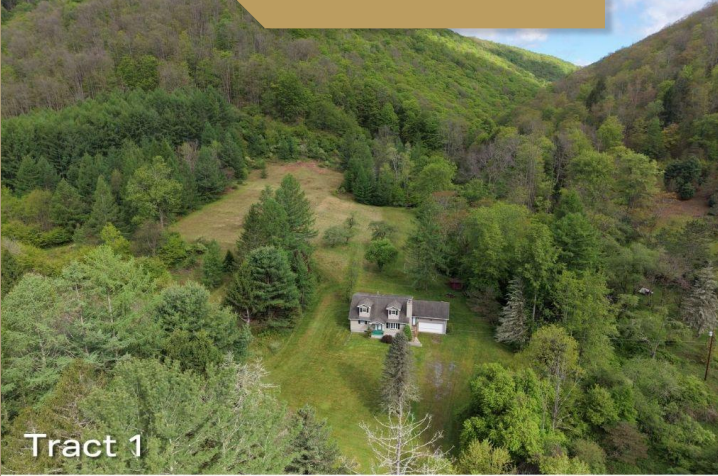


# HURLEY

## REAL ESTATE & AUCTIONS

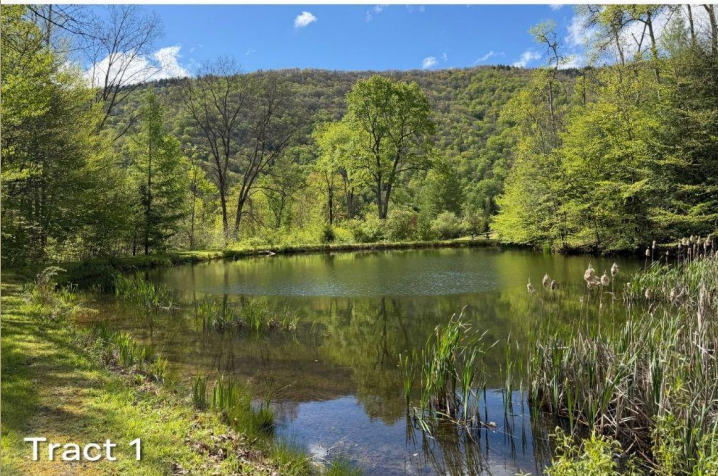
2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



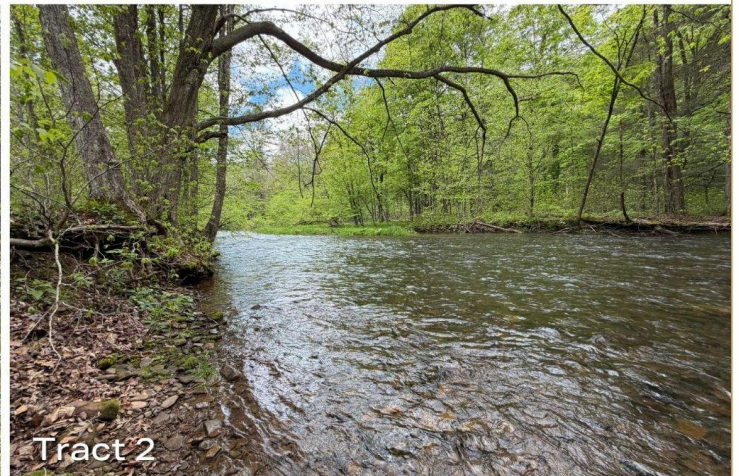
Tract 1



Tract 2



Tract 1



Tract 2

### 1226 & 1227 Cross Fork Creek Rd, Cross Fork, PA 17729

#### *Two Remarkable Properties in Potter County!*

Exceptional 24.32± and 17.69± acre properties in Potter County featuring charming homes, stocked pond, trout stream and creek frontage, breathtaking mountain views, and more!

Auction Date: Friday, July 24, 2026 @ 1pm

Open Houses: Saturday, July 11, 2026, 10am-12pm  
Wednesday, July 15, 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
- Aerials
- Surveys
- 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 July 24, 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:** \$20,000 in certified funds day of auction, or if sold separately \$10,000 for Tract 1, and \$10,000 for Tract 2. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. 6% Buyers premium will be added to the final bid price.

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

**Buyer possession:** Buyer will have immediate possession upon closing.

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### **General Information Tract 1: 1226 Cross Fork Creek Rd**

REMARKABLE PROPERTY IN POTTER COUNTY, PA! CHARMING HOME, STOCKED POND, TROUT STREAM & ENDLESS RECREATION! This incredible 24.32+/- acre property offers the perfect combination of comfort, privacy, recreation, and natural beauty. Featuring a large stocked pond, Gravel Lick Run—a native brown trout stream—flowing through the property, breathtaking mountain views, and direct access to incredible outdoor recreation, this is truly a rare opportunity in Potter County. One of the property's most remarkable features is that it borders the approximately 30,000-acre Hammersley Wild Area, the largest roadless area in Pennsylvania, offering exceptional hunting, fishing, hiking, and outdoor recreation opportunities. The Hammersley Wild Area also connects to over 265,000+/- acres of Susquehannock State Forest, the largest concentration of state forest land in Pennsylvania. The area offers excellent hunting with abundant wildlife including deer, bear, turkey, and more, making this an outstanding property for hunters and outdoor enthusiasts alike. The charming home offers 3-4 bedrooms, 2.5 bathrooms, a living room with a pellet stove and stunning stone wall hearth, kitchen, dining area, enclosed patio, attached 2-car garage, and a full basement. High-speed fiber internet provides modern convenience in this peaceful mountain setting, and the home also features a water filtration system with UV light installed in 2025. A heavy-duty gate remains at the entrance to the property, providing added security and peace of mind. Enjoy breathtaking mountain views stretching across the surrounding countryside while spending evenings by the pond and campfire listening to the sounds of birds, flowing water, and nature all around you. Outdoor enthusiasts will appreciate the outstanding opportunities for four-wheeling and snowmobiling with direct access to miles upon miles of township roads. The large pond is stocked with bass, bluegill, and more, while Gravel Lick Run provides excellent native trout habitat. Across the road is Cross Fork Creek, a Class A Wild Trout Stream well known for exceptional fishing. This is truly a once-in-a-lifetime opportunity to own an extraordinary property in Potter County, PA.

### **This home has the following features:**

- 3-4 Bedrooms
  - Bedroom 1: 11 x 15
  - Bedroom 2: 11 x 11 (Upstairs)
  - Bedroom 3: 13 x 23 (Upstairs)
- Dining Room: 10 x 10
- Kitchen: 10 x 10
- Living Room: 11 x 19
- Laundry: 5 x 7



**Year House Built:** Tract 1: 1979

**Acreage:** Tract 1: 24.32± Acres

**County:** Potter

**Zoning/Land Use:** Please call Potter County at  
(814) 274-8254

**Tax ID/Taxes:** Tract 1: 230-005 -047C, Approx.  
\$2,334.58

**School District:** Keystone Central School District

**Utilities for Tract 1:**

- Water: Well
- Sewer: Septic
- Heating: Baseboard- Hot Water/ Pellet Stove
- Cooling: N/A

**Local Hospital:** Bucktail Medical Center

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### **General Information Tract 2: 1227 Cross Fork Creek Rd**

REMARKABLE PROPERTY IN POTTER COUNTY, PA! CHARMING RANCH HOME, TROUT CREEK FRONTAGE & ENDLESS RECREATION! This beautiful 17.69+/- acre Potter County property offers the perfect combination of peaceful country living, outdoor recreation, and stunning natural surroundings. Bordering approximately 265,000+/- acres of Susquehannock State Forest—the largest concentration of state forest land in Pennsylvania—and located directly across the road from the renowned Hammersley Wild Area, the largest roadless area in Pennsylvania encompassing approximately 30,000 acres, this property is a dream for outdoor enthusiasts, fishermen, hunters, or anyone looking to enjoy the beauty of north-central Pennsylvania. The property also directly borders Cross Fork Creek, a renowned Class A Wild Trout Stream. Gravel Lick Run, a native brown trout stream, flows through the property and connects directly to Cross Fork Creek, further enhancing the exceptional trout habitat and water features on site. The area offers excellent hunting with abundant wildlife including deer, bear, turkey, and more, making this an outstanding property for hunters and outdoor enthusiasts alike. Outdoor recreation opportunities are endless with nearby state forest land, hiking, fishing, four-wheeling, snowmobiling, and miles upon miles of township roads and trails to explore. The charming ranch-style home features 2 bedrooms, 1 bathroom, a comfortable living room with a beautiful stone propane fireplace, kitchen, full basement, attached 2-car garage, detached carport, and more. Recent improvements include new flooring in the living room and primary bedroom, along with fresh paint throughout the entire home, giving it a clean and updated feel. The home also features high-speed fiber internet, along with a water filtration system and water softener installed in July 2025. Beautiful open fields add to the appeal of the property, with approximately 2.5 acres that could be tillable and suitable for gardening, hobby farming, recreation, or additional outdoor use. Enjoy breathtaking mountain views and the peaceful sounds of nature right from your own property. This is truly a once-in-a-lifetime opportunity to own an extraordinary property in Potter County, PA.

**This home has the following features:**

- 2 Bedrooms  
Bedroom 1: 12 x 13  
Bedroom 2: 8 x 14
- Living Room: 13 x 15
- Kitchen: 13 x 17



**Year House Built:** Tract 2: 2002

**Acreage:** Tract 2: 17.69± Acres

**County:** Potter

**Zoning/Land Use:** Please call Potter County at  
(814) 274-8254

**Tax ID/Taxes:** Tract 2: 230-005 -047-4, Approx.  
\$2,795.94

**School District:** Keystone Central School District

**Utilities for Tract 2:**

- Water: Well
- Sewer: Septic
- Heating: Forced Air- Propane
- Cooling: N/A

**Local Hospital:** Bucktail Medical Center

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This property will be offered in a multi-parcel auction, giving buyers the flexibility to purchase Tract 1, Tract 2, or both tracts. Tract 1: 1226 Cross Fork Creek Rd, Tract 2: 1227 Cross Fork Creek Rd.

Note: The tax map is inaccurate. Please refer to the property information packet aerial and surveys for the correct boundary lines and property layout.



BK 0096PG0492

**THIS DEED**

POTTER CO.  
REGISTER & RECORDER  
2007 JUN 15 PM 2 12

MADE the 15<sup>th</sup> day of **June** in the year of our Lord two thousand seven (2007) by and between

**CLARENCE F. GUNTHER JR. and JACQUELINE K. GUNTHER**, husband and wife, of 165 Woolens Road, Elkton, Maryland 21921,

Grantors or parties of the first part,

AND

**JEFFREY L. PUTT SR. and KATHLEEN J. PUTT**, husband and wife, of 202 Loucks Street, York, Pennsylvania 17403,

Grantees or parties of the second part,

WITNESSETH, that the said parties of the first part for and in consideration of the sum of **ONE HUNDRED NINETY-EIGHT THOUSAND and NO/100 (\$198,000.00)** Dollars lawful money of the United States of America, unto said parties of the first part well and truly paid by the said parties of the second part at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said parties of the second part, their heirs and assigns,

**ALL THAT CERTAIN** piece, parcel, or tract of land, situate, lying, and being in the Township of Stewardson, County of Potter, and Commonwealth of Pennsylvania being bounded and described as follows:

**BEGINNING** at a point in the centerline of Cross Fork Creek Road (Township Route T-416), being the southwest corner of lands now or formerly of Hoffman, being a point in the northern line of lands of Carol Hyde (Deed Book Volume 290, at page 975), and being the southeast corner of the parcel of land herein described; thence along the centerline of Cross Fork Creek Road (Township Route T-416), the following six (6) courses and distances: 1) South 64° 57' 19" West 40.30 feet to an angle point; 2) South 72° 57' 19" West 209.20 feet to an angle point; 3) South 84° 17' 19" West 147.90 feet to an angle point; 4) North 88° 45' 41" West 538.30 feet to an angle point; 5) South 89° 13' 20" West 225.00 feet to an angle point; and 6) South 77° 52' 20" West 188.55 feet to an angle point



BK0096PG0493

being the southeast corner of the parcel of land formerly of Riggio; thence departing said centerline and along the eastern line of said lands now or formerly of Riggio, North 19° 17' 40" West 122.75 feet to the northeast corner thereof; thence along the northern line of said lands now or formerly of Riggio, South 70° 42' 20" West 350.00 feet to the northwest corner thereof, being in the eastern line of a parcel of land now or formerly of Trimmer; thence along a portion of the eastern line of said parcel of land now or formerly of Trimmer, North 19° 17' 40" West 20.00 feet to the northeast corner thereof; thence along a portion of the northern line of said parcel of land now or formerly of Trimmer, South 70° 42' 20" West 187.00 feet to a point in the southern line of Susquehannock State Forest, also being the western most point of the parcel of land herein described; thence along the southern line of said Susquehannock State Forest, North 50° 39' 34" East 1793.39 feet to a point, being the northern most point of the parcel of land herein described; thence continuing along the southern line of Susquehannock State Forest, South 79° 27' 05" East 146.86 feet to the northwest corner of the parcel of land now or formerly of Hoffman, being the northeast corner of the parcel of land herein described; thence along the western line of said lands now or formerly of Hoffman, the following six (6) courses and distances: 1) South 20° 33' 48" East 59.97 feet to a point; 2) South 38° 23' 26" East 222.60 feet to a point; 3) South 26° 13' 26" East 143.50 feet to a point; 4) South 01° 43' 26" East 99.00 feet to a point; 5) South 18° 48' 26" East 240.10 feet to a point; and 6) South 11° 08' 26" East 262.52 feet to the place of beginning. CONTAINING 24.324 acres of land more or less, as shown on a survey plat prepared for Stanley L. Bowman and Helen M. Bowman, by Robert W. Tingley, R. S., dated June 28, 2003, and recorded in Potter County Map Book 18, page 64. MAP #230-005-047C

ALSO GRANTING AND CONVEYING any and all rights Grantors may possess in and to the oil, gas, and minerals in, on, or under the subject premises.

UNDER AND SUBJECT, nevertheless, to the right-of-way claims of Cross Fork Creek Road, the stream of flows known as Gravel Lick Run Creek and the riparian rights of adjoining landowners, the adverse conveyance, and to certain conditions and restrictions of record, as aforesaid.

UNDER and SUBJECT TO all restrictions, reservations, easements, rights of way, outsales or other matters of record or apparent by visual inspection.

BEING the same premises conveyed by Stanley L. Bowman and Helen M. Bowman, husband and wife, to Clarence F. Gunther Jr. and Jacqueline K. Gunther, husband and wife, by deed dated October 17, 2003, and recorded October 17, 2003, in Potter County Record Book 11, page 92.



BK 0096 PG 0494

Together with all and singular the land, 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 also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity or otherwise howsoever, of, in, to or out of the same.

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

AND the said Grantors covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part hereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

The Grantors hereby certify that the land hereby conveyed has, to the best of their knowledge, information and belief, never been used for hazardous waste disposal, as the term is used in Solid Waste Management Act No 97 of 1980. This notice is given pursuant to Section 405 of said Act is included with this deed in compliance with the requirement of the Act of 1980, July 7, PL 380, No 35P.S. 6018.405.

The Buyers on this deed are advised that there may be no community sewage system available for the lot being purchased. A permit for an individual sewage system may need to be obtained. The Buyers should contact the local agency in Stewardson Township before signing or accepting this deed to determine the procedure and requirements in obtaining a permit for an individual sewage system, in accordance with the Pennsylvania Sewage Facilities Act, as amended on December 22, 1976 (35 P.S. 750. (7) (A)].

#### NOTICE

To comply with the Act of July 17, 1957, P.L. 984 as amended by Act 255 of 1964 (52 P.S. Sections 1551 - 1554), notice is hereby given as follows:

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.



Prepared by: Acker and Larsen, P.C.  
Return to: Acker and Larsen, P.C.  
217 North Main Street  
Coudersport, PA 16915  
Tax parcel no.: 230-005-047-4  
  
DEED: Guardian, Trustee or Executor

## *This Indenture,*

MADE the 25<sup>th</sup> day of April

in the year of our Lord two thousand twenty-five (A.D. 2025),

*BETWEEN*

**Stephen D. Panak, Executor of the Estate of Carol M. Hyde,**  
with a mailing address of 7444 Perkins Greenville Road,  
Kinsman, OH 44428,

**hereinafter called GRANTOR,**

-AND-

**Fallen Rock Farm & Equipment, LLC,**  
a Pennsylvania limited liability company,  
of 202 Loucks Street, York, PA 17403,

**hereinafter called GRANTEE,**

WHEREAS, Carol M. Hyde, became during her lifetime seised as of fee of and in that certain parcel of land, together with improvements thereon, located at 1227 Cross Fork Creek Road, in Stewardson Township, Potter County, PA, as hereinafter described;

WHEREAS, being so thereof seised, Carol M. Hyde passed this life, testate, on November 7, 2024, a resident of Cortland, Trumbull County, Ohio, having first made her Last Will and Testament, in writing, dated November 23, 2010, and codicils thereto dated October 13, 2020 and November 8, 2021, wherein and whereby Stephen D. Panak was named Executor thereof, to whom Letters Testamentary were duly granted by the Probate Court of Trumbull County, Ohio on November 26, 2024 at Case No. 2024 EST 1005, as exemplified copy of which is filed at File No. 5325-0050;

WHEREAS, pursuant to Codicil #2 to the Last Will and Testament of Carol M. Hyde, Jeffrey L. Putt, Sr. and Kathleen J. Putt, his wife, were granted a right of first refusal to purchase the subject property at its fair market value. Jeffrey L. Putt, Sr. and Kathleen J. Putt have formed Fallen Rock Farm & Equipment, LLC in order to take title to the subject property and as its members have chosen to purchase



the subject property, which the Grantor is duly authorized to sell and convey.

*NOW THIS INDENTURE WITNESSETH; That the said Grantor, his successors and assigns, for and in consideration of the sum of TWO HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED AND 00/100-----(\$242,500.00)-----Dollars, lawful money of the United States, to him well and truly paid by the said Grantee, at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, by virtue of the power granted by law, has granted, bargained, sold, aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto the said Grantee, its successors and assigns, in fee,*

ALL that certain piece, parcel or tract of land situate, lying and being in the TOWNSHIP of STEWARDSON, COUNTY of POTTER and COMMONWEALTH of PENNSYLVANIA, shown as Lot 2 on a minor subdivision plat prepared for Stanley I. Bowman and Helen M. Bowman by Robert W. Tingley, R.S., dated June 12, 2001, filed in Potter County Map Book 18, at page 64, bounded and described as follows:

**BEGINNING** at a point in the centerline of Township Route T-416 (Cross Fork Creek Road), said point being the most northerly corner of Lot 2 as shown on said minor subdivision plat, and also being in the line of lands of the Commonwealth of Pennsylvania; thence leaving said centerline and passing along the line of the lands of the Commonwealth of Pennsylvania, the following six (6) courses and distances:

1. South 79 degrees 27 minutes 05 seconds East 480.00 feet to a corner thereof;
2. South 15 degrees 25 minutes 31 seconds East 164.74 feet to a corner thereof;
3. South 50 degrees 50 minutes 18 seconds West 495.00 feet to a corner thereof;
4. South 18 degrees 33 minutes 47 seconds West 858.00 feet to a corner in Cross Fork Creek;
5. South 81 degrees 20 minutes 31 seconds West 693 feet to a corner in Cross Fork Creek; and
6. North 88 degrees 09 minutes 41 seconds West 412 feet to a corner in said Cross Fork Creek;

thence leaving said creek, North 02 degrees 03 minutes 29 seconds East 216.25 feet to a corner in an existing roadway; thence along the lands n/f of Hoover (Deed Book Volume 200, at page 753), the following three (3) courses and distances:

1. North 88 degrees 14 minutes 29 seconds East 196.49 feet to a corner thereof;
2. North 07 degrees 45 minutes 31 seconds West 232 feet to a corner thereof; and
3. South 88 degrees 14 minutes 29 seconds West 196 feet to a corner thereof;

thence North 11 degrees 55 minutes 31 seconds West 184.64 feet to a corner in the aforementioned centerline of Township Route T-416; thence along said centerline, the following eight (8) courses and distances:



1. South 80 degrees 54 minutes 30 seconds East 65.00 feet;
2. South 78 degrees 53 minutes 31 seconds East 583.30 feet;
3. South 85 degrees 50 minutes 31 seconds East 147.90 feet;
4. North 82 degrees 49 minutes 29 seconds East 209.20 feet;
5. North 74 degrees 49 minutes 29 seconds East 100.00 feet;
6. North 52 degrees 06 minutes 45 seconds East 129.03 feet;
7. North 33 degrees 40 minutes 39 seconds East 68.01 feet; and
8. North 08 degrees 18 minutes 42 seconds East 791.87 feet to the place of beginning.

**CONTAINING** 17.69 net acres of land, more or less, taking into account the two lots excepted and reserved therefrom as described hereinafter.

**EXCEPTING and RESERVING**, the following two (2) described parcels of land:

1. **BEGINNING** at an iron post, the southwest corner of the former Petersburg Rod and Gun Club lot and on the east side of the highway; thence along the highway, South 289 feet to a corner; thence East 232 feet to a corner; thence North 289 feet to a corner; thence West, through the southeast corner of said Gun Club lot and then along the south line thereof, 232 feet to the place of beginning.

**CONTAINING** 1.5392 acres of land, more or less.

**BEING** a lot conveyed to Ben Dingman by deed recorded in Deed Book Volume 110, at page 71, land records of Potter County.

2. **BEGINNING** at an iron post on the east side of Cross Fork Road at a point located 525 feet Northeast from Gravel Lick Run Creek; thence Southeast 135 feet to a corner; thence North 200 feet to a corner; thence Northwest 50 feet to Cross Fork Creek Road; thence Southwesterly, along said road, 197 feet to the place of beginning.

**BEING** a lot conveyed to Elverson Hunting Club by deed recorded in Deed Book Volume 105, at page 334, land records of Potter County.

**BEING** the same premises conveyed to Carol M. Hyde by deed of Stanley L. Bowman and Helen M. Bowman, Husband and Wife, said deed being dated April 6, 2002 and recorded April 12, 2002 in Deed Book Volume 290, at page 975, et seq., land records of Potter County.

Identified as tax parcel number 230-005-047-4.

**UNDER and SUBJECT** to all grants, exceptions, reservations, restrictions, easements, rights-of-way and conditions contained or referred to in prior deeds in the chain of title and all matters that an inspection and/or survey of the property would reveal.

Grantor has not disposed of hazardous waste nor does he have actual knowledge of hazardous waste disposal on the above-described real property.



**THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

## **NOTICE**

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", the undersigned Grantee hereby certifies that it knows and understands that it 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 of the economic interest in the coal. It further certifies that this certification is in a color contrasting with that in the deed proper and is printed in at least twelve point type preceded by the word "NOTICE" printed in at least twenty-four point type.

Fallen Rock Farm & Equipment, LLC

By: Jeffrey L. Putt, Sr.  
Jeffrey L. Putt, Sr., member

By: Kathleen J. Putt  
Kathleen J. Putt member

*TOGETHER with all and singular the various ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anyway appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the Grantor, his successors and assigns, in law, equity, or otherwise, howsoever, of, in, to, or out of the same.*

*TO HAVE AND HOLD the said title, together with all accompanying rights, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.*



APPLICATION FOR ENROLLMENT UNDER ACT 319  
BK0130PG0080

Pennsylvania Department of Agriculture  
Form No. AAO-82 May, 1975

BK0130PG0080

### APPLICATION - Part 1

ASSESSOR'S OFFICE ONLY  
District 23  
Map 5  
Parcel 47C

USE-VALUE ASSESSMENT OF LAND FOR TAXING PURPOSES  
USE-VALUE ASSESSMENT WILL NOT BE CONSIDERED UNTIL PARTS 1 & 2 ARE COMPLETED

ASSESSOR'S OFFICE ONLY  
 Approved  
 Disapproved

Application is hereby made for preferential assessment of certain land, under the Pennsylvania Farmland and Forest Land Assessment Act of 1974 for the tax year beginning 2009

1. Name Putt Sr. Jeffrey L.  
(Last) (First) (M.I.)  
Putt Kathleen  
2. Mailing Address: 202 Loucks St.  
(Street, R.D. or Box No.) YORK  
(City) PA (State) 17403 (Zip Code)

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)  G. Associations

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

5. Is land in this application leased for minerals? ..... Yes  No

6. The property is located in: \_\_\_\_\_ (School District)  
Stewardson Potter  
(City, Township, Borough) (County)

7. Check all worksheets to be considered as part of this application.  
Agricultural Use (AAO-83)  Agricultural Reserve (AAO-84)  Forest Reserve (AAO-85)   
5 ac. 18.3 ac.

8. If you have a conservation plan prepared by the Soil Conservation Service for your land, please provide a copy of the photo or map along with this application. If you do not have a plan it is available through your County Conservation District.

9. For any additional land you own which might be eligible for use-value assessment but for which you do not intend to apply give acreage in each category.  
Acres of Agricultural Use \_\_\_\_\_ Acres of Agricultural Reserve \_\_\_\_\_ Acres of Forest Reserve \_\_\_\_\_

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 of a 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 and to the best of his knowledge and belief is true and correct.

SIGNATURE IS NOT REQUIRED UNTIL APPLICABLE WORKSHEETS HAVE BEEN COMPLETED.

Joseph F. Lewis, Jr. Kathleen J. Putt 12 October 2008  
(Signature of Owner) (Or Corporation Name) (Date)

Joseph F. Lewis, Jr. 12/22/08  
(Signature of Corporate Officer) (Assessor) (Date)

State of PENNSYLVANIA } SS:  
County of POTTER }

On this, the 22 day of December 2008 before me Amy J. Moshier, Prothonotary, the undersigned officer, personally appeared Joseph F. Lewis, Jr. Chief Assessor

POTTER CO. REGISTER & RECORDER  
2008 DEC 22 PM 12 49

Known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.  
Amy J. Moshier

Amy J. Moshier, Prothonotary  
Coudersport Bldg., Potter County, Pa.  
My Commission Expires Jan 2, 2012



APPLICATION FOR ENROLLMENT UNDER ACT 319

BK0017PG0996

Pennsylvania Department of Agriculture  
Form No. AAO-82 May, 1975

### APPLICATION - Part 1

ASSESSOR'S OFFICE ONLY  
District: 23  
Map: 5  
Parcel: 47-4

USE-VALUE ASSESSMENT OF LAND FOR TAXING PURPOSES  
USE-VALUE ASSESSMENT WILL NOT BE CONSIDERED UNTIL PARTS 1 & 2 ARE COMPLETED

ASSESSOR'S OFFICE ONLY  
 Approved  
 Disapproved

Application is hereby made for preferential assessment of certain land, under the Pennsylvania Farmland and Forest Land Assessment Act of 1974 for the tax year beginning 2004.

1. Name: HYDE CAROL M.  
(Last) (First) (M.I.)  
2. Mailing Address: 3957 BAZETTA ROAD TRUMBULL  
(Street, R.D. or Box No.) (County)  
CORTLAND OHIO 44410  
(City) (State) (Zip Code)

3. The land for which application is being made is owned by (s) (an) (Check one):  
A. Individual  B. Partnership  C. Corporation  D. Institution  E. Cooperative  F. Other (Explain)  G. Association

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

5. Is land in this application leased for minerals? ..... Yes  No

6. The property is located in: KEYSTONE CENTRAL  
(School District)  
CROSS FORK STEWARDSON POTTER  
(City, Township, Borough) (County)

7. Check all worksheets to be considered as part of this application.  
Agricultural Use (AAO-83)  Agricultural Reserve (AAO-84)  Forest Reserve (AAO-85)

8. If you have a conservation plan prepared by the Soil Conservation Service for your land, please provide a copy of the photo or map along with this application. If you do not have a plan it is available through your County Conservation District.

9. For any additional land you own which might be eligible for use-value assessment but for which you do not intend to apply give acreage in each category.  
Acres of Agricultural Use \_\_\_\_\_ Acres of Agricultural Reserve 2 Acres of Forest Reserve 13.69  
*\* 1 Acre Ineligible*

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 of a 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 and to the best of his knowledge and belief is true and correct.

SIGNATURE IS NOT REQUIRED UNTIL APPLICABLE WORKSHEETS HAVE BEEN COMPLETED.

Carol M. Hyde 10/20/03  
(Signature of Owner) (Or Corporation Name) (Date)

NA 2-10-04  
(Signature of Corporate Officer) (Title) (date)  
(Assessor) (Date)

State of PENNSYLVANIA

County of POTTER

SS: "DO NOT WRITE BELOW THIS LINE"

On this, the 10 day of February 2004, before me Amy Moshier, Prothonotary  
the undersigned officer, personally appeared Joel D Knowlton, Chief Assessor

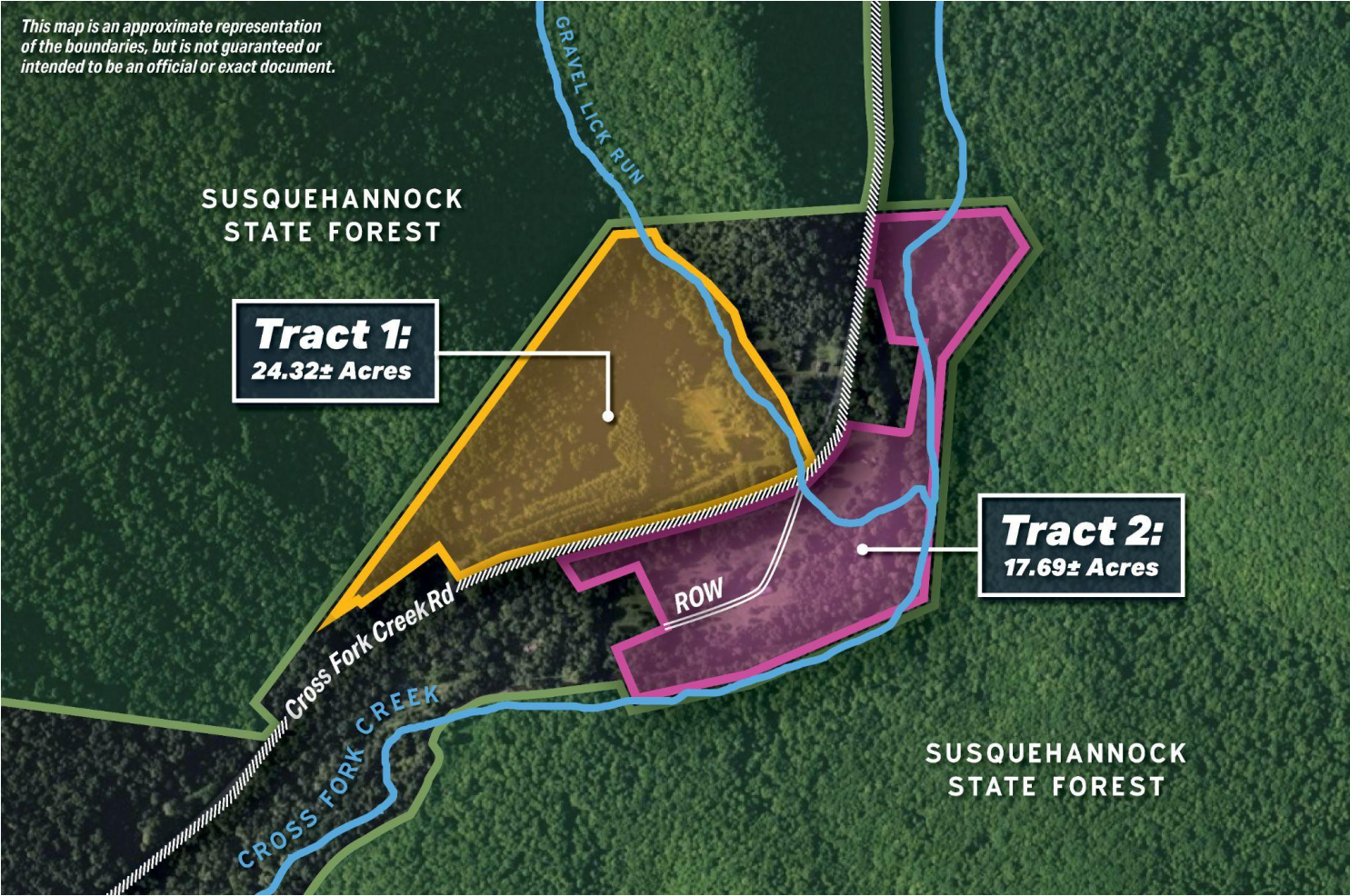
known to me (or satisfactorily proven) to be the person whose name is subscribed to the instrument, and acknowledged that he executed the same for the purpose contained.

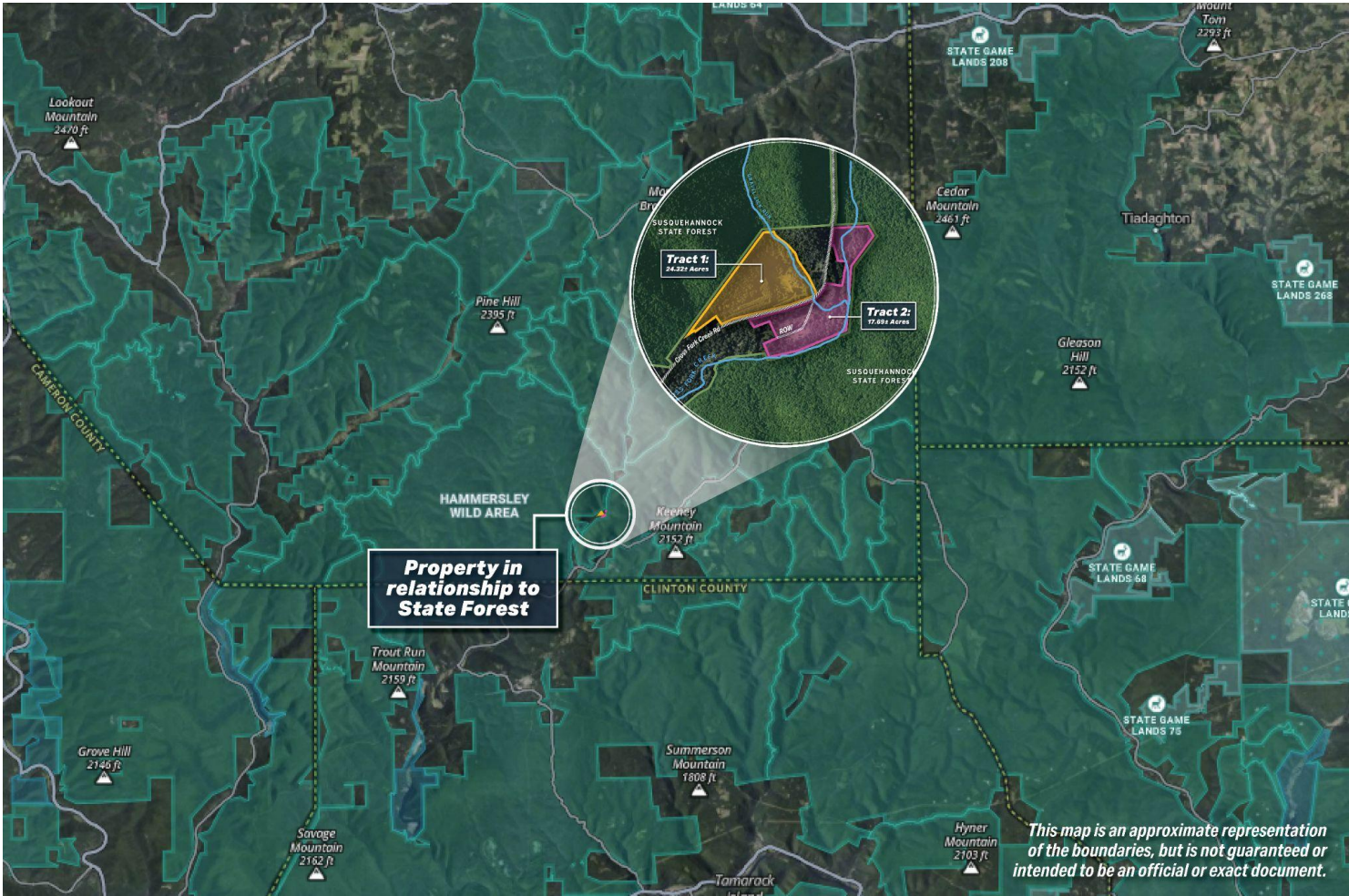
IN WITNESS WHEREOF, I have hereunto set my hand and

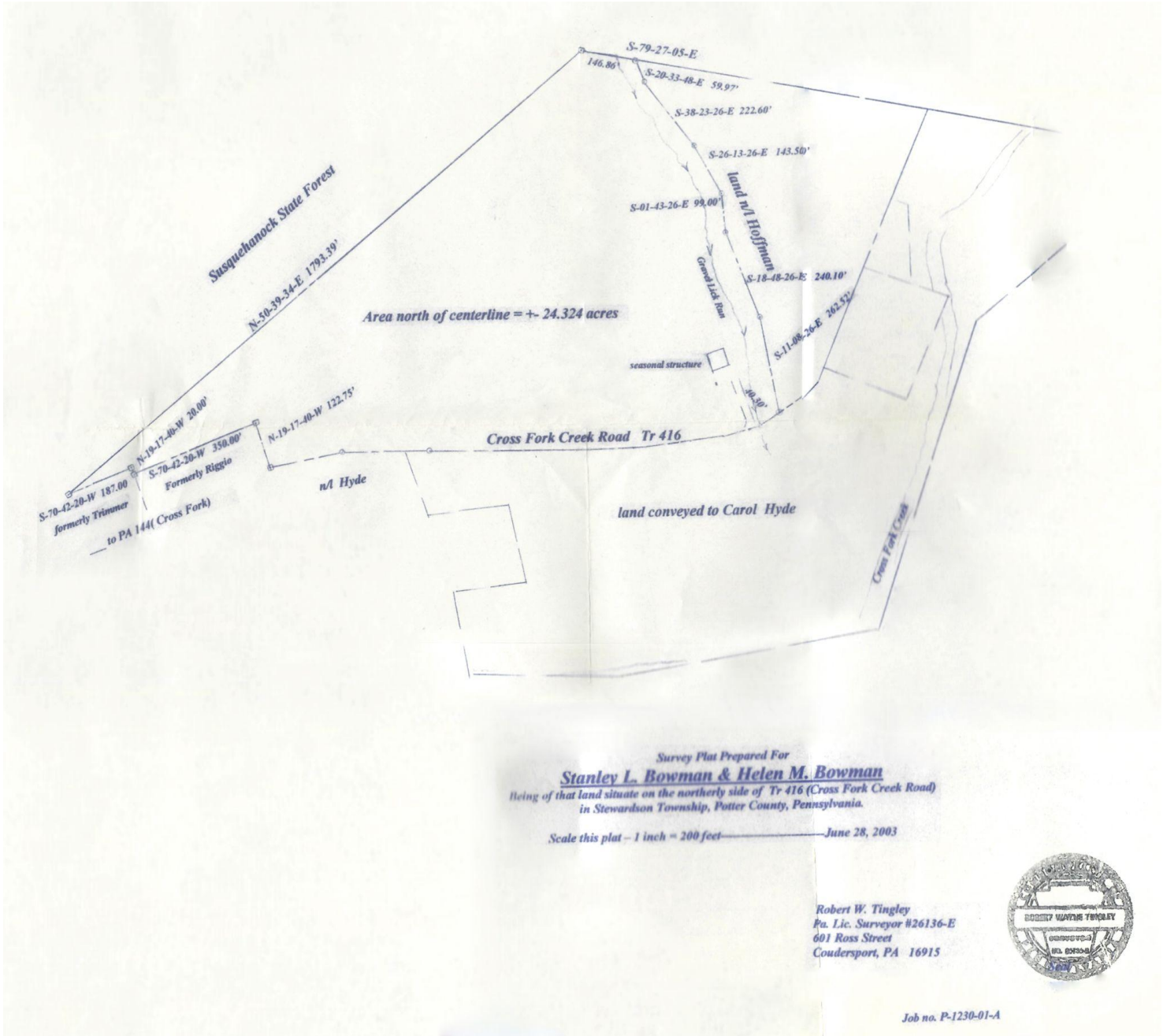
Amy Moshier  
Notary Public, Prothonotary  
Clerk of the Orphans' Court, Potter County, Pa.  
My Commission Expires Jan. 7, 2008

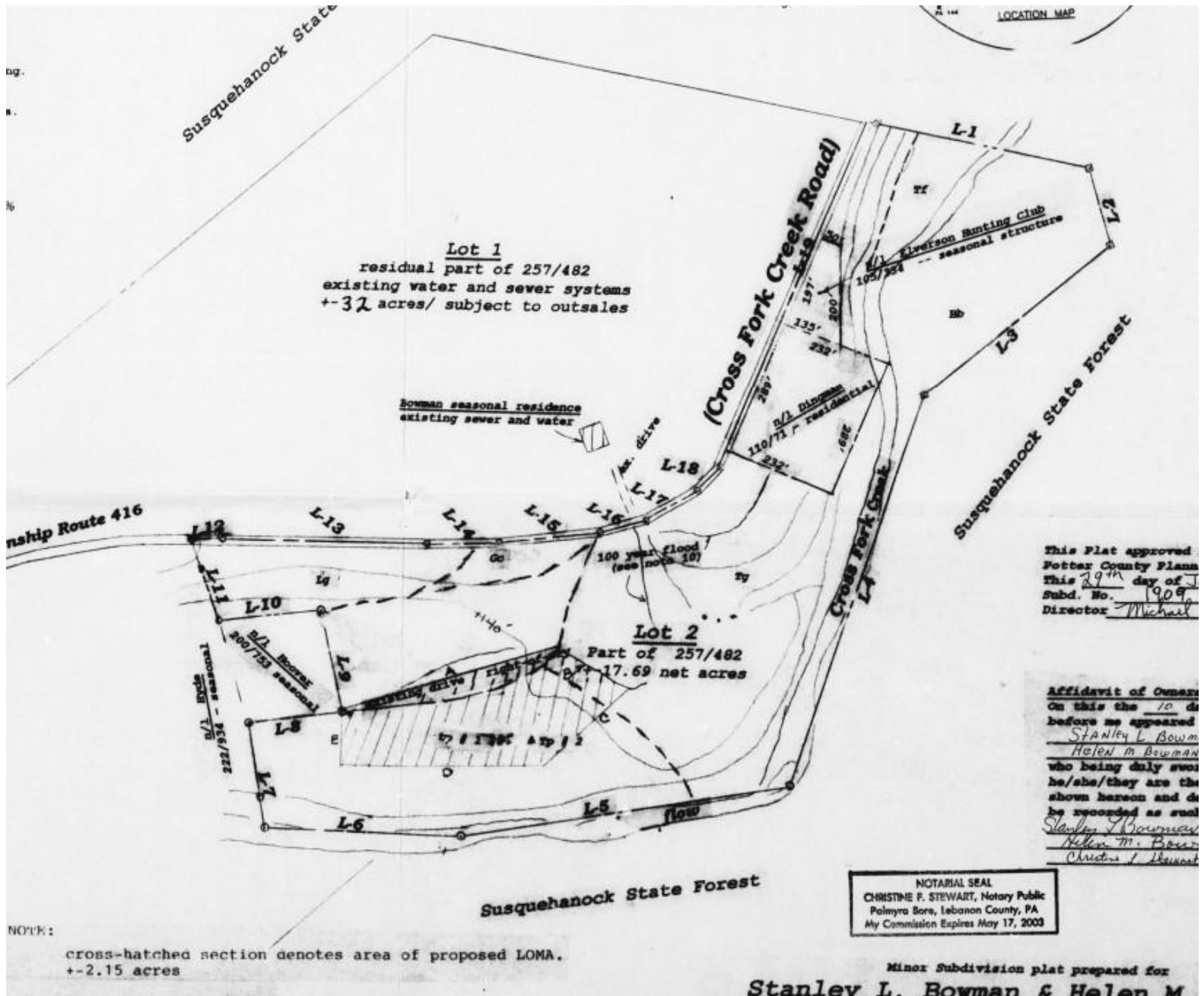


*This map is an approximate representation of the boundaries, but is not guaranteed or intended to be an official or exact document.*











OWNED BY:

**Jeffrey and Kathleen Putt/ Fallen Rock Farm and Equipment, LLC**

LOCATED AT:

**1226 & 1227 Cross Fork Creek Rd, Cross Fork, PA 17729**

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** | \$20,000 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 September 22, 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 6 % plus the bid price shall establish purchase price.
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 Potter 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** 1226 Cross Fork Creek Rd, Cross Fork, PA 17729  
 2 **SELLER** Jeffrey and Kathleen Pitt

**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  
 10 Seller in complying with disclosure requirements and to assist buyer in evaluating the property being considered. Sellers who wish to see  
 11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
 12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 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**  
 14 **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-**  
 15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns  
 16 about the condition of the Property that may not be included in this Statement.

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

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

**COMMON LAW DUTY TO DISCLOSE**

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
 35 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  
 36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

DATE \_\_\_\_\_

43 Seller's Initials JLP, KJP Date 3/28/2026 SPD Page 1 of 11 Buyer's Initials  /  Date \_\_\_\_\_



Hurley Real Estate and Auctions, 2809 Buchanan Trail East Greenville PA 17325  
 Kaleb Hurley

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 Phone: 717-597-9100 Fax: \_\_\_\_\_  
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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? 

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

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

	Yes	No	Unk	N/A
B		X		
C		X		

50 (C) Is Seller a real estate licensee? 

	Yes	No	Unk	N/A
C		X		

51 **Explain any "yes" answers in Section 1:** \_\_\_\_\_

52

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) **Occupancy**

55 1. When was the Property most recently occupied? Present day, seasonal

	Yes	No	Unk	N/A
A1				
A2				
A3	X			
A4				

56 2. By how many people? 4

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 

	Yes	No	Unk	N/A
B1	X			
B2		X		
B3		X		
B4		X		
C				

64 (C) When was the Property acquired? June 2007

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

66 **Explain Section 2 (if needed):** \_\_\_\_\_

67

68

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		X		
B2		X		
B3		X		
B4		X		
C				X
D				X
E1				X
E2				X
E3				X
E4				X
F				X

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? \_\_\_\_\_

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

	Yes	No	Unk	N/A
A1			X	
A2		X		

95 (B) **Repair**

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

	Yes	No	Unk	N/A
B1	X			
B2	X			

97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) **Issues**

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

	Yes	No	Unk	N/A
C1	X			
C2			X	
C3	X			

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?

102 Seller's Initials [Signature] Date 3/29/2026 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: Flashing around chimney  
 108 repaired/replaced. July 2008. Upstairs bathroom vent sealed. 2008

109 5. BASEMENTS AND CRAWL SPACES Work completed by owner.

110 (A) Sump Pump

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

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	X			
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		X		
120 3. Are the downspouts or gutters connected to a public sewer system?	B3		X		

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 Dampness along lower portions of basement walls.

124 6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

125 (A) Status

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

129 (B) Treatment

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

132 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:  
 133 There are occasional field mice in garage and roof overhangs  
 134 Found nest of building insulation in chimney clean-outs. November 2  
 135 Exterior sprayed for lady bugs. Kettle Creek Pest op/llc  
 136 4/17/26

137 7. STRUCTURAL ITEMS Exterior sprayed for lady bugs. Kettle Creek Pest op/llc  
4/17/26

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

151 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 152 the name of the person or company who did the repairs and the date the work was done: Small lateral basement  
 153 wall cracks at mastic seems. Cracks have remained the same since

154 8. ADDITIONS/ALTERATIONS ownership. Small stains on carpets.

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

157 Addition, structural change or alteration (continued on following page)	158 Approximate date of work	159 Were permits obtained? (Yes/No/Unk/N/A)	160 Final inspections/ approvals obtained? (Yes/No/Unk/N/A)
157 <u>partial rebuild of chimney</u>	158 <u>July 2008</u>	159 <u>NO</u>	160 <u>NO</u>
157 <u>concrete chimney cap installed</u>	158 <u>Oct 2011</u>	159 <u>NO</u>	160 <u>NO</u>

161 Seller's Initials JL / JJP Date 3/28/2026 SPD Page 3 of 11 Buyer's Initials  /  Date  / /

162 Produced with Lone Wolf Transactions (zipForm Editor) 717 N Harwood St. Suite 2200, Dallas, TX 75201 [www.wolf.com](http://www.wolf.com)  
 163 7(A) Two first floor joists replaced. Joists were excessively cut for  
 164 plumbing by the original owner.



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)				
installed siding on chimney		Nov 2011	NO	NO				
installed new electrical panel		March 2015	NO	yes				
installed new service cable & box (meter)		March 2015	NO	yes				

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: \_\_\_\_\_

Yes	No	Unk	N/A
	X		

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7219 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-per-  
 184 vious 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):

Yes	No	Unk	N/A
	X		
X			
	X		
	X		
	X		
	X		
	X		

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? 10-18-2025

199 Test results: Twin Lakes Water Testing - Satisfactory

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: \_\_\_\_\_

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?

211 2. Depth of well \_\_\_\_\_

212 3. Gallons per minute: \_\_\_\_\_, 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?

216 Seller's Initials JPK Date 3/28/2026 SPD Page 4 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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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?	<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: High concentration  
 225 of iron, Coliform bacteria present, Remediated by water treatment system  
 226 and sanitizer unit. Installed by

227 10. SEWAGE SYSTEM and sanitizer unit. Installed by  
 228 (A) General Twin Lakes Water Treatment July 2025

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

233 (B) Type of your Property served by:

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

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

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

249 (D) Tanks and Service

250 1. Are there any metal/steel septic tanks on the Property?			<input checked="" type="checkbox"/>	
251 2. Are there any cement/concrete septic tanks on the Property?	<input checked="" type="checkbox"/>			
252 3. Are there any fiberglass septic tanks on the Property?			<input checked="" type="checkbox"/>	
253 4. Are there any other types of septic tanks on the Property? Explain _____			<input checked="" type="checkbox"/>	
254 5. Where are the septic tanks located? <u>Front yard</u>				
255 6. When were the tanks last pumped and by whom? <u>July 2025 Leslie's Septic</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 ordinance?				<input checked="" type="checkbox"/>

259 (F) Sewage Pumps

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

265 (G) Issues

266 1. How often is the on-lot sewage disposal system serviced? <u>Two times between 2017 &amp; 2025</u>				
267 2. When was the on-lot sewage disposal system last serviced and by whom? <u>Tank pumped</u>				
268 <u>July 2025 Leslie's Septic</u>				
269 3. Is any waste water piping not connected to the septic/sewer system?		<input checked="" type="checkbox"/>		
270 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?		<input checked="" type="checkbox"/>		

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 272 Produced with Lone Wolf Transactions (2017 Form Ed 9/09) 717 N. Harwood St. Suite 2200, Dallas, TX 75201 www.lwf.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	A1	X		
283 2. Galvanized	A2		X	
284 3. Lead	A3		X	
285 4. PVC	A4	X		
286 5. Polybutylene pipe (PB)	A5		X	
287 6. Cross-linked polyethylene (PEX)	A6		X	
288 7. Other _____	A7			

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: Small leak in downstairs bathroom hot water  
 292 faucet.

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	A1	X		
296 2. Natural gas	A2	X		
297 3. Fuel oil	A3	X		
298 4. Propane	A4	X		
299 If "yes," is the tank owned by Seller?	A5			X
300 5. Solar	A5	X		
301 If "yes," is the system owned by Seller?	A6			X
302 6. Geothermal	A6	X		
303 7. Other _____	A7			

304 (B) **System(s)**

305 1. How many water heaters are there? one

306 Tanks one Tankless \_\_\_\_\_

307 2. When were they installed? \_\_\_\_\_

308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?  
 309 (C) Are you aware of any problems with any water heater or related equipment?  
 310 If "yes," explain: \_\_\_\_\_  
 311

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	A1	X		
315 2. Natural gas	A2	X		
316 3. Fuel oil	A3	X		
317 4. Propane	A4	X		
318 If "yes," is the tank owned by Seller?	A5			X
319 5. Geothermal	A5	X		
320 6. Coal	A6	X		
321 7. Wood	A7	X		
322 8. Solar shingles or panels	A8	X		
323 If "yes," is the system owned by Seller?	A9			X
324 9. Other: <u>Wood pellet stove</u>	A9	X		

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

326 1. Forced hot air	B1	X		
327 2. Hot water	B2	X		
328 3. Heat pump	B3	X		
329 4. Electric baseboard	B4	X		
330 5. Steam	B5	X		
331 6. Radiant flooring	B6	X		
332 7. Radiant ceiling	B7	X		

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134 **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  
 135 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
136	8. Pellet stove(s)	<input checked="" type="checkbox"/>			
137	How many and location? <u>one, living room</u>				
138	9. Wood stove(s)		<input checked="" type="checkbox"/>		
139	How many and location? _____				<input checked="" type="checkbox"/>
140	10. Coal stove(s)		<input checked="" type="checkbox"/>		
141	How many and location? _____				<input checked="" type="checkbox"/>
142	11. Wall-mounted split system(s)		<input checked="" type="checkbox"/>		
143	How many and location? _____				<input checked="" type="checkbox"/>
144	12. Other: _____		<input checked="" type="checkbox"/>		
145	13. If multiple systems, provide locations _____				<input checked="" type="checkbox"/>
146					
147	<b>(C) Status</b>				
148	1. Are there any areas of the house that are not heated?	<input checked="" type="checkbox"/>			
149	If "yes," explain: <u>upstairs left bedroom</u>				
150	2. How many heating zones are in the Property? <u>one</u>				
151	3. When was each heating system(s) or zone installed?			<input checked="" type="checkbox"/>	
152	4. When was the heating system(s) last serviced? <u>November 2025</u>				
153	5. Is there an additional and/or backup heating system? If "yes," explain: _____	<input checked="" type="checkbox"/>			
154	<u>wood pellet stove</u>				
155	6. Is any part of the heating system subject to a lease, financing or other agreement?		<input checked="" type="checkbox"/>		
156	If "yes," explain: _____				
157	<b>(D) Fireplaces and Chimneys</b>				
158	1. Are there any fireplaces? How many? <u>one</u>	<input checked="" type="checkbox"/>			
159	2. Are all fireplaces working?	<input checked="" type="checkbox"/>			
160	3. Fireplace types (wood, gas, electric, etc.): <u>wood</u>				
161	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?			<input checked="" type="checkbox"/>	
162	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	<input checked="" type="checkbox"/>			
163	6. How many chimneys? <u>one chimney, two flues</u>				
164	7. When were they last cleaned? _____			<input checked="" type="checkbox"/>	
165	8. Are the chimneys working? If "no," explain: _____	<input checked="" type="checkbox"/>			
166	<b>(E) Fuel Tanks</b>				
167	1. Are you aware of any heating fuel tank(s) on the Property?	<input checked="" type="checkbox"/>			
168	2. Location(s), including underground tank(s): <u>two fuel tanks in basement</u>				
169	3. If you do not own the tank(s), explain: _____				<input checked="" type="checkbox"/>
170	<b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"</b>		<input checked="" type="checkbox"/>		
171	<b>explain:</b> _____				
172	<b>14. AIR CONDITIONING SYSTEM</b>				
173	<b>(A) Type(s).</b> Is the air conditioning (check all that apply):				
174	1. Central air		<input checked="" type="checkbox"/>		
175	a. How many air conditioning zones are in the Property? _____				<input checked="" type="checkbox"/>
176	b. When was each system or zone installed? _____				<input checked="" type="checkbox"/>
177	c. When was each system last serviced? _____				<input checked="" type="checkbox"/>
178	2. Wall units		<input checked="" type="checkbox"/>		
179	How many and the location? _____				<input checked="" type="checkbox"/>
180	3. Window units		<input checked="" type="checkbox"/>		
181	How many? _____				<input checked="" type="checkbox"/>
182	4. Wall-mounted split units		<input checked="" type="checkbox"/>		
183	How many and the location? _____				<input checked="" type="checkbox"/>
184	5. Other _____		<input checked="" type="checkbox"/>		
185	6. None _____	<input checked="" type="checkbox"/>			
186	<b>(B) Are there any areas of the house that are not air conditioned?</b>	<input checked="" type="checkbox"/>			
187	If "yes," explain: <u>entire house is not air conditioned</u>				
188	<b>(C) Are you aware of any problems with any item in Section 14? If "yes," explain:</b> _____				<input checked="" type="checkbox"/>
189					

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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?  
 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:

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
3a				X
3b				X
B				
C		X		
D		X		

- 401 (B) What is the system amperage? 200 A  
 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:

404 **16. OTHER EQUIPMENT AND APPLIANCES**

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

409 **(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			X	Pool/spa heater			X
Attic fan(s)			X	Range/oven		X	
Awnings			X	Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish			X
Ceiling fans		X		Security alarm system			X
Deck(s)			X	Smoke detectors		X	
Dishwasher		X		Sprinkler automatic timer			X
Dryer		X		Stand-alone freezer			X
Electric animal fence			X	Storage shed		X	
Electric garage door opener		X		Trash compactor			X
Garage transmitters		X		Washer		X	
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven		X		4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

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

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

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

- 413 1. Above-ground or in-ground?  
 414 2. Saltwater or chlorine?  
 415 3. If heated, what is the heat source?  
 416 4. Vinyl-lined, fiberglass or concrete lined?  
 417 5. What is the depth of the swimming pool?  
 418 6. Are you aware of any problems with the swimming pool?  
 419 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,  
 420 lighting, pump, etc.)?

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B				
B1				X
B2				X

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

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

425 **(C) Explain any problems in Section 17:**

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430 **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  
 431 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

432 **18. WINDOWS**

	Yes	No	Unk	N/A
433 (A) Have any windows or skylights been replaced during your ownership of the Property?		X		
434 (B) Are you aware of any problems with the windows or skylights?		X		

435 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or**  
 436 **remediation efforts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_  
 437 \_\_\_\_\_

438 **19. LAND/SOILS**

439 (A) Property

	Yes	No	Unk	N/A
440 1. Are you aware of any fill or expansive soil on the Property?		X		
441 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth		X		
442 stability problems that have occurred on or affect the Property?		X		
443 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being		X		
444 spread on the Property?		X		
445 4. Have you received written notice of sewage sludge being spread on an adjacent property?		X		
446 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on		X		
447 the Property?		X		

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

451 (B) **Preferential Assessment and Development Rights**

452 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-  
 453 opment rights under the:

	Yes	No	Unk	N/A
454 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)	X			
455 2. Open Space Act - 16 P.S. §11941, et seq.		X		
456 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)		X		
457 4. Any other law/program: _____			X	

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

461 (C) **Property Rights**

462 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a  
 463 previous owner of the Property):

	Yes	No	Unk	N/A
464 1. Timber		X		
465 2. Coal		X		
466 3. Oil		X		
467 4. Natural gas		X		
468 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:		X		

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

473 **Explain any "yes" answers in Section 19:** \_\_\_\_\_  
 474 \_\_\_\_\_  
 475 \_\_\_\_\_

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

477 (A) Flooding/Drainage

	Yes	No	Unk	N/A
478 1. Is any part of this Property located in a wetlands area?		X		
479 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?		X		
480 3. Do you maintain flood insurance on this Property?		X		
481 4. Are you aware of any past or present drainage or flooding problems affecting the Property?		X		
482 5. Are you aware of any drainage or flooding mitigation on the Property?		X		
483 6. Are you aware of the presence on the Property of any man-made feature that temporarily or perma-		X		
484 nently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,		X		
485 pipe or other feature?		X		
486 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages				X
487 storm water for the Property?				X

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

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

**(B) Boundaries**

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
  - a. If "yes," is there a written right of way, easement or maintenance agreement?
  - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1	X			
B2	X			
B3		X		
B3a				X
B3b				X
B4		X		

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

Explain any "yes" answers in Section 20(B): Tri-County Power right of way, Riparian rights to Gravel Lick Run granted to Shed Antler Camp

**21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

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

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

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

**(B) Radon**

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results \_\_\_\_\_
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		X		
B2				X
B3		X		

**(C) Lead Paint**

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

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		

**(D) Tanks**

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		X		
D2		X		

**(E) Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: \_\_\_\_\_

	Yes	No	Unk	N/A
E			X	

**(F) Other**

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notices regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3				X
F4		X		

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

**22. MISCELLANEOUS**

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

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

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544  
545

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

570  
571  
572

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

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

573

(B) Financial

574  
575  
576

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

577  
578  
579

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

580

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

581

(C) Legal

582  
583

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?

584

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

585

(D) Additional Material Defects

586  
587

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

588  
589  
590  
591

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

592  
593  
594

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

595  
596

Explain any "yes" answers in Section 22: \_\_\_\_\_

597

23. ATTACHMENTS

598

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

599  
600  
601  
602

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

603  
604  
605  
606  
607

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

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613

SELLER \_\_\_\_\_ DATE 3/28/2026

SELLER \_\_\_\_\_ DATE 3/28/2026

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

614

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

615  
616  
617  
618

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

619  
620  
621

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

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** 1228 Cross Fork Creek Rd, Cross Fork, PA 17229 and 1227 Cross Fork Creek Rd, Cross Fork, PA 17729  
 2 **SELLER** Jeffrey and Kathleen Putt Fallen Rock Farm and Equipment

#### 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  JP 03/23/26 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

#### 17 SELLER'S RECORDS/REPORTS

18  JP 03/23/26 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.  
 19  /  Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in  
 20 or about the Property. (List documents): \_\_\_\_\_  
 21

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate. 03/23/26  
 23 **SELLER** Jeffrey Putt DATE \_\_\_\_\_  
 24 **SELLER** Kathleen Putt 03/23/26 DATE \_\_\_\_\_  
 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 KMH 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)** Hurley Real Estate and Auctions  
 47 **LICENSEE** Kaleb Hurley Kaleb Hurley DATE \_\_\_\_\_

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



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 10/16



**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** 1227 Cross Fork Creek Rd Cross Fork PA 17729  
2 **SELLER** Fallen Rock Farm & Equipment, LLC c/o Jeffrey + Kathleen Putt

**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  
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to use  
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 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  
14 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-  
15 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns  
16 about the condition of the Property that may not be included in this Statement.

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

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

**COMMON LAW DUTY TO DISCLOSE**

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
35 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  
36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

DATE \_\_\_\_\_

43 Seller's Initials JRP/KJP Date 3/28/2026 SPD Page 1 of 11 Buyer's Initials    /    Date \_\_\_\_\_





84 **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  
85 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

86 **1. SELLER'S EXPERTISE**  
87 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or  
88 other areas related to the construction and conditions of the Property and its improvements?  
89 (B) Is Seller the landlord for the Property?  
90 (C) Is Seller a real estate licensee?  
91 **Explain any "yes" answers in Section 1:** \_\_\_\_\_

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

92 **2. OWNERSHIP/OCCUPANCY**  
93 (A) **Occupancy**  
94 1. When was the Property most recently occupied? November 2024  
95 2. By how many people? one  
96 3. Was Seller the most recent occupant?  
97 4. If "no," when did Seller most recently occupy the Property? did not occupy  
98 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:  
99 1. The owner  
100 2. The executor or administrator  
101 3. The trustee  
102 4. An individual holding power of attorney  
103 (C) When was the Property acquired? May 2025  
104 (D) List any animals that have lived in the residence(s) or other structures during your ownership: none  
105 **Explain Section 2 (if needed):** \_\_\_\_\_

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

106 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**  
107 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures  
108 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.  
109 (B) **Type.** Is the Property part of a(n):  
110 1. Condominium  
111 2. Homeowners association or planned community  
112 3. Cooperative  
113 4. Other type of association or community \_\_\_\_\_  
114 (C) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( ) Monthly ( ) Quarterly ( ) Yearly  
115 (D) If "yes," are there any community services or systems that the association or community is responsi-  
116 ble for supporting or maintaining? Explain: \_\_\_\_\_  
117 (E) If "yes," provide the following information:  
118 1. Community Name \_\_\_\_\_  
119 2. Contact \_\_\_\_\_  
120 3. Mailing Address \_\_\_\_\_  
121 4. Telephone Number \_\_\_\_\_  
122 (F) How much is the capital contribution/initiation fee(s)? \$ \_\_\_\_\_

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

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

128 **4. ROOFS AND ATTIC**  
129 (A) **Installation**  
130 1. When was or was the roof or roofs installed? 2002  
131 2. Do you have documentation (invoice, work order, warranty, etc.)?  
132 (B) **Repair**  
133 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?  
134 2. If it or they were replaced or repaired, were any existing roofing materials removed?  
135 (C) **Issues**  
136 1. Has the roof or roofs ever leaked during your ownership?  
137 2. Have there been any other leaks or moisture problems in the attic?  
138 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-  
139 spouts?

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

140 Seller's Initials JRP/KJP Date 3/28/2026 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: All metal roofing  
 108 screws on house and garage replaced. Downspouts repaired. June 2025  
 109 **5. BASEMENTS AND CRAWL SPACES** owner completed repairs

110 (A) Sump Pump

	Yes	No	Unk	N/A
111 1. Does the Property have a sump pit? If "yes," how many? _____ A1		X		
112 2. Does the Property have a sump pump? If "yes," how many? _____ A2		X		
113 3. If it has a sump pump, has it ever run? A3				X
114 4. If it has a sump pump, is the sump pump in working order? A4				X
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		X		
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		X		
120 3. Are the downspouts or gutters connected to a public sewer system? B3		X		

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

	Yes	No	Unk	N/A
127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the 128 Property? A1	X			
129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? A2	X			
130 (B) Treatment				
131 1. Is the Property currently under contract by a licensed pest control company? B1		X		
132 2. Are you aware of any termite/pest control reports or treatments for the Property? B2		X		

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: Field mice  
 134 in garage. Sealed openings along wall perimeter. June 2025  
 135 Some moisture damage to sheathing on lower wall perimeter in garage

136 **7. STRUCTURAL ITEMS** Exterior sprayed for lady bugs. Kettle Creek Pestall/  
4/17/26

	Yes	No	Unk	N/A
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		X		
139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on 140 the Property? B		X		
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		X		
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		X		
146 2. If "yes," indicate type(s) and location(s) _____ D2				X
147 3. If "yes," provide date(s) installed _____ D3				X
148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? E		X		
149 (F) Are you aware of any defects (including stains) in flooring or floor coverings? F		X		

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: \_\_\_\_\_  
 152 \_\_\_\_\_

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.

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)
156 <u>Living room &amp; Bedroom floor covering</u>	157 <u>Mar-Apr 26</u>	158 <u>NO</u>	159 <u>NO</u>
160 <u>Interior walls and ceilings painted</u>	<u>Mar-Apr 26</u>	<u>NO</u>	<u>NO</u>

161 Seller's Initials JR/KJP Date 3/28/2026 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)				

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: \_\_\_\_\_

Yes	No	Unk	N/A
	X		

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-per-  
 184 vious 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	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215
Yes	No	Unk	N/A																							
	X																									
		X																								
		X																								
		X																								
		X																								
		X																								
		X																								

216 (B) **General**

217 1. When was the water supply last tested? 10-18-2025

218 Test results: Twin Lakes Water Testing - Satisfactory

219 2. Is the water system shared? \_\_\_\_\_

220 If "yes," is there a written agreement? \_\_\_\_\_

221 4. Do you have a softener, filter or other conditioning system? \_\_\_\_\_

222 5. Is the softener, filter or other treatment system leased? From whom? \_\_\_\_\_

223 6. If your drinking water source is not public, is the pumping system in working order? If "no,"  
 224 explain: \_\_\_\_\_

225 (C) **Bypass Valve** (for properties with multiple sources of water)

226 1. Does your water source have a bypass valve? \_\_\_\_\_

227 2. If "yes," is the bypass valve working? \_\_\_\_\_

228 (D) **Well**

229 1. Has your well ever run dry? \_\_\_\_\_

230 2. Depth of well \_\_\_\_\_

231 3. Gallons per minute: \_\_\_\_\_, measured on (date) \_\_\_\_\_

232 4. Is there a well that is used for something other than the primary source of drinking water?  
 233 If "yes," explain \_\_\_\_\_

234 5. If there is an unused well, is it capped? \_\_\_\_\_

216 Seller's Initials gjl/kjp Date 3/28/2026 SPD Page 4 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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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

- 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?  
 222 2. Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1	X			
E2	X			

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: High Concentration  
 225 of iron and manganese Remediated by three stage water treatment system.

226 10. SEWAGE SYSTEM Twin Lakes Water testing + Treatment. July 2025

227 (A) General

- 228 1. Is the Property served by a sewage system (public, private or community)?  
 229 2. If "no," is it due to unavailability or permit limitations?  
 230 3. When was the sewage system installed (or date of connection, if public)? 2002  
 231 4. Name of current service provider, if any: Leslie's Septic, Galeston IA

	Yes	No	Unk	N/A
A1	X			
A2				X
A3				
A4				

232 (B) Type Is your Property served by:

- 233 1. Public  
 234 2. Community (non-public)  
 235 3. An individual on-lot sewage disposal system  
 236 4. Other, explain: \_\_\_\_\_

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3	X			
B4		X		

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

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

	Yes	No	Unk	N/A
C1		X		
C2			X	
C3		X		
C4	X			
C5	X			
C6		X		
C7		X		
C8		X		
C9				X
C10		X		

248 (D) Tanks and Service

- 249 1. Are there any metal/steel septic tanks on the Property?  
 250 2. Are there any cement/concrete septic tanks on the Property?  
 251 3. Are there any fiberglass septic tanks on the Property?  
 252 4. Are there any other types of septic tanks on the Property? Explain \_\_\_\_\_  
 253 5. Where are the septic tanks located? South West of house  
 254 6. When were the tanks last pumped and by whom?  
 255 July 2025 Leslie's Septic Service

	Yes	No	Unk	N/A
D1		X		
D2	X			
D3		X		
D4		X		
D5				
D6				

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?  
 258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's  
 259 ordinance?

	Yes	No	Unk	N/A
E1		X		
E2				X

260 (F) Sewage Pumps

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

	Yes	No	Unk	N/A
F1		X		
F2				X
F3				X
F4				X
F5				X

267 (G) Issues

- 268 1. How often is the on-lot sewage disposal system serviced? \_\_\_\_\_  
 269 2. When was the on-lot sewage disposal system last serviced and by whom? July 2025 Leslie's Septic  
 270 3. Is any waste water piping not connected to the septic/sewer system?  
 271 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage  
 272 system and related items?  
 273

	Yes	No	Unk	N/A
G1			X	
G2				
G3				
G4				

274 Seller's Initials JR/AR Date 3/28/2026 SPD Page 5 of 11 Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

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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):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4	X			
A5		X		
A6		X		
A7		X		
B		X		

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: \_\_\_\_\_  
 292

293 **12. DOMESTIC WATER HEATING**

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

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		X
A5		X		X
A6		X		
A7		X		
B1				
B2			X	
B3		X		
C		X		

304 (B) **System(s)**  
 305 1. How many water heaters are there? one  
 306 Tanks one Tankless \_\_\_\_\_  
 307 2. When were they installed? \_\_\_\_\_  
 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?  
 310 If "yes," explain: \_\_\_\_\_  
 311

312 **13. HEATING SYSTEM**

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

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: \_\_\_\_\_

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4	X			
A5		X		
A6		X		
A7		X		
A8		X		X
A9		X		
B1	X			
B2		X		
B3		X		
B4		X		
B5		X		
B6		X		
B7		X		

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

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

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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)		X		
337 How many and location? _____				X
338 9. Wood stove(s)		X		
339 How many and location? _____				X
340 10. Coal stove(s)		X		
341 How many and location? _____				X
342 11. Wall-mounted split system(s)		X		
343 How many and location? _____				X
344 12. Other: _____		X		
345 13. If multiple systems, provide locations _____				X
346 _____				
347 <b>(C) Status</b>				
348 1. Are there any areas of the house that are not heated?		X		
349 If "yes," explain: _____				
350 2. How many heating zones are in the Property? <u>one</u>				
351 3. When was each heating system(s) or zone installed? <u>2002</u>				
352 4. When was the heating system(s) last serviced? _____			X	
353 5. Is there an additional and/or backup heating system? If "yes," explain: _____		X		
354 _____		X		
355 6. Is any part of the heating system subject to a lease, financing or other agreement?		X		
356 If "yes," explain: _____				
357 <b>(D) Fireplaces and Chimneys</b>				
358 1. Are there any fireplaces? How many? <u>one</u>	X			
359 2. Are all fireplaces working?			X	
360 3. Fireplace types (wood, gas, electric, etc.): <u>propane</u>			X	
361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?			X	
362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?		X		
363 6. How many chimneys? _____				X
364 7. When were they last cleaned? _____				X
365 8. Are the chimneys working? If "no," explain: _____				X
366 <b>(E) Fuel Tanks</b>				
367 1. Are you aware of any heating fuel tank(s) on the Property?	X			
368 2. Location(s), including underground tank(s): <u>North side of home, underground</u>				X
369 3. If you do not own the tank(s), explain: _____				
370 <b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"</b> 371 <b>explain:</b> _____		X		
372 <b>14. AIR CONDITIONING SYSTEM</b>				
373 <b>(A) Type(s).</b> Is the air conditioning (check all that apply):				
374 1. Central air		X		
375 a. How many air conditioning zones are in the Property? _____				X
376 b. When was each system or zone installed? _____				X
377 c. When was each system last serviced? _____				X
378 2. Wall units		X		
379 How many and the location? _____				X
380 3. Window units		X		
381 How many? _____				X
382 4. Wall-mounted split units		X		
383 How many and the location? _____				X
384 5. Other _____		X		
385 6. None	X			
386 <b>(B)</b> Are there any areas of the house that are not air conditioned?	X			
387 If "yes," explain: <u>entire house</u>				
388 <b>(C)</b> Are you aware of any problems with any item in Section 14? If "yes," explain: _____				X
389 _____				

390 Seller's Initials gal/kyr Date 3/28/2026 SPD Page 7 of 11 Buyer's Initials     /     Date     /     /



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

### 15. ELECTRICAL SYSTEM

#### (A) Type(s)

1. Does the electrical system have fuses? \_\_\_\_\_
2. Does the electrical system have circuit breakers? \_\_\_\_\_
3. Is the electrical system solar powered? \_\_\_\_\_
  - a. If "yes," is it entirely or partially solar powered? \_\_\_\_\_
  - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
3a				X
3b				X
B				
C		X		
D		X		

- (B) What is the system amperage? 200A
- (C) Are you aware of any knob and tube wiring in the Property? \_\_\_\_\_
- (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_\_\_\_\_

### 16. OTHER EQUIPMENT AND APPLIANCES

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

(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			X	Pool/spa heater			X
Attic fan(s)			X	Range/oven			X
Awnings			X	Refrigerator(s)			X
Carbon monoxide detectors			X	Satellite dish			X
Ceiling fans		X		Security alarm system			X
Deck(s)		X		Smoke detectors		X	
Dishwasher			X	Sprinkler automatic timer			X
Dryer		X		stand-alone freezer			X
Electric animal fence			X	Storage shed	X		
Electric garage door opener		X		Trash compactor			X
Garage transmitters		X		Washer		X	
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven			X	4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

(C) Explain any "yes" answers in Section 16:  
Storage shed and small barn need repairs.

### 17. POOLS, SPAS AND HOT TUBS

- (A) Is there a swimming pool on the Property? If "yes,":
1. Above-ground or in-ground? \_\_\_\_\_
  2. Saltwater or chlorine? \_\_\_\_\_
  3. If heated, what is the heat source? \_\_\_\_\_
    4. Vinyl lined, fiberglass or concrete lined? \_\_\_\_\_
    5. What is the depth of the swimming pool? \_\_\_\_\_
  6. Are you aware of any problems with the swimming pool?
  7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B		X		
B1				X
B2				X

- (B) Is there a spa or hot tub on the Property?
1. Are you aware of any problems with the spa or hot tub?
  2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: \_\_\_\_\_

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

	Yes	No	Unk	N/A
A		X		
B	X			

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:** *One garage*  
 457 *window is cracked. One small basement window is cracked. One large*  
 458 *basement window does not lock properly.*

459 **19. LAND/SOILS**  
 460 (A) **Property**

- 461 1. Are you aware of any fill or expansive soil on the Property?  
 462 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth  
 463 stability problems that have occurred on or affect the Property?  
 464 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being  
 465 spread on the Property?  
 466 4. Have you received written notice of sewage sludge being spread on an adjacent property?  
 467 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on  
 468 the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		

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:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)  
 475 2. Open Space Act - 16 P.S. §11941, et seq.  
 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)  
 477 4. Any other law/program: \_\_\_\_\_

	Yes	No	Unk	N/A
B1	X			
B2		X		
B3		X		
B4		X		

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):

- 484 1. Timber  
 485 2. Coal  
 486 3. Oil  
 487 4. Natural gas  
 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  
 489 \_\_\_\_\_

	Yes	No	Unk	N/A
C1		X		
C2		X		
C3		X		
C4		X		
C5		X		

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:** \_\_\_\_\_  
 495 \_\_\_\_\_

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

497 **(A) Flooding/Drainage**

- 498 1. Is any part of this Property located in a wetlands area?  
 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?  
 500 3. Do you maintain flood insurance on this Property?  
 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?  
 502 5. Are you aware of any drainage or flooding mitigation on the Property?  
 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?  
 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages  
 507 storm water for the Property?

	Yes	No	Unk	N/A
A1			X	
A2	X			
A3		X		
A4		X		
A5		X		
A6	X			
A7		X		

508 **Seller's Initials** *gk/rj* **Date** *3/28/2026* **SPD Page 9 of 11** **Buyer's Initials** */* **Date** \_\_\_\_\_



309 **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  
 310 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

311 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**  
 312 **made storm water management features:** No known flooding since ownership.  
 313 Two small drainage pipes west of gate at roadway. Stewardson Trwp owned.

314 (B) **Boundaries**

	Yes	No	Unk	N/A
315 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	<input checked="" type="checkbox"/>			
316 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	<input checked="" type="checkbox"/>			
317 3. Can the Property be accessed from a private road or lane?		<input checked="" type="checkbox"/>		
318 a. If "yes," is there a written right of way, easement or maintenance agreement?				<input checked="" type="checkbox"/>
319 b. If "yes," has the right of way, easement or maintenance agreement been recorded?				<input checked="" type="checkbox"/>
320 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	<input checked="" type="checkbox"/>			

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

326 **Explain any "yes" answers in Section 20(B):** Trwp-County Power right-of-way. Driveway  
 327 easement granted to Hoover Camp and Hyde Camp.

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

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

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

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

337 (B) **Radon**

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

341 (C) **Lead Paint**

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

342 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?		<input checked="" type="checkbox"/>		
343 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?		<input checked="" type="checkbox"/>		

347 (D) **Tanks**

348 1. Are you aware of any existing underground tanks? <u>propane tank</u>	<input checked="" type="checkbox"/>			
349 2. Are you aware of any underground tanks that have been removed or filled?		<input checked="" type="checkbox"/>		

350 (E) **Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage?  
 351 If "yes," location: \_\_\_\_\_

E			<input checked="" type="checkbox"/>	
			<input checked="" type="checkbox"/>	

352 (F) **Other**

353 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?		<input checked="" type="checkbox"/>		
354 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?		<input checked="" type="checkbox"/>		
355 3. If "yes," have you received written notice regarding such concerns?				<input checked="" type="checkbox"/>
356 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?		<input checked="" type="checkbox"/>		

360 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):** \_\_\_\_\_

362 **22. MISCELLANEOUS**

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

364 1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1		<input checked="" type="checkbox"/>	
365 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?	A2		<input checked="" type="checkbox"/>	

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

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

	Yes	No	Unk	N/A
A.1		X		
B.1		X		
B.2		X		
B.3		X		
C.1		X		
C.2		X		
D.1		X		

**(B) Financial**

- Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
- Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?
- Are you aware of any insurance claims filed relating to the Property during your ownership?

**(C) Legal**

- Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
- Are you aware of any existing or threatened legal action affecting the Property?

**(D) Additional Material Defects**

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

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

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

Explain any "yes" answers in Section 22: \_\_\_\_\_

**23. ATTACHMENTS**

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

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- \_\_\_\_\_
- \_\_\_\_\_

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

SELLER \_\_\_\_\_ DATE 3/28/2026  
 SELLER [Signature] DATE 3/28/2026  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 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** 1228 Cross Fork Creek Rd, Cross Fork, PA 17229 and 1227 Cross Fork Creek Rd, Cross Fork, PA 17729

2 **SELLER** Jeffrey and Kathleen Putt Fallen Rock Farm and Equipment

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  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

17 **SELLER'S RECORDS/REPORTS**

18  Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

19  Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in

20 or about the Property. (List documents): \_\_\_\_\_

21

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

23 **SELLER** Jeffrey Putt 03/23/26 **DATE** 03/23/26

24 **SELLER** Kathleen Putt 03/23/26 **DATE** \_\_\_\_\_

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 **KMH** 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)** Hurley Real Estate and Auctions

47 **LICENSEE** Kaleb Hurley Kaleb Hurley **DATE** \_\_\_\_\_

48 **BROKER FOR BUYER (Company Name)** \_\_\_\_\_

49 **LICENSEE** \_\_\_\_\_ **DATE** \_\_\_\_\_



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10/16

Hurley Real Estate and Auctions, 2809 Buchanan Trail East Greencastle PA 17225  
Kaleb Hurley

Phone: 7175979100

Fax:

Produced with Lone Wolf Transactions (zipform Editor) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.hurley.com



## ***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?

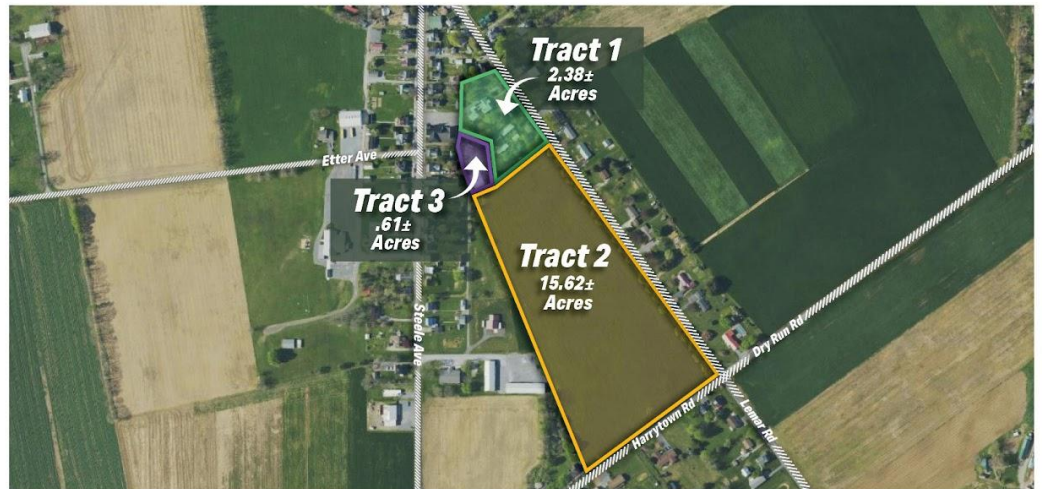
1. The auctioneer will offer the tracts individually first. The bids are recorded visually for the bidders, usually on a white board.
2. Then the auctioneer asks if there is anyone interested in a combination of tracts. Original individual bidders may be out-bid; but with each round original bidders 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
<del>100,000</del>	<del>150,000</del>	<del>80,000</del>
<del>150,000</del>	<del>160,000</del>	<del>90,000</del>
<del>170,000</del>	<del>175,000</del>	<del>95,000</del>
<del>180,000</del>	<del>200,000</del>	<b>110,000</b>
<del>190,000</del>	<b>240,000</b>	
<b>220,000</b>		

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

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!***


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**Nathan C. Bonner — Title Agent**

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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.



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