINGS, THE DEFINITIONS CONTAINED IN THE "SOLID WASTE MANAGEMENT ACT," ACT 1980-97. AS USED IN THIS CLAUSE, THE WORD "GRANTOR" MEANS ALL OF THOSE PERSONS, WHETHER ONE OR MORE, WHO ARE THE GRANTORS IN THE INSTRUMENT OF CONVEYANCE IN WHICH THIS CLAUSE IS CONTAINED.

THIS CONVEYANCE IS FROM husband and wife [HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN] to husband and wife [HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN] and is therefore exempt from Pennsylvania Realty Transfer Tax pursuant to 61 PA Code Section 91.193(6)(i)(A).

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

AND the said grantor [HAROLD B. TROUTMAN] hereby covenants and agrees that he will warrant SPECIALLY the property hereby conveyed.

The said DIANN SHAFFER TROUTMAN the other Grantor, makes no warranty whatsoever regarding the property hereby conveyed.



REC Book 3015 Page 1081

IN WITNESS WHEREOF, the said parties of the first part have to these presents set their hands and seals. Dated the day and year first above written.

**Signed, Sealed and Delivered
in the Presence of**

Harold B. Troutman (SEAL)
HAROLD B. TROUTMAN

Diann Shaffer Troutman (SEAL)
DIANN SHAFFER TROUTMAN

COMMONWEALTH OF PENNSYLVANIA

} ss.

COUNTY OF SOMERSET

On this, the *8th* day of *May*, 2023, before me, the undersigned officer, personally appeared HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Vanessa J. Lucas (SEAL)

Commonwealth of Pennsylvania - Notary Seal
Vanessa J. Lucas, Notary Public
Somerset County
My commission expires February 20, 2026
Commission number 1098469
Member, Pennsylvania Association of Notaries

Title of Officer.



This Indenture,

***MADE THE** 8th *day of* January *in the year of our Lord*
*two thousand eighteen (2018).**

BETWEEN HAROLD B. TROUTMAN and DIANN SHAFFER TROUTMAN, his wife, of 230 Grandview Drive, Hyndman, Southampton Township, Somerset County, Pennsylvania 15545; and **KATHY F. TROUTMAN and KEVIN SPENCER**, her husband, of 430 Grandview Drive, Hyndman, Southampton Township, Somerset County Pennsylvania 15545, GRANTORS, Parties of the First Part,

A
N
D

HAROLD B. TROUTMAN, a married individual, of 230 Grandview Drive, Hyndman, Southampton Township, Somerset County, Pennsylvania 15545, GRANTEE, Party of the Second Part.

***WITNESSETH**, that the said parties of the first part, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), lawful money of the United States of America unto them well and truly paid by the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns,*

ALL that certain tract of land situate in Southampton Township, Somerset County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a 7/8" iron pin found monument located along right-of-way of Grandview Drive, said point further being common corner of land herein described and lands now or formerly of Harold B. Troutman, et ux., (RBV 2467, Pg. 454); thence along line of lands now or formerly of Harold B. Troutman, et ux., (RBV 2467, Pg. 454), the following courses and distances: South 72° 34' 04" East 251.87 feet to a calculated corner; thence, South 75° 19' 20" East 107.06 feet to a point marked by an iron pin found; thence North 55° 40' 02" East 81.96 feet to a point marked by an iron pin found; thence North 14° 22' 51" East 274.40 feet to a point marked by an iron pin found; thence North 72° 33' 58" West 241.10 feet to a point marked by a 5/8" iron pin set, said point being common corner of land herein described, lands now or formerly of Harold B. Troutman, et ux., (RBV 2467, Pg. 454) and lands now or formerly of John C. Wunderlick, et ux. (RBV 739, Pg. 238); thence along line of lands now or formerly of John C. Wunderlick, et ux. (RBV 739, Pg. 238) and continuing along line of lands now or formerly of Harold B. Troutman (RBV 2631, Pg. 1032) North 41° 33' 09" East 2,236.35 feet to a point marked by a 5/8" iron pin set in stone pile found, said point being common corner of land herein described and lands now or formerly of Harold B. Troutman (RBV 2631, Pg. 1032); thence along same, South 48° 31' 19" East 583.12 feet to a point marked by a 5/8" iron pin set in stone



pile found; thence North $07^{\circ} 17' 55''$ East 1,214.76 feet to a point marked by a $5/8''$ iron pin set in stone pile found, said point being common corner of land herein described, lands now or formerly of Harold B. Troutman (RBV 2631, Page 1032), lands now or formerly of Rodney L. Collison, et ux. (RBV 2001, Pg. 072) and lands now or formerly of Alice F. Cummins, et al. (RBV 2179, Pg. 321); thence along line of lands now or formerly of Alice F. Cummins, et al. (RBV 2179, Pg. 321) South $83^{\circ} 00' 47''$ East 1,703.69 feet to a point marked by a $5/8''$ iron pin set, said point being common corner of land herein described, lands now or formerly of Alice F. Cummins, et al. (RBV 2179, Pg. 321) and residue of lands now or formerly of Harold B. Troutman, et al. (RBV 1761, Pg. 743); thence along residue of lands now or formerly of Harold B. Troutman, et al. (RBV 1761, Pg. 743), the following courses and distances: South $28^{\circ} 57' 59''$ West 3,557.75 feet to a point located in Grandview Drive, said point being located South $28^{\circ} 57' 59''$ West 18.08 feet from a point marked by a $5/8''$ iron pin set; thence through Grandview Drive, the following courses and distances: South $39^{\circ} 18' 11''$ East 39.24 feet to a point; thence South $19^{\circ} 40' 03''$ East 48.76 feet; thence South $4^{\circ} 57' 43''$ East 106.02 feet; thence South $9^{\circ} 56' 53''$ East 96.33 feet to a point; thence South $9^{\circ} 03' 37''$ East 141.34 feet to a point; thence South $6^{\circ} 40' 42''$ East 74.89 feet to a point; thence South $0^{\circ} 29' 34''$ East 67.86 feet, said point being common corner of parcel herein described and lands now or formerly described as Parcel 3, Harold B. Troutman, et al. (RBV 1761, Pg. 743); thence along Parcel 3 described aforesaid, South $10^{\circ} 59' 12''$ West 270.57 feet to a point; thence continuing through Grandview, South $10^{\circ} 24' 47''$ West 98.03 feet; thence South $10^{\circ} 26' 34''$ West 168.51 feet to a point; thence South $13^{\circ} 07' 47''$ West 197.73 feet; thence South $11^{\circ} 57' 39''$ West 579 feet; thence South $4^{\circ} 57' 10''$ West 86.10 feet to a point; thence leaving Grandview and travelling along line of lands now or formerly of Dennis P. Emerick, et al. (RBV 1485, Pg. 437) South $83^{\circ} 48' 55''$ West 234.36 feet to a point marked by a $5/8''$ iron pin set; thence along same, South $79^{\circ} 48' 55''$ West 528 feet to a point marked by an iron pipe found, said point being common corner of land herein described, lands now or formerly of Dennis P. Emerick, et al. (RBV 1485, Pg. 437), lands now or formerly of Bonita E. Lepley, et al. (RBV 2261, Pg. 1005) and lands now or formerly of Keith A. Diehl, et ux. (RBV 1308, Pg. 1026); thence along line of lands now or formerly of Dennis P. Emerick, et al. (RBV 1485, Pg. 437) the following courses and distances: North $30^{\circ} 44' 47''$ West 1,287.00 feet to a point marked by a $5/8''$ iron pin set; thence North $87^{\circ} 04' 10''$ West 457.05 feet to a point marked by a $5/8''$ iron pin set; thence North $81^{\circ} 22' 32''$ West 718.42 feet to a point marked by an iron pipe found, said point being common corner of land herein described and lands now or formerly of Alexander C. Hardy, et ux. (RBV 2346, Pg. 352); thence along lands now or formerly of Alexander C. Hardy, et ux. (RBV 2346, Pg. 352), North $81^{\circ} 29' 09''$ West 125.54 feet to a point marked by a $5/8''$ iron pin set, said point being common corner of lands of Alexander C. Hardy, et ux. (RBV 2346, Pg. 352) and lands now or formerly of Dale W. Troutman, et ux. (RBV 1572, Pg. 778); thence along lands now or formerly of Dale W. Troutman, et ux. (RBV 1572, Pg. 778) the following courses and distances: North $11^{\circ} 54' 51''$ East 247.70 feet to a point marked by a $5/8''$ iron pin set; thence North $81^{\circ} 29' 09''$ West 352.00 feet to a calculated corner; thence South $11^{\circ} 54' 51''$ West 247.70 feet to a point marked by a monument found (y shaped iron rail), said point being common corner of lands now or formerly of Dale W. Troutman, et ux. (RBV 1572, Pg. 778) and lands now of formerly of Alexander C. Hardy, et ux. (RBV 2346, Pg. 352); thence along lands now or formerly of Alexander C. Hardy, et ux. (RBV 2346, Pg. 352) and along lands now or formerly of Cary M. Nider, et ux. (RBV 1577, Pg. 907), North $81^{\circ} 08' 54''$ West 231.29 feet to a point marked by a monument found



(axle in stone pile), said point being common corner of land herein described and lands now or formerly of Cary M. Nider, et ux. (RBV 1577, Pg. 907) and lands now or formerly of Kennells Mills Sportmens Club, Inc. (RBV 2319, Pg. 947); thence along line of lands now or formerly of Kennells Mills Sportmens Club, Inc. (RBV 2319, Pg. 947), North 45° 00' 25" East 973.82 feet to a point marked by a monument found (roof bolt in stone pile), said point further being common corner of land herein described, lands now or formerly of Kennells Mills Sportmens Club, Inc. (RBV 2319, Pg. 947) and lands now or formerly of Eric J. Jenkins (RBV 2045, Pg. 504); thence along line of lands now or formerly of Eric J. Jenkins (RBV 2045, Pg. 504), North 39° 52' 01" East 698.55 feet to a point marked by an iron pin found; thence along same and through Grandview Drive, North 39° 51' 27" East 35.87 feet to a point marked by a monument found (7/8" iron pin), said point being common corner of lands herein described, lands now or formerly of Harold B. Troutman, et ux. (RBV 2467, Pg. 454), said point being the place of beginning. CONTAINING 249.620 acres, more or less.

THE ABOVE DESCRIPTION is taken from a survey plat titled "Incidental Boundary Line Change Harold B. Troutman and Kathy F. Troutman, dated August 16, 2017, a copy of which has been recorded in Somerset County Plat Book Volume 42, Page 9.

BEING part of Parcel 1 and part of Parcel 2 conveyed to Harold B. Troutman and Sharon S. Troutman and to Larry E. Troutman and Kathy F. Troutman, by Deed dated June 17, 2004, and recorded in Somerset County Record Book Volume 1761, Page 743. Thereafter, Larry E. Troutman died on August 26, 2008 and Sharon S. Troutman died on June 18, 2012, vesting an undivided one-half interest in the above parcels in Kathy F. Troutman and Harold B. Troutman. Both Kathy F. Troutman and Harold B. Troutman have remarried and their spouses join in this Deed to convey any marital interest they may have in the same.

UNDER and SUBJECT to an easement and right-of-way for access to a spring as depicted on the aforesaid plat which easement and right-of-way has a centerline that begins on boundary line between the parcel above described and the residue and has a bearing of North 61° 02' 01" West 81.93 feet. This easement is exclusive to Kathy F. Troutman and shall not be transferrable. This easement and right-of-way shall allow Kathy F. Troutman and her agents to access the easement and right-of-way for purposes of maintaining, improving and replacing a water line to said spring. The easement and right-of-way shall be twenty (20') feet wide (ten (10') feet on either side of the centerline noted aforesaid). The beginning point for said easement and right-of-way is located North 28° 57' 59" East 1,652.39 feet from the calculated corner of the respective parcels which corner exists in Grandview Drive, said corner if further located South 28° 57' 59" West 18.08 feet from a point marked by a 5/8" iron pin set.

UNDER and SUBJECT to all adverse conveyances, encroachments, exceptions, reservations, conditions, restrictions, easements, rights-of-way and encumbrances of record and/or which are apparent on the ground.



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.

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

[Signature]
.....

[Signature]
.....

This ..13..... day of ..February.....

The above notices, however, are not intended to except or reserve any interest in the coal or mining rights in the above-described premises in the Grantors herein, nor is the inclusion of these notices intended to enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

THE GRANTOR HEREBY ACKNOWLEDGES THAT THE GRANTOR HAS NOT DISPOSED OF HAZARDOUS WASTE ON THE PROPERTY ABOVE DESCRIBED, NOR, TO THE ACTUAL KNOWLEDGE OF THE GRANTOR, HAS HAZARDOUS WASTE EVER BEEN DISPOSED OF ON THE PROPERTY ABOVE DESCRIBED. THE TERMS "HAZARDOUS WASTE" AND "DISPOSED," AS USED HEREIN, SHALL HAVE, IN ADDITION TO THEIR NORMAL AND CUSTOMARY MEANINGS, THE DEFINITIONS CONTAINED IN THE "SOLID WASTE MANAGEMENT ACT," ACT 1980-97. AS USED IN THIS CLAUSE, THE WORD "GRANTOR" MEANS ALL OF THOSE PERSONS, WHETHER ONE OR MORE, WHO ARE THE GRANTORS IN THE INSTRUMENT OF CONVEYANCE IN WHICH THIS CLAUSE IS CONTAINED.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is One and 00/100 Dollars (\$1.00).

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.



TO HAVE AND TO HOLD the said certain pieces or parcels of land, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

AND the said Grantors hereby covenant and agree that they will warrant **SPECIALLY** the property hereby conveyed.


IN WITNESS WHEREOF, the said parties of the first part have to these presents set their hands and seals. Dated the day and year first above written.

*Signed, Sealed and Delivered
in the Presence of*

Witness:





ASTO BOTH



ASTO Both


Harold B. Troutman


Diann Shaffer Troutman


Kathy F. Troutman


Kevin Spencer



District	S43
Map	005
Parcel	055

TO BE FILED BY JUNE 1

DATE: March 12, 2018

FOR 249.62 ACRES

Tax ID Number 43-0-009030

APPLICATION – PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT
"CLEAN AND GREEN"

Last First MI

1. Name: Troutman Harold B

2. Mailing Address:
230 Grandview DR

Hyndman PA 15545

3. The land for which application is being made is owned by (a) (an) (Check one):

- a. Individual
 - b. Partnership
 - c. Corporation
 - d. Institution
 - e. Cooperative
 - f. Other (explain)
- Deed Book 2680 Page 603

4. Is the land currently assessed under Act 515? (P.L. – (1965) 1292) Yes No

5. Is the land in this application leased for minerals? (Including oil & gas) Yes No

6. Is there a cellular communication tower located on this property? Yes No

7. Are there Tier I alternative energy sources located on this property? (See definition) Yes No

If so, is the majority of the energy annually generated utilized on the tract? Yes No

8. Do you or anyone else conduct non-agricultural commercial activities on this land? Yes No

If yes, please describe this activity.

9. The property is located in: Meyersdale School District

Southampton Township Somerset County
(Township or Borough)

Tier I alternative energy source—energy derived from solar photovoltaic energy, wind power, low-impact hydropower geothermal energy, biologically derived methane gas, fuel cells, biomass energy and coalmine methane.



10. Under which category (ies) do you qualify?

Agricultural Use Agricultural Reserve Forest Reserve

11. Is there farmstead land located on this property? (See definition) Yes No
Farmstead land – any curtilage and land situated under a residence, farm building or other building that supports a residence, including a residential garage or workshop.

12. Does ineligible land exist as part of the larger contiguous tract of eligible land on this application? Yes No
If yes, please list below any ineligible land and the use of the land which is causing it to be ineligible.

13. For agricultural use applications, has the land represented on this worksheet been actively devoted to agricultural use for the past three years?
Yes No

14. IN THE EVENT OF A CHANGE IN OWNERSHIP OF A PORTION OF THE LAND, OR OF ANY TYPE DIVISION OR CONVEYANCE OF THE LAND, THE APPLICANT HEREBY ACKNOWLEDGES THAT, IF HIS APPLICATION IS APPROVED FOR PREFERENTIAL ASSESSMENT, ROLL-BACK TAXES UNDER SECTION 5.1 OF THE ACT MAY BE DUE FOR A CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF ANY PORTION OF THE LAND, OR ANY TYPE OF DIVISION OR CONVEYANCE OF THE LAND.

The applicant for preferential assessment hereby agrees, if his application is approved for preferential assessment, to submit thirty days notice to the county assessor of a proposed change in use of the land, a split-off portion of the land, or a conveyance of the land.

The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him/her and to the best of his/her knowledge and belief is true and correct.

Harold B. Austin 10/30/2018
(Owner) (Date)

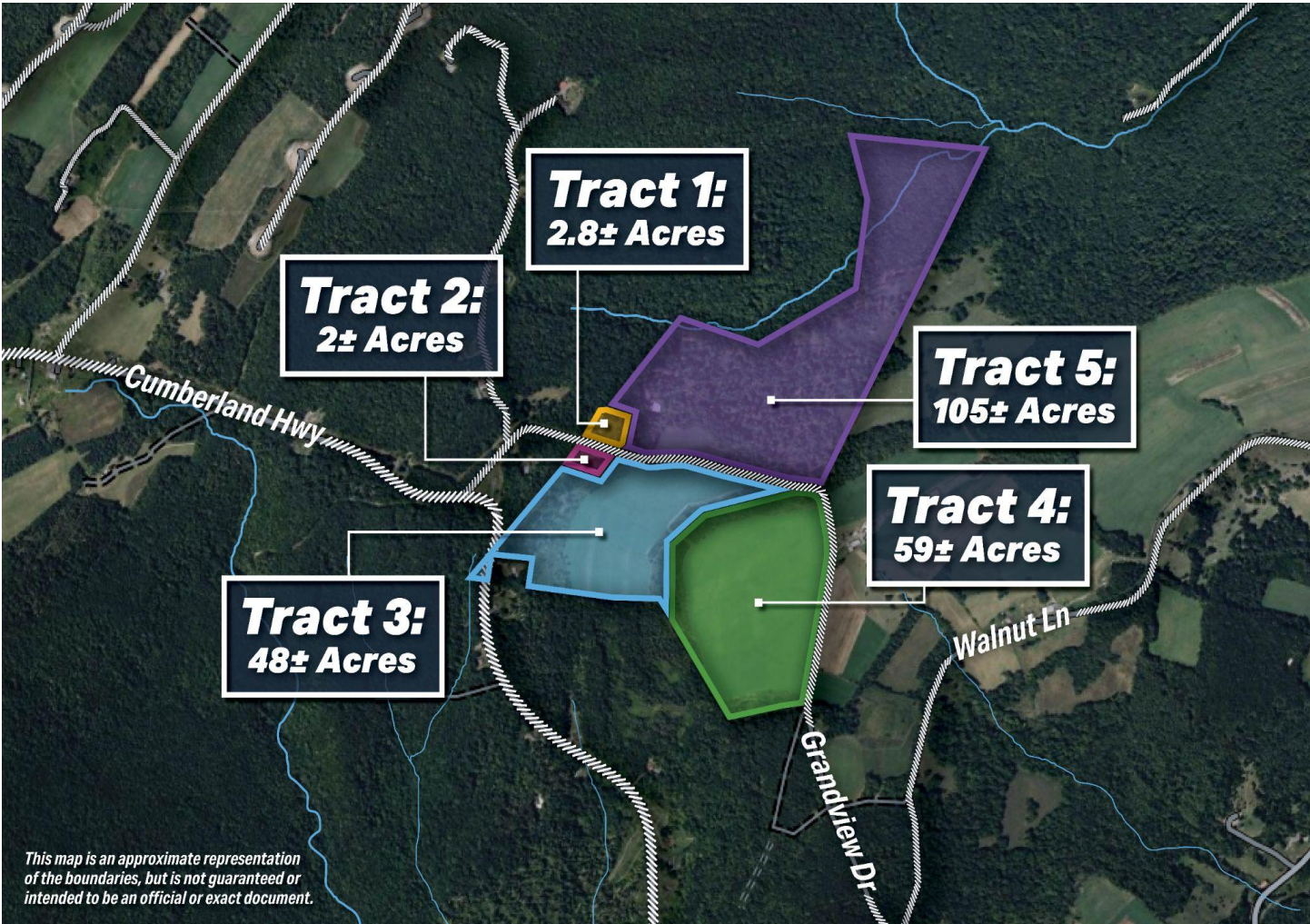
(Owner) (Date)

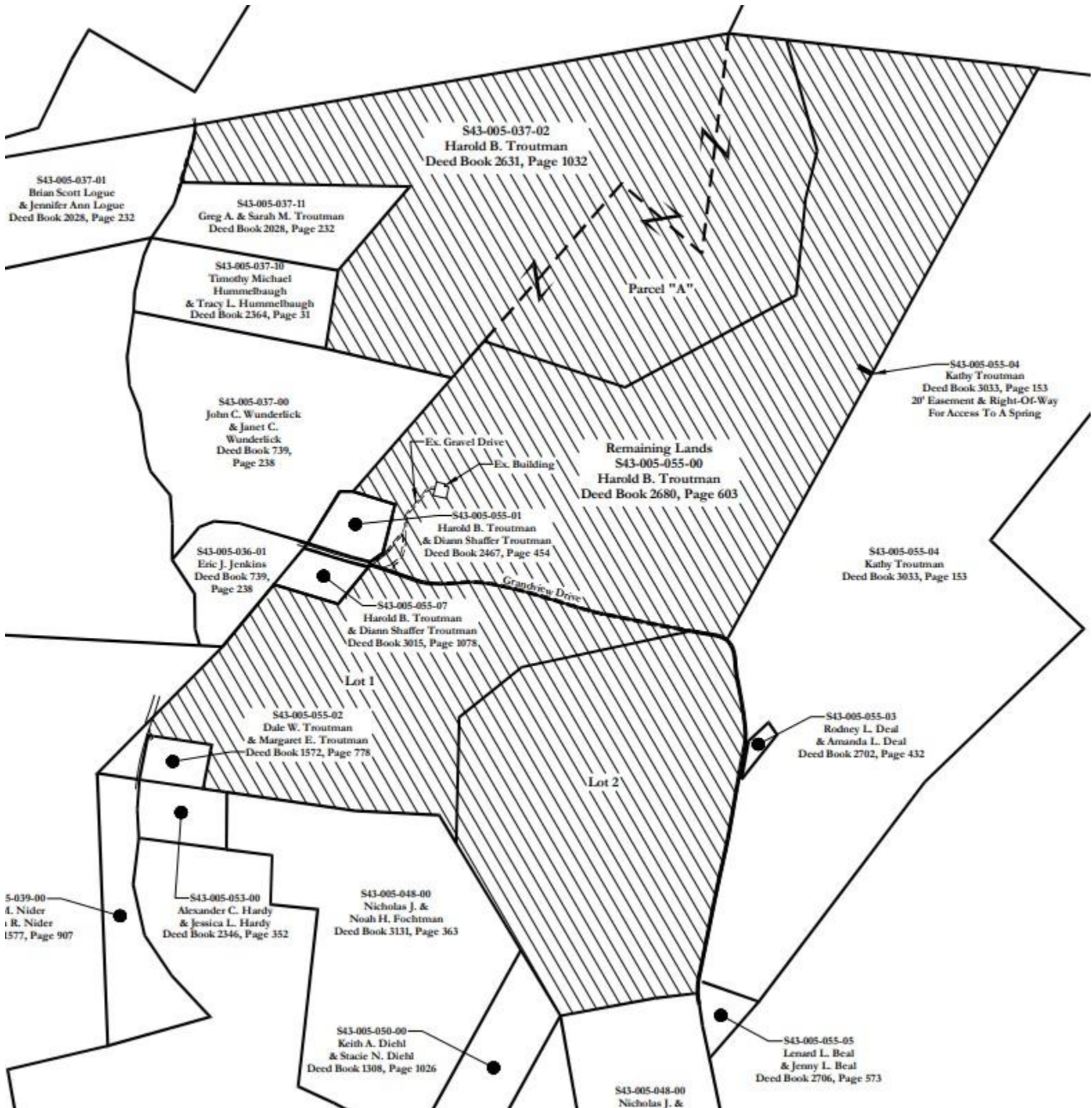
(Owner) (Date)

(Owner) (Date)

Danielle M. Maus 10/30/18
(Assessor) (Date)

Completed applications must be submitted to the County Tax Assessment Office.



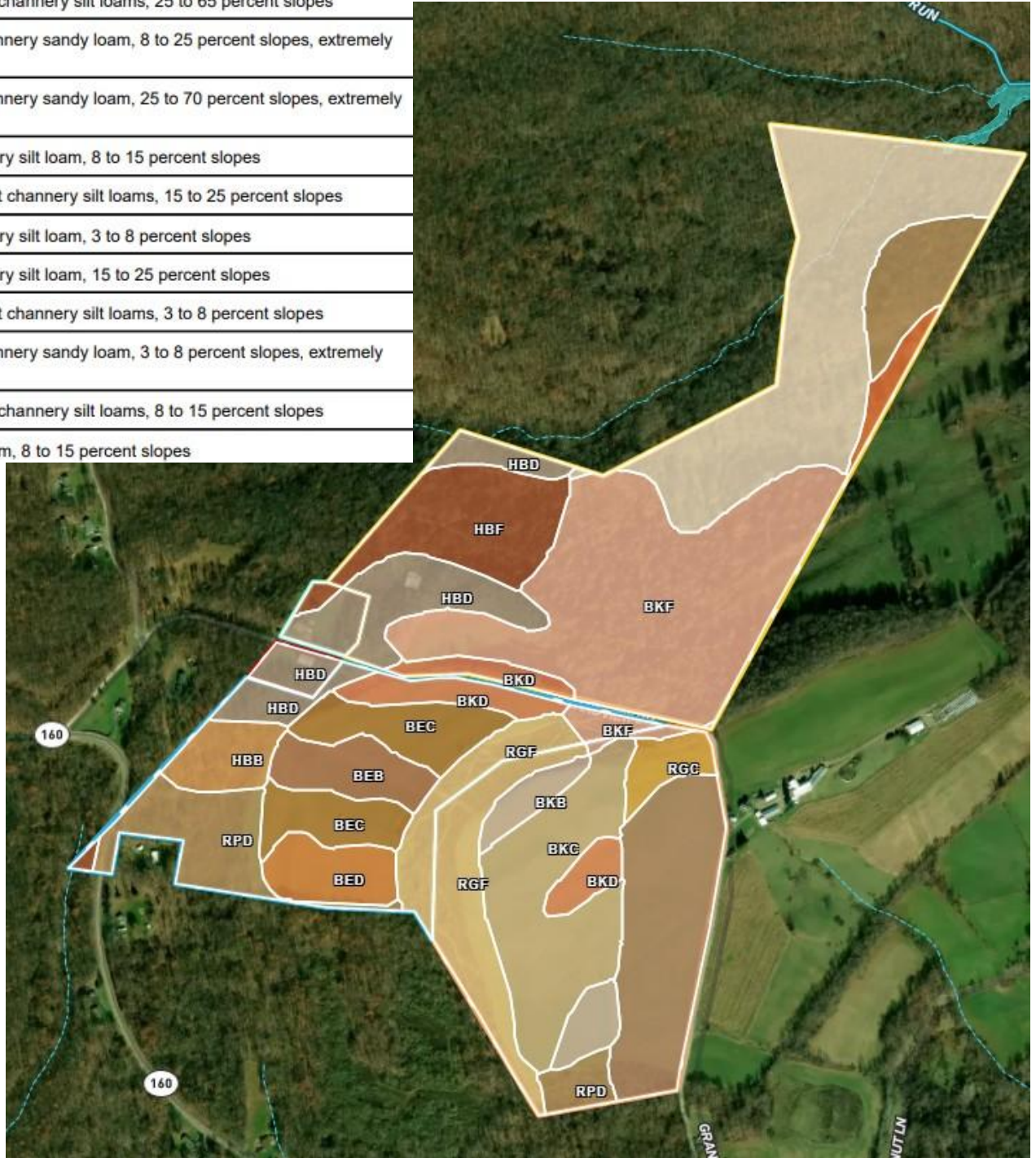


For additional survey plats please visit hurleyauctions.com



BkF	Berks and Weikert soils, 25 to 70 percent slopes
BxD	Buchanan silt loam, 8 to 25 percent slopes, extremely stony
BkC	Berks-Weikert channery silt loams, 8 to 15 percent slopes
RgD	Rayne-Gilpin channery silt loams, 15 to 25 percent slopes
RpD	Rayne-Gilpin very stony silt loams, 8 to 25 percent slopes
RgF	Rayne-Gilpin channery silt loams, 25 to 65 percent slopes
HbD	Hazleton channery sandy loam, 8 to 25 percent slopes, extremely stony
HbF	Hazleton channery sandy loam, 25 to 70 percent slopes, extremely stony
BeC	Berks channery silt loam, 8 to 15 percent slopes
BkD	Berks-Weikert channery silt loams, 15 to 25 percent slopes
BeB	Berks channery silt loam, 3 to 8 percent slopes
BeD	Berks channery silt loam, 15 to 25 percent slopes
BkB	Berks-Weikert channery silt loams, 3 to 8 percent slopes
HbB	Hazleton channery sandy loam, 3 to 8 percent slopes, extremely stony
RgC	Rayne-Gilpin channery silt loams, 8 to 15 percent slopes
ErC	Ernest silt loam, 8 to 15 percent slopes

This map is an approximate representation of the boundaries but is not intended to be an official or exact document.





OWNED BY: **Harold B. Troutman and Diann Shaffer Troutman**

LOCATED AT: **217± Acres Grandview Dr, Hyndman, PA 15545**

Tax ID's: S43-005-055-01, S43-005-055-07

1. **Highest Bidder** | The highest and best bidder shall be the Buyer. The Seller, however, reserves the right to reject any and all bids and to adjourn the sale to a subsequent date. The Auctioneer has the sole discretion of setting bidding increments. If any disputes arise to any bid, the Auctioneer reserves the right to cause the property to be immediately put up for sale again.
2. **Real Estate Taxes/Utilities** | All real estate taxes and utilities shall be pro-rated between the Buyer and Seller to the date of settlement on a fiscal year basis. All real estate taxes for prior years have or will be paid by the Seller.
3. **Transfer Taxes** | Seller shall pay 1/2 of the realty transfer tax and Buyer shall pay 1/2 of the realty transfer tax, provided, however that the Buyer shall be responsible for any additional transfer taxes imposed.
4. **Terms** | \$50,000 in certified funds day of auction, or if sold separately \$10,000 per Tract, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Seller(s) when the property is struck down, and the balance, without interest, on or before August 25, 2026 when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale. Buyers Premium of 2 % plus the bid price shall establish purchase price. Sale is contingent upon subdivision approval.
5. **Forfeiture** | The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. **Marketable Title** | A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Somerset County Courthouse and which may be visible by inspection of the premises.
7. **Risk of Loss** | Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this agreement.
8. **Warranty** | The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.
 - A. **Radon** | Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. **Lead-Based Paint** | If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. **Environmental Contamination** | Seller is not aware of any environmental contamination on the land.
 - D. **Home Inspection** | Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this agreement.
 - E. **Fixtures and Personal Property** | Included in the sale and purchase price are all existing items permanently attached to the property, including but not limited to plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; built-in appliances; and the range/oven unless otherwise stated). No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All personal property will be removed at Seller's discretion, if items are not removed they become the responsibility of the Buyer.
 - F. **Ventilation/Mold** | The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or ventilation, or any other matters of home construction wherein mold may be present in the real estate.
 - G. **"AS IS"** | The property is being sold "AS IS" at the time of sale and at the time of the settlement. The Fiduciary/Seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A Seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative(s) will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. **Financing** | Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing.
10. **Settlement Considerations** | The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer.
11. **Dispute Over Handmonies** | In the event of a dispute over entitlement of handmoney deposits, the agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the County Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of the court or a written agreement of the parties. Buyer and Seller agrees that, in the event any agent is joined in the litigation for the return of deposit monies, attorneys fees and costs of the agent will be paid by the party joining the agent.
12. This agreement shall survive closing.
13. This agreement may be signed and transmitted by email.
14. Buyer and Seller agrees that Hurley Auctions and Hurley Real Estate and Auctions may collaborate on any aspect of this contract. The scope of collaboration shall include but is not limited to the negotiation, advertising, execution, sharing of resources, sharing of fees, and performance of any aspect whatsoever of the contract.



SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 **PROPERTY** 230 GRANOVIEW DRIVE HINDMAN, PA 15545
2 **SELLER** HAROLD B. & DEANN S. TRAUTMAN

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 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
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 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
7 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
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
0 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
1 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
2 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

3 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**
4 **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-**
5 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
6 about the condition of the Property that may not be included in this Statement.

7 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
8 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

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

COMMON LAW DUTY TO DISCLOSE

4 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
5 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
6 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

8 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
9 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
0 **material defect(s) of the Property.**

1 _____ DATE _____
2

3 Seller's Initials HBT/DSK Date 3/19/2026 SPD Page 1 of 11 Buyer's Initials / Date _____



COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2021
rev. 3/21; rel. 7/21

Daniel Reboen

Phone: (717)597-9100 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Herwood St, Suite 2200, Dallas, TX 75201 www.lwof.com



44 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
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?

49 (B) Is Seller the landlord for the Property?

50 (C) Is Seller a real estate licensee?

51 Explain any "yes" answers in Section 1: _____

52 _____

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) Occupancy

55 1. When was the Property most recently occupied? currently is

56 2. By how many people? 2

57 3. Was Seller the most recent occupant?

58 4. If "no," when did Seller most recently occupy the Property? _____

59 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:

60 1. The owner

61 2. The executor or administrator

62 3. The trustee

63 4. An individual holding power of attorney

64 (C) When was the Property acquired? 1979

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____

66 1 chow dog for 6 years

67 Explain Section 2 (if needed): _____

68 _____

	Yes	No	Unk	N/A
A1				
A2				
A3	✓			
A4				
B1	✓			
B2	✓			
B3				
B4	✓			
C				

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 71 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):

73 1. Condominium

74 2. Homeowners association or planned community

75 3. Cooperative

76 4. Other type of association or community _____

77 (C) If "yes," how much are the fees? \$ _____, paid (Monthly) (Quarterly) (Yearly)

78 (D) If "yes," are there any community services or systems that the association or community is responsi-
 79 ble for supporting or maintaining? Explain: _____

80 (E) If "yes," provide the following information:

81 1. Community Name _____

82 2. Contact _____

83 3. Mailing Address _____

84 4. Telephone Number _____

85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		✓		
B2		✓		
B3		✓		
B4		✓		
C				✓
D				✓
E1				✓
E2				✓
E3				✓
E4				✓
F				✓

86 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration
 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,
 88 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition
 89 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-
 90 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

91 **4. ROOFS AND ATTIC**

92 (A) Installation

93 1. When was or were the roof or roofs installed? 1979 / 1989

94 2. Do you have documentation (invoice, work order, warranty, etc.)

95 (B) Repair

96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

97 2. If it or they were replaced or repaired, were any existing roofing materials removed? supported to be life time

98 (C) Issues

99 1. Has the roof or roofs ever leaked during your ownership?

100 2. Have there been any other leaks or moisture problems in the attic?

101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts? the old shingles

	Yes	No	Unk	N/A
A1				
A2		✓		
B1	✓			
B2	✓			
C1		✓		
C2		✓		
C3		✓		

103 Seller's Initials HBT/DS Date 3/19/2020 SPD Page 2 of 11 Buyer's Initials / Date _____



104 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
 105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,
 107 the name of the person or company who did the repairs and the date they were done: _____
 108

109 **5. BASEMENTS AND CRAWL SPACES**

110 (A) Sump Pump

- 111 1. Does the Property have a sump pit? If "yes," how many? _____ A1
- 112 2. Does the Property have a sump pump? If "yes," how many? _____ A2
- 113 3. If it has a sump pump, has it ever run? _____ A3
- 114 4. If it has a sump pump, is the sump pump in working order? _____ A4

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3				<input checked="" type="checkbox"/>
A4				<input checked="" type="checkbox"/>
B1				<input checked="" type="checkbox"/>
B2				<input checked="" type="checkbox"/>
B3		<input checked="" type="checkbox"/>		

115 (B) Water Infiltration

- 116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-
 117 ment or crawl space? B1
- 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
 119 basement or crawl space? B2
- 120 3. Are the downspouts or gutters connected to a public sewer system? B3

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,
 122 the name of the person or company who did the repairs and the date they were done: _____
 123
 124

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 (A) Status

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 128 Property? A1
- 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? A2

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
B1	<input checked="" type="checkbox"/>			
B2		<input checked="" type="checkbox"/>		

130 (B) Treatment

- 131 1. Is the Property currently under contract by a licensed pest control company? B1
- 132 2. Are you aware of any termite/pest control reports or treatments for the Property? B2

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____
 134
 135

Home Paramount since 2013

136 **7. STRUCTURAL ITEMS**

- 137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,
 138 foundations, or other structural components? A
- 139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on
 140 the Property? B
- 141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the
 142 roof(s), basement or crawl space(s)? C
- 143 (D) Stucco and Exterior Synthetic Finishing Systems
 - 144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? D1
 - 146 2. If "yes," indicate type(s) and location(s) _____ D2
 - 147 3. If "yes," provide date(s) installed _____ D3
- 148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? E
- 149 (F) Are you aware of any defects (including stains) in flooring or floor coverings? F

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		
D1		<input checked="" type="checkbox"/>		
D2				<input checked="" type="checkbox"/>
D3				<input checked="" type="checkbox"/>
E		<input checked="" type="checkbox"/>		
F	<input checked="" type="checkbox"/>			

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,
 151 the name of the person or company who did the repairs and the date the work was done: 2 stains in vinyl
 152 flooring in kitchen

153 **8. ADDITIONS/ALTERATIONS**

- 154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the
 155 Property during your ownership? Itemize and date all additions/alterations below. A

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
added 30' ft to house	1989	Yes	Unk
remodel basement for mow cave	1992	Unk	Unk

161 Seller's Initials HBT/DST Date 3/19/2026 SPD Page 3 of 11 Buyer's Initials / Date _____



162 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
 163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration			Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)			
put whole house generator added cupboards; 2 storage buildings								
built outside deck			1995	unk	unk			
built office in basement			2002	NA	NA			
built 24x30 garage			1985	yes	unk			
put in mini-splits			2020	NA	NA			
put in chairlift / bath floor showers			2022	NA	NA			
put grates / gutter in driveways			2021	NA	NA			

173 A sheet describing other additions and alterations is attached.
 174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
 175 codes? If "yes," explain: _____

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*
 177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*
 178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*
 179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*
 180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*
 181 *owners without a permit or approval.*

182 *Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for*
 183 *drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-*
 184 *pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan*
 185 *to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your*
 186 *ability to make future changes.*

187 **9. WATER SUPPLY**

188 (A) Source. Is the source of your drinking water (check all that apply):
 189 1. Public
 190 2. A well on the Property
 191 3. Community water
 192 4. A holding tank
 193 5. A cistern
 194 6. A spring
 195 7. Other _____
 196 8. If no water service, explain: _____

197 (B) General
 198 1. When was the water supply last tested? 2020
 199 Test results: _____
 200 2. Is the water system shared?
 201 If "yes," is there a written agreement?
 202 4. Do you have a softener, filter or other conditioning system?
 203 5. Is the softener, filter or other treatment system leased? From whom? _____
 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
 205 explain: new well pump in 2025

206 (C) Bypass Valve (for properties with multiple sources of water)
 207 1. Does your water source have a bypass valve?
 208 2. If "yes," is the bypass valve working?

209 (D) Well
 210 1. Has your well ever run dry? the first one drilled a new one any
 211 2. Depth of well 400 ft haven't had any trouble
 212 3. Gallons per minute: 2, measured on (date) _____
 213 4. Is there a well that is used for something other than the primary source of drinking water?
 214 If "yes," explain _____
 215 5. If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1		✓		
A2	✓			
A3		✓		
A4		✓		
A5		✓		
A6		✓		
A7		✓		
B1			✓	
B2		✓		
B3	✓			✓
B4	✓			
B5		✓		
B6	✓			
C1				✓
C2				✓
D1	✓	✓		
D2				
D3			✓	
D4		✓		
D5	✓			

216 Seller's Initials HOT / DSF Date 3/19/2026 SPD Page 4 of 11 Buyer's Initials _____ / _____ Date _____



217 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
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219 (E) Issues

	Yes	No	Unk	N/A
220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, 221 pumping system and related items?		<input checked="" type="checkbox"/>		
222 2. Have you ever had a problem with your water supply? <u>New pump in well 2015</u>	<input checked="" type="checkbox"/>			

223 Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation
 224 efforts, the name of the person or company who did the repairs and the date the work was done:
 225 _____

226 **10. SEWAGE SYSTEM**

227 (A) General

	Yes	No	Unk	N/A
228 1. Is the Property served by a sewage system (public, private or community)?	<input checked="" type="checkbox"/>			
229 2. If "no," is it due to unavailability or permit limitations?				<input checked="" type="checkbox"/>
230 3. When was the sewage system installed (or date of connection, if public)?				<input checked="" type="checkbox"/>
231 4. Name of current service provider, if any:				<input checked="" type="checkbox"/>

232 (B) Type Is your Property served by:

233 1. Public		<input checked="" type="checkbox"/>		
234 2. Community (non-public)		<input checked="" type="checkbox"/>		
235 3. An individual on-lot sewage disposal system	<input checked="" type="checkbox"/>			
236 4. Other, explain:				

237 (C) Individual On-lot Sewage Disposal System. (check all that apply):

238 1. Is your sewage system within 100 feet of a well?		<input checked="" type="checkbox"/>		
239 2. Is your sewage system subject to a ten-acre permit exemption?			<input checked="" type="checkbox"/>	
240 3. Does your sewage system include a holding tank?		<input checked="" type="checkbox"/>		
241 4. Does your sewage system include a septic tank?	<input checked="" type="checkbox"/>			
242 5. Does your sewage system include a drainfield?	<input checked="" type="checkbox"/>			
243 6. Does your sewage system include a sandmound?				<input checked="" type="checkbox"/>
244 7. Does your sewage system include a cesspool?		<input checked="" type="checkbox"/>		
245 8. Is your sewage system shared?		<input checked="" type="checkbox"/>		
246 9. Is your sewage system any other type? Explain:				<input checked="" type="checkbox"/>
247 10. Is your sewage system supported by a backup or alternate system?		<input checked="" type="checkbox"/>		

248 (D) Tanks and Service

249 1. Are there any metal/steel septic tanks on the Property?		<input checked="" type="checkbox"/>		
250 2. Are there any cement/concrete septic tanks on the Property?	<input checked="" type="checkbox"/>			
251 3. Are there any fiberglass septic tanks on the Property?		<input checked="" type="checkbox"/>		
252 4. Are there any other types of septic tanks on the Property? Explain		<input checked="" type="checkbox"/>		
253 5. Where are the septic tanks located? <u>under the deck</u>				<input checked="" type="checkbox"/>
254 6. When were the tanks last pumped and by whom? <u>4 yrs ago by</u>				<input checked="" type="checkbox"/>
255 <u>Dike Concrete Friends, Pa.</u>				

256 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

257 1. Are you aware of any abandoned septic systems or cesspools on the Property?		<input checked="" type="checkbox"/>		
258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's 259 ordinance?				<input checked="" type="checkbox"/>

260 (F) Sewage Pumps

261 1. Are there any sewage pumps located on the Property?		<input checked="" type="checkbox"/>		
262 2. If "yes," where are they located?				
263 3. What type(s) of pump(s)?				<input checked="" type="checkbox"/>
264 4. Are pump(s) in working order?				<input checked="" type="checkbox"/>
265 5. Who is responsible for maintenance of sewage pumps?				<input checked="" type="checkbox"/>

267 (G) Issues

268 1. How often is the on-lot sewage disposal system serviced?				<input checked="" type="checkbox"/>
269 2. When was the on-lot sewage disposal system last serviced and by whom? <u>3</u> 270 <u>same as down pump and the drain from satinet</u>				<input checked="" type="checkbox"/>
271 3. Is any waste water piping not connected to the septic/sewer system?	<input checked="" type="checkbox"/>			
272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage 273 system and related items?				<input checked="" type="checkbox"/>

274 Seller's Initials HBT/DSF Date 3/19/2024 SPD Page 5 of 11 Buyer's Initials _____ Date _____
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwtrf.com



275 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
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.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
278 forts, the name of the person or company who did the repairs and the date the work was done: _____
279

280 **11. PLUMBING SYSTEM**

281 (A) Material(s). Are the plumbing materials (check all that apply):

	Yes	No	Unk	N/A
282 1. Copper	<input checked="" type="checkbox"/>			
283 2. Galvanized		<input checked="" type="checkbox"/>		
284 3. Lead		<input checked="" type="checkbox"/>		
285 4. PVC	<input checked="" type="checkbox"/>			
286 5. Polybutylene pipe (PB)		<input checked="" type="checkbox"/>		
287 6. Cross-linked polyethylene (PEX)	<input checked="" type="checkbox"/>			
288 7. Other _____		<input checked="" type="checkbox"/>		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
291 If "yes," explain: replaced drain lines under bathroom sink
292

293 **12. DOMESTIC WATER HEATING**

294 (A) Type(s). Is your water heating (check all that apply):

	Yes	No	Unk	N/A
295 1. Electric	<input checked="" type="checkbox"/>			
296 2. Natural gas		<input checked="" type="checkbox"/>		
297 3. Fuel oil		<input checked="" type="checkbox"/>		
298 4. Propane		<input checked="" type="checkbox"/>		
299 If "yes," is the tank owned by Seller?		<input checked="" type="checkbox"/>		
300 5. Solar		<input checked="" type="checkbox"/>		
301 If "yes," is the system owned by Seller?		<input checked="" type="checkbox"/>		
302 6. Geothermal		<input checked="" type="checkbox"/>		
303 7. Other _____		<input checked="" type="checkbox"/>		

304 (B) System(s)

	Yes	No	Unk	N/A
305 1. How many water heaters are there? <u>1</u>				
306 Tanks <u>82 gal.</u> Tankless				
307 2. When were they installed? <u>2025 new one installed</u>				
308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?	<input checked="" type="checkbox"/>			

309 (C) Are you aware of any problems with any water heater or related equipment?
310 If "yes," explain: we don't use the boiler because it gets too hot
311 to control with the mixing valves in showers

312 **13. HEATING SYSTEM**

313 (A) Fuel Type(s). Is your heating source (check all that apply):

	Yes	No	Unk	N/A
314 1. Electric	<input checked="" type="checkbox"/>			
315 2. Natural gas		<input checked="" type="checkbox"/>		
316 3. Fuel oil	<input checked="" type="checkbox"/>			
317 4. Propane		<input checked="" type="checkbox"/>		
318 If "yes," is the tank owned by Seller?		<input checked="" type="checkbox"/>		
319 5. Geothermal		<input checked="" type="checkbox"/>		
320 6. Coal	<input checked="" type="checkbox"/>			
321 7. Wood	<input checked="" type="checkbox"/>			
322 8. Solar shingles or panels		<input checked="" type="checkbox"/>		
323 If "yes," is the system owned by Seller?				<input checked="" type="checkbox"/>
324 9. Other: _____		<input checked="" type="checkbox"/>		

325 (B) System Type(s) (check all that apply):

	Yes	No	Unk	N/A
326 1. Forced hot air		<input checked="" type="checkbox"/>		
327 2. Hot water	<input checked="" type="checkbox"/>			
328 3. Heat pump		<input checked="" type="checkbox"/>		
329 4. Electric baseboard	<input checked="" type="checkbox"/>			
330 5. Steam		<input checked="" type="checkbox"/>		
331 6. Radiant flooring		<input checked="" type="checkbox"/>		
332 7. Radiant ceiling		<input checked="" type="checkbox"/>		

333 Seller's Initials HK/DS Date 3/19/2026 SPD Page 6 of 11 Buyer's Initials _____ / _____ Date _____
Produced with Lone Wolf Transactions (2020 Form Edition) 717 N Herwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



334 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
 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
336 8. Pellet stove(s)		<input checked="" type="checkbox"/>		
337 How many and location? _____				<input checked="" type="checkbox"/>
338 9. Wood stove(s)		<input checked="" type="checkbox"/>		
339 How many and location? _____				<input checked="" type="checkbox"/>
340 10. Coal stove(s)		<input checked="" type="checkbox"/>		
341 How many and location? _____				<input checked="" type="checkbox"/>
342 11. Wall-mounted split system(s)	<input checked="" type="checkbox"/>			
343 How many and location? <u>6 all through house</u>				
344 12. Other: <u>coal & wood boiler in garage</u>	<input checked="" type="checkbox"/>			
345 13. If multiple systems, provide locations				<input checked="" type="checkbox"/>
346 <u>oil boiler & coal & wood boiler in garage</u>				
347 (C) Status				
348 1. Are there any areas of the house that are not heated?		<input checked="" type="checkbox"/>		
349 If "yes," explain: _____				<input checked="" type="checkbox"/>
350 2. How many heating zones are in the Property? <u>4 for boiler & 6 for minis</u>				<input checked="" type="checkbox"/>
351 3. When was each heating system(s) or zone installed? <u>boiler 1989 splits 2020</u>				<input checked="" type="checkbox"/>
352 4. When was the heating system(s) last serviced? <u>2025</u>				<input checked="" type="checkbox"/>
353 5. Is there an additional and/or backup heating system? If "yes," explain: _____		<input checked="" type="checkbox"/>		
354 _____				
355 6. Is any part of the heating system subject to a lease, financing or other agreement?		<input checked="" type="checkbox"/>		
356 If "yes," explain: _____				<input checked="" type="checkbox"/>
357 (D) Fireplaces and Chimneys				
358 1. Are there any fireplaces? How many? _____		<input checked="" type="checkbox"/>		
359 2. Are all fireplaces working? _____				<input checked="" type="checkbox"/>
360 3. Fireplace types (wood, gas, electric, etc.): _____				<input checked="" type="checkbox"/>
361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				<input checked="" type="checkbox"/>
362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	<input checked="" type="checkbox"/>			
363 6. How many chimneys? <u>2 only use 1 other is capped off</u>				<input checked="" type="checkbox"/>
364 7. When were they last cleaned? _____				<input checked="" type="checkbox"/>
365 8. Are the chimneys working? If "no," explain: <u>just one other is capped off</u>	<input checked="" type="checkbox"/>			
366 _____				
367 (E) Fuel Tanks				
368 1. Are you aware of any heating fuel tank(s) on the Property?	<input checked="" type="checkbox"/>			
369 2. Location(s), including underground tank(s): <u>in garage</u>				<input checked="" type="checkbox"/>
370 3. If you do not own the tank(s), explain: _____				<input checked="" type="checkbox"/>
371 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____		<input checked="" type="checkbox"/>		
372 _____				
373 14. AIR CONDITIONING SYSTEM				
374 (A) Type(s). Is the air conditioning (check all that apply):				
375 1. Central air		<input checked="" type="checkbox"/>		
376 a. How many air conditioning zones are in the Property? _____				<input checked="" type="checkbox"/>
377 b. When was each system or zone installed? _____				<input checked="" type="checkbox"/>
378 c. When was each system last serviced? _____				<input checked="" type="checkbox"/>
379 2. Wall units		<input checked="" type="checkbox"/>		
380 How many and the location? _____				<input checked="" type="checkbox"/>
381 3. Window units		<input checked="" type="checkbox"/>		
382 How many? _____				<input checked="" type="checkbox"/>
383 4. Wall-mounted split units	<input checked="" type="checkbox"/>			
384 How many and the location? <u>6 all over house</u>				<input checked="" type="checkbox"/>
385 5. Other _____		<input checked="" type="checkbox"/>		
386 6. None _____		<input checked="" type="checkbox"/>		
387 (B) Are there any areas of the house that are not air conditioned?		<input checked="" type="checkbox"/>		
388 If "yes," explain: <u>garage under house and other garage</u>				<input checked="" type="checkbox"/>
389 (C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____		<input checked="" type="checkbox"/>		
390 _____				

390 Seller's Initials HOT, DST Date 3/19/2026 SPD Page 7 of 11 Buyer's Initials / Date _____



391 **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**
 392 **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)

- 395 1. Does the electrical system have fuses? fuse box for well
- 396 2. Does the electrical system have circuit breakers?
- 397 3. Is the electrical system solar powered?
- 398 a. If "yes," is it entirely or partially solar powered? _____
- 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____

401 (B) What is the system amperage? 200

402 (C) Are you aware of any knob and tube wiring in the Property?

403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2	<input checked="" type="checkbox"/>			
A3		<input checked="" type="checkbox"/>		
3a				<input checked="" type="checkbox"/>
3b				<input checked="" type="checkbox"/>
B				<input checked="" type="checkbox"/>
C		<input checked="" type="checkbox"/>		
D		<input checked="" type="checkbox"/>		

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (B) Are you aware of any problems or repairs needed to any of the following:

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

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

433 **17. POOLS, SPAS AND HOT TUBS**

434 (A) Is there a swimming pool on the Property? If "yes,":

- 435 1. Above-ground or in-ground? _____
- 436 2. Saltwater or chlorine? _____
- 437 3. If heated, what is the heat source? _____
- 438 4. Vinyl-lined, fiberglass or concrete-lined? _____
- 439 5. What is the depth of the swimming pool? _____
- 440 6. Are you aware of any problems with the swimming pool?
- 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?

443 (B) Is there a spa or hot tub on the Property?

- 444 1. Are you aware of any problems with the spa or hot tub?
- 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?

447 (C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
A1				<input checked="" type="checkbox"/>
A2				<input checked="" type="checkbox"/>
A3				<input checked="" type="checkbox"/>
A4				<input checked="" type="checkbox"/>
A5				<input checked="" type="checkbox"/>
A6				<input checked="" type="checkbox"/>
A7				<input checked="" type="checkbox"/>
B		<input checked="" type="checkbox"/>		
B1				<input checked="" type="checkbox"/>
B2				<input checked="" type="checkbox"/>

449 Seller's Initials 4/5 / 0/1 Date 3/19/2026 SPD Page 8 of 11 Buyer's Initials / Date _____



450 **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**
 451 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property? A

Yes	No	Unk	N/A
✓			

454 (B) Are you aware of any problems with the windows or skylights? B

Yes	No	Unk	N/A
	✓		

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or**
 456 **remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 457 had all windows replaced from wood to vinyl

458 **19. LAND/SOILS**

459 (A) Property

Yes	No	Unk	N/A
✓			
	✓		
	✓		
	✓		
	✓		

460 1. Are you aware of any fill or expansive soil on the Property? under mini barn storage shed A1

461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
 462 stability problems that have occurred on or affect the Property? A2

463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property? A3

465 4. Have you received written notice of sewage sludge being spread on an adjacent property? A4

466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 the Property? A5

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (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-
 473 opment rights under the:

Yes	No	Unk	N/A
		✓	
		✓	
		✓	
		✓	

474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) B1

475 2. Open Space Act - 16 P.S. §11941, et seq. B2

476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) B3

477 4. Any other law/program: _____ B4

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
 479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
 480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (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
 483 previous owner of the Property):

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		
	✓		

484 1. Timber C1

485 2. Coal C2

486 3. Oil C3

487 4. Natural gas C4

488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: C5

489 _____

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
 491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
 492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
 493 *to terms of those leases.*

494 Explain any "yes" answers in Section 19: _____

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 (A) Flooding/Drainage

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
✓			
	✓		
✓			
✓			

498 1. Is any part of this Property located in a wetlands area? A1

499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? A2

500 3. Do you maintain flood insurance on this Property? A3

501 4. Are you aware of any past or present drainage or flooding problems affecting the Property? A4

502 5. Are you aware of any drainage or flooding mitigation on the Property? A5

503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
 505 pipe or other feature? A6

506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
 507 storm water for the Property? A7

508 Seller's Initials HBT/DST Date 3/19/2024 SPD Page 9 of 11 Buyer's Initials _____ / _____ Date _____



509 **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**
 510 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**
 512 **made storm water management features:** _____
 513 _____

514 **(B) Boundaries**

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
517 3. Can the Property be accessed from a private road or lane?	B3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
518 a. If "yes," is there a written right of way, easement or maintenance agreement?	3a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
521 nance agreements?	B4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the ease-*
 523 *ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine*
 524 *the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in*
 525 *the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 **Explain any "yes" answers in Section 20(B):** _____
 527 _____

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 **(A) Mold and Indoor Air Quality (other than radon)**

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
532 mold-like substances in the Property?	A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air*
 534 *quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this*
 535 *issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box*
 536 *37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
539 2. If "yes," provide test date and results _____	B2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
540 3. Are you aware of any radon removal system on the Property?	B3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

541 **(C) Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

	Yes	No	Unk	N/A
544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
546 the Property?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

547 **(D) Tanks**

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?	D1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
549 2. Are you aware of any underground tanks that have been removed or filled?	D2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

550 **(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?**

551 If "yes," location: _____

552 **(F) Other**

	Yes	No	Unk	N/A
553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil)	F1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
554 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the	F2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
556 Property?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
557 3. If "yes," have you received written notice regarding such concerns?	F3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
558 4. Are you aware of testing on the Property for any other hazardous substances or environmental	F4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
559 concerns?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental**
 561 **issue(s):** _____
 562 _____

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation	A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
566 associated with the Property?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

567 **Seller's Initials** HBT / DVA **Date** 3/19/2026 **SPD Page 10 of 11** **Buyer's Initials** _____ / _____ **Date** _____



568 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
569 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
572 Property?

	Yes	No	Unk	N/A
A3		✓		
B1		✓		
B2		✓		
B3		✓		
C1		✓		
C2		✓		
D1		✓		

573 (B) Financial

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
579 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) Additional Material Defects

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
591 *subsystem is not by itself a material defect.*

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____
596 _____

597 23. ATTACHMENTS

598 (A) The following are part of this Disclosure if checked:

- 599 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- 600 _____
- 601 _____
- 602 _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Jared R. [Signature] DATE 3/19/2026

609 SELLER _____ DATE 3/19/2026

610 SELLER _____ DATE _____

611 SELLER _____ DATE _____

612 SELLER _____ DATE _____

613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____

620 BUYER _____ DATE _____

621 BUYER _____ DATE _____



RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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 _____
 2 SELLER _____

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
 10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**
 12 NO / YES Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
 13 / Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
 14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
 15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 **SELLER'S RECORDS/REPORTS**
 17 NO / YES Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
 18 / Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
 19 or about the Property. (List documents): _____

20
 21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

22
 23 SELLER [Signature] DATE 3/10/2026
 24 SELLER [Signature] DATE 3/10/2026
 25 SELLER _____ DATE _____

26 **BUYER** _____
 27 **DATE OF AGREEMENT** _____

28 **BUYER'S ACKNOWLEDGMENT**
 29 / Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
 30 / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
 31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
 32 Buyer has (initial one):
 33 / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
 34 lead-based paint and/or lead-based paint hazards; or
 35 / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
 36 paint hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

38 BUYER _____ DATE _____
 39 BUYER _____ DATE _____
 40 BUYER _____ DATE _____

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**
 42 _____ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
 43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
 45 **Seller Agent and Buyer Agent must both sign this form.**

46 **BROKER FOR SELLER (Company Name)** _____
 47 **LICENSEE** _____ **DATE** _____

48 **BROKER FOR BUYER (Company Name)** _____
 49 **LICENSEE** _____ **DATE** _____



COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016
10/16



All about Multi-parcel Auctions:

Hurley Real Estate & Auctions has developed a strong reputation for our ability to handle multi-parcel auctions effectively. In a multi-parcel scenario, a tract of land can be offered in smaller individual tracts, combinations of tracts, or as a whole.

How does it work?

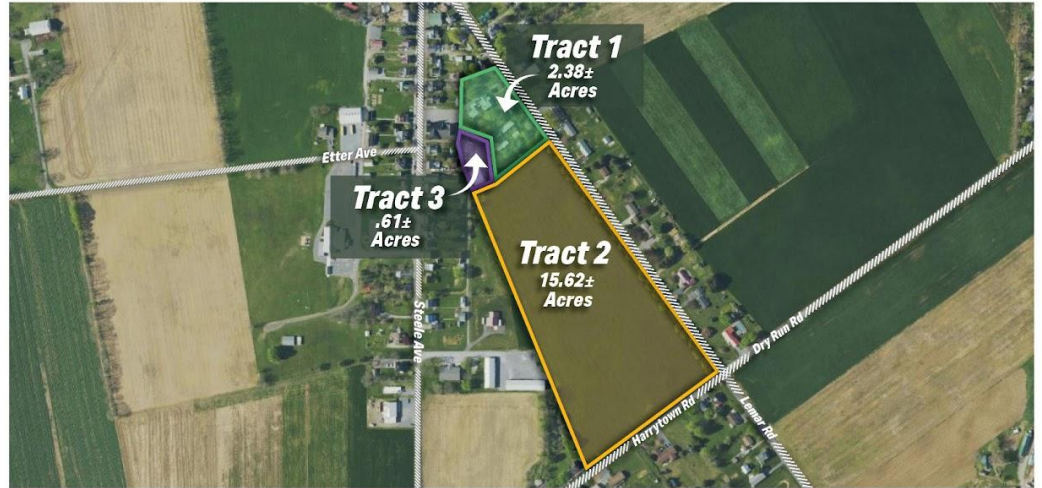
1. The auctioneer will offer the tracts individually first. The bids are recorded visually for the bidders, usually on a white board.
2. Then the auctioneer asks if there is anyone interested in a combination of tracts. Original individual bidders may be out-bid; but with each round original bidders are always able to increase their bids.
3. Then the auctioneer will offer the entire property as a whole. If there is a bid made that surpasses all the individual and/or combination bids, that would be the new high bidder.
4. Bidders will always have the option to increase their bids on any tract, combination of tracts, or on the whole property.





**Multi-parcel
Auction Example:**

Let's imagine the property to the right is being offered at auction in three tracts. At the auction, the bidding may go as follows*:



1
Each tract is offered individually.

2
Combinations of tracts are offered.

3
The whole property is offered.

Tract 1	Tract 2	Tract 3
100,000	150,000	80,000
150,000	160,000	90,000
170,000	175,000	95,000
180,000	200,000	110,000
190,000	240,000	
220,000		

Combinations	Whole
Tract 1&2 (465,000 needed)	(615,000 needed)
465,000	620,000
470,000	625,000
480,000	630,000
500,000	635,000

Combination bids must be greater than the sum of the individual high bids. This bid would become the new high bid for Tracts 1&2.

A high bid for the entire property would need to surpass any other individual and/or combination bid(s) in order to prevail.

(*This is a fictitious example and not realized bids)



Buying Real Estate at auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

- Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- What does the term “Reserve” mean? Under a reserve auction, the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.
- What does the term “Absolute” mean? In an absolute auction, the property will be sold to the last and highest bidder regardless of price.
- Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found within this packet.
- You will need a down payment as described in the general information section.
- The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our staff. You will need your driver’s license or another form of photo ID.
- Listen carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount, simply raise your hand. There may be several people bidding at first, so don’t be shy—raise your hand. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.
- It is the Buyer’s responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you, please let us know.



Acceptable Methods of Payment

1. **Cash** (payments of \$10,000 and above require completion of IRS Form 8300).
2. **Certified or Cashier's Check** payable to Hurley Auctions.
3. **Personal Check** accompanied by a **Bank Letter of Guarantee** (see sample below). Letter must read as follows and must be signed by an officer of the bank.
4. **Wire Transfer** | There is a \$30.00 wire fee added to all transactions paid by buyer. Please call our office for additional information.

Example Bank Letter of Guarantee:

Date: (Date of letter)

To: Hurley Real Estate and Auctions
2800 Buchanan Trail East
Greencastle, PA 17225

Re: (Full name of customer requesting Letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$_____.

Drawn on account # (Customer's account number).

This guarantee will apply only to Hurley Real Estate and Auctions for purchases made on (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.


Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



Purchasing a property at auction has never been easier!


In fact, each year real estate auctions become more and more popular. The following financial institution/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.



Tracy A. Thomas
Mortgage Loan Originator, C.M.P.
Serving PA & MD

- O 717-339-5176
- C 717-830-0332
- F 717-263-1766

tathomas@acnb.com

NMLS ID #631864  Member FDIC

HOME Sweet HOME

Your rural home goals are within reach. Whether you're looking for more acreage, or square footage, breathe easier knowing Farm Credit is ready to help you take the next step.

Give us a call today to speak with a member of our team to learn more about our home, land, and construction loans.



 FARM CREDIT | 888.339.3334
HorizonFC.com

NMLS# 45271



Christina Ocharzyk
301-491-4544
NMLS ID 1299735

 EQUAL HOUSING LENDER

Scan here! 

 FIRST HOME MORTGAGE



AMY GARDENHOUR
VP - RESIDENTIAL MORTGAGE LENDER

-  (301) 800-5420
-  agardenhour@mvpbank.com
-  mvpbank.com/agardenhour

NMLS: 514737

 Middletown Valley Bank. |  Mlend

First-Time Homebuyers Welcome!
Loan Programs Available For:

- Purchase
- Refinance
- Construction
- Jumbo
- Lot/Land

Member FDIC 



Going once... Going twice...

Don't let your chance at homeownership slip away!

Over 120 loan programs available — tailored to your situation.

- ✔ First-time buyers welcome
- ✔ VA, FHA, Conventional & specialty loan programs
- ✔ Fast pre-approvals available
- ✔ Home financing support before and after the auction

Before you bid – call me.



Michelle Rebok

Originating Branch Manager | NMLS475194
Licensed in MD, PA & SC



CrossCountry Mortgage | 1130 Kennebec Drive | Chambersburg, PA 17201

Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, LLC NMLS3029 NMLS1854151 (www.nmlsconsumeraccess.org). CrossCountry Mortgage, LLC is not affiliated with or acting on behalf of or at the direction of the Veteran Affairs Office or any government agency. Certificate of Eligibility required for VA loans. 26LO_86b9bjbt

M 717.729.1415 | D 717.398.3781

michelle.rebok@ccm.com

MrsMortgageExpert.com

*Business &
Retail*

LENDING & SERVICES



COMMUNITY STATE
BANK FINANCES **LAND,**
FARMS, HOMES,
CAMPGROUNDS and
INVESTMENT REAL
ESTATE IN A MULTI-
COUNTY AREA

Call us today to discuss
your banking needs!

866-874-5552



www.CommunityState.Bank





HURLEY
FARM & LAND REAL ESTATE

SETTLEMENTS

The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.



Nathan C. Bonner — Title Agent

2021 E Main St, Waynesboro, PA 17268
983 Lincoln Way E, Suite 1, Chambersburg, PA 17201
(717) 762-1415 or (717) 263-5001
nathan@buchanansettlements.com
www.buchanansettlements.com

PLUS
SETTLEMENT SERVICES, INC.

When details matter, choose a settlement agency you can trust.

✉ closings@partnerwithaplus.com

🌐 www.partnerwithaplus.com

Visit one of our 3 convenient locations:

37 S. Main Street, Suite 101, Chambersburg, PA 17201 • 717.753.3620

210 Lincoln Way West, McConnellsburg, PA 17233 • 717.485.9244

17A W. Baltimore Street, Greencastle, PA 17225 • 717.593.9300





HURLEY
FARM & LAND REAL ESTATE

SETTLEMENTS



“An Attorney At Every Settlement”

Real Estate Settlement Services, Inc.

Clinton T. Barkdoll | Attorney/Title Agent

9 East Main Street, Waynesboro, PA 17268

Phone	717-762-3374
Fax	717-762-3395
Email	clint@kullalaw.com



Real Estate Settlement Services, Inc.
19 Fifth Avenue
Chambersburg, PA 17201

717-446-0739
717-446-0791 fax
info@keystonesettlements.net

Visit our website at www.keystonesettlements.net



Olde Towne Title

It's not just a settlement — It's an experience!

Our mission is to provide outstanding and unparalleled service at a fair and reasonable price. Olde Towne Title has created an experience that cannot be found anywhere else! Olde Towne Title is conveniently located in Washington and Frederick Counties in order to serve our customers in Maryland and Pennsylvania. We are dedicated to providing service the Olde Fashioned Way. We are an owner-operated company, not a franchise office. Therefore, 100% of our time and attention is concentrated on you, the local community.

Where you have your settlement is your choice...
Choose a team of professionals who have your best interest at heart...

Choose Olde Town Title.

Washington County | 1025 Mt. Aetna Rd. Hagerstown, MD 21740 | 301-739-1222 | hagerstown@ottrocks.com
Frederick County | 5900 Frederick Crossing La., Frederick, MD 21704 | 301-695-1880 | frederick@ottrocks.com

Signature
SETTLEMENTS, LLC
T R I - S T A T E



Lesa N. Davis | 301-471-4839 | LesaDavis@TriStateSettlements.com

TriStateSettlements.com | 301-797-0600 | 1185 Mt Aetna Rd, Hagerstown, MD 21740

Tri-State Signature Settlements is a full service title company specializing in residential and light commercial closings in all counties in the State of Maryland, Pennsylvania and West Virginia.

We are committed to providing the quality service that you expect . . . and deserve.



HURLEY
FARM & LAND REAL ESTATE

ABOUT US

Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.

Hurley Real Estate and Auctions is a full-service auction company offering real estate and personal property auctions. We specialize in farm, land, and home real estate auctions. We also handle personal property auctions, farm sales, and estate and/or business liquidations. Having sold over 3,000 properties, Hurley Real Estate and Auctions has vast experience selling real estate and is the first choice for the Mid-Atlantic region.

When you sell your land with Hurley Real Estate & Auctions, you're getting more than a service—you're getting a strategic partner with deep roots in the land. With over 3,000 successful sales, we know how to deliver results. Our award-winning marketing team customizes every campaign to attract serious, qualified buyers, and our full-time, passionate staff is dedicated to helping you achieve top dollar—quickly and with integrity.

Our mission is to provide a better way to sell and buy real estate. We lead with integrity, experience, and transparency to deliver excellent results with every auction.



**Your *land*,
your *legacy*,
sold *right*.**



Matthew Hurley AU003413L • Kaleb Hurley AU006233 • AY002056
Matthew Hurley, Broker: PA RM421467; MD 597462; WV WVB230300885
Kaleb Hurley, Agent: PA RS360491; MD 5009812