

BID PACKET

Judy Houk

5 ACRE LITTLE BLUE RIVER CAMP ONLINE AUCTION



**2029 SOUTH DANS LANE
PEKIN, IN 47165**



ONLINE BIDDING ENDS

THURSDAY, SEPTEMBER 5 @ 2PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
2029 South Dans Lane, Pekin, IN 47165

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE - Proper and complete registration is required. All bidders must provide name, address, phone number, email address and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT - A 10% non-refundable down payment in the form of cash, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

CLOSING All auctions are a cash sale and the balance of the purchase price will be due in 40 days. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

REAL ESTATE TAXES AND ASSESSMENTS - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* Buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION - Seller will give possession at closing.

INSPECTION - Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property.

FLOOD DESIGNATION - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. Buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the riverbank area is located in Flood Zone A. The home and outbuildings are not located in the floodplain.*

EVIDENCE OF TITLE - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

PRIVATE ROAD *Property is accessed by a shared private road with an ingress & egress right-of-way. No private road maintenance agreement.*

SURVEY - Property is being sold without survey. All land measurements are per courthouse records.

AUCTION END TIME - Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference. The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserve the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. Bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

PRE-AUCTION SALES Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

AGENCY The Harritt Group is acting exclusively as agents for the seller.

SELLER Mildred Judith Houk

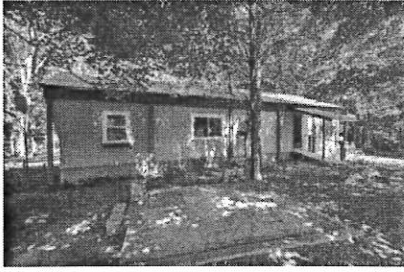
Client Detail

2029 S Dans Lane, Pekin, IN 47165

Listing #: **2019010192** Total Finished SqFt: **576**

Above Grade Finished SqFt: **576**

\$0
Active (08/21/19)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Washington	Township:	Posey
Subdivision:	No	School Dst:	West Washington
Subdiv Nm:		Parcel#:	880301000011000017
Beds:	0	Lot Sz:	5 / 217,800
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	576	Lot Dim:	
Tot Fin SF:	576	Year Built:	1973
New Const:	No	Annual Tax:	299
Home Warranty:	No	Tax Year:	2018/2019
Land Assess:	33,300	DOM:	0
Improvements:	14,000	HOA \$:	/
Total Assess:	47,300		
Directions:	From Salem or Palmyra take Hwy. 135 to W. South Liberty Church Road. West 1.3 miles to right on S. Big Springs Road. 3/4 miles to left on W. Morgan Lane (Gravel Road - No Sign). 1/2 mile to slight right on Dans Lane to property on right.		

Legal: **PT SE 1-1-3 5 AC.**

Tot Deductions:	\$31,202	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Over 65	\$12,480	Supplemental Homestd	\$3,542
		Homestead Standard	\$15,180		

Remarks

5 Acre Little Blue River Camp Online Auction. Bidding ends Thursday, September 5 @ 2 PM. Selling online 5 wooded and open acres nestled on the banks of Little Blue River with river frontage and access. The property includes a vintage mobile home with an enclosed 10' x 48' screened porch with a full over the top metal pole barn roof and a detached 20' x 24' carport storage garage. Home has an equipped eat-in kitchen and a living area with wide plank wood floors, a full bath, utility room, wood stove heat and window air conditioners. Located in Washington County on a private dead-end road off Highway 135 just 5 miles NW of Palmyra, 12 miles SW of Salem and 25 miles NW of Louisville, KY. Access by a shared private road with ingress & egress right-of-way. No written road maintenance agreement. Register to bid at harrittgroup.com. Home and outbuildings are not located in a flood zone; riverbanks are located in Flood Zone A. Great spot to enjoy bank fishing, bird and wildlife watching. BUYER'S PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN Thursday, Aug. 29, 4-6 PM, Thursday, Sept. 5, 11AM-1PM or call for an appointment.

Amenities

Type:	1 Story	Foundation:	Unknown
Zoning:	Residential	Basement:	No
Construction:	Manufd. Single Wide	Basement Type:	
Outbuildings:	Garage, Shed	Laundry:	No
# Fireplaces:	Fireplace:	Laundry Location:	
Appliances:	Range / Oven, Refrigerator	Laundry Type:	
Lot Description:	Dead End Street, River Frontage, Secluded Lot, Wooded Lot		
Exterior Type:	Aluminum Siding	Road Frontage:	0
Exterior Feat:	Enclosed Porch, Screened Porch		
Interior Feat:	Ceiling Fan(s), Wood Stove		
Road Type:	Gravelpaved		

Measurements

Above Grade Finished:	576.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	576
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **3** Garage: **Y** Garage Size: **20 x 24** Garage Type: **Detached** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Kitchen	12 x 11	1st Floor	Wood	
Family Room	18 x 11	1st Floor	Wood	
Bathroom Full	7 x 8.3	1st Floor	Other	
Other	7.6 x 11	1st Floor	Other	Utility

Utilities

Water Heater:	Electric	Heat Type:	Other
Water Type:	Public Onsite	Cooling Type:	Window A/C Unit(s)
Natural Water:	River	Fuel Type:	Wood
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	Unknown
Flood:	Yes	Sign:	Yes
Seller Will Lease:	No	Terms:	No

Search Criteria

This search was narrowed to a specific set of Listings.
Property Type is 'Residential/Farm'
Selected 1 of 1 result.



2029 S. Dans Lane, Pekin, Indiana 47165

Printed
07/22/2019

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

88-03-01-000-011.000-017
General Information
 Parcel Number
 88-03-01-000-011.000-017
 Local Parcel Number
 0110021501
 Tax ID:

Routing Number
 100.000

Property Class 540
 Mobile or Manufactured Home - Plat

Year: 2018

Location Information

County Washington
 Township POSEY TOWNSHIP
 District 017 (Local 017)
 POSEY TOWNSHIP
 School Corp 8220
 WEST WASHINGTON
 Neighborhood 91101-017
 Posey Res & Ag
 Section/Plat
 000
 Location Address (1)
 2029 S DANS LN
 PEKIN, IN 47165

HOUK, MILDRED JUDITH
Ownership
 HOUK, MILDRED JUDITH
 2029 DANS LN
 PEKIN, IN 47165

Legal
 PT SE 1-1-3 5 AC.

2029 S DANS LN
Transfer of Ownership

Date Owner
 04/24/2003 HOUK, MILDRED JUD
 01/01/1996 WALKER, BEATRICE
 03/21/1990 JAMES & BARBARA
 03/21/1990 RUBY N. GREGORY.
 01/01/1900 RUBY N. GREGORY.

540, Mobile or Manufactured Home - Pla
Doc ID Code Book/Page Adj Sale Price VII
 2003/2707 \$25,000 I
 / / \$0 I
 / / \$0 I
 / / \$0 I
 / / \$0 I

Posey Res & Ag/91101-017
Notes



Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	2018	2017	2016	2015
Reason For Change	WIP	AA	AA	AA
As Of Date	03/01/2018	06/11/2018	04/13/2017	06/02/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$33,300	\$33,300	\$33,300	\$33,300
Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$15,300	\$15,300	\$15,300	\$15,300
Improvement	\$14,000	\$15,200	\$14,100	\$19,100
Imp Res (1)	\$7,300	\$8,200	\$7,300	\$12,100
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$6,700	\$7,000	\$6,800	\$7,000
Total	\$47,300	\$48,500	\$47,400	\$52,400
Total Res (1)	\$25,300	\$26,200	\$25,300	\$30,100
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$22,000	\$22,300	\$22,100	\$22,300

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 150' X 250', Cl 150' X 250')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Res Infl. %	Market Elig %	Value
9	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	\$18,000
91	A		0	3.8160	1.00	\$4,000	\$4,000	\$15,264	0%	0%	\$15,260
82	A	BA	0	0.1840	0.98	\$1,610	\$1,578	\$290	-100%	0%	\$0

Market Model
 Singlewide Pre 1976

Characteristics

Topography Flood Hazard
 Low
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Unpaved

Neighborhood Life Cycle Stage
 Other

Printed Thursday, June 21, 2018

Review Group

Data Source N/A

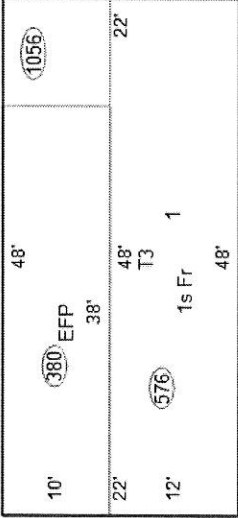
Collector

Appraiser

Land Computations

Calculated Acreage	5.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.18
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.82
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$18,000
91/92 Value	\$15,300
Supp. Page Land Value	\$18,000
CAP 1 Value	\$0
CAP 2 Value	\$15,300
CAP 3 Value	\$15,300
Total Value	\$33,300

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1 3
Finished Area	576 sqft	Water Heaters	1 1 1
Make		Add Fixtures	0 0
		Total	3 5



Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Slate
	<input type="checkbox"/> Tile
	<input type="checkbox"/> Other

Exterior Features	
Description	Area Value
Porch, Enclosed Frame	380 \$14,100

Cost Ladder	
Floor Constr	Base Finish Value
1 1Fr	576 576 \$50,300
2	
3	
4	
1/4	
1/2	
3/4	
Attic	
Bsmt	
Crawl	
Slab	

Adjustments		Total Base
Unfin Int (-)	1 Row Type Adj. x 1.00	\$50,300
Ex Liv Units (+)		\$50,300
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+/-)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$50,300
Sub-Total, 1 Units		\$14,100
Exterior Features (+)		\$64,400
Garages (+) 0 sqft		\$64,400
Quality and Design Factor (Grade)		0.40
Location Multiplier		0.90
Replacement Cost		\$23,184

Specialty Plumbing	
Description	Count Value
5	

Summary of Improvements											
Description	Res Eligibl	Story Height	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Size	Value
1: Single-Family	100%	1	1973	45	A	\$22.93	0.90		\$23,184	576 sqft	\$7,300
2: Utility Shed R	0%	1	1976	42	F	\$22.93	0.90	\$22.93	\$669	9'x9'	\$200
3: STG MH	0%	1	1960	58	VP		0.90			480 sqft	\$300
4: Barn, Pole (T34SO) ov	0%	1	1995	23	A	\$10.99	0.90	\$6.90	\$5,243	-22' x 48' x 10'	\$2,900
5: Barn, Pole (T3)	0%	1	2009	9	A	\$16.76	0.90	\$11.81	\$4,081	20' x 24' x 10'	\$3,300



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year) 07/31/19

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

2029 Dans Lane, Pekin, IN 47165

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern			✓		
Clothes Dryer	✓				Septic Field/Bed	✓				
Clothes Washer	✓				Hot Tub			✓		
Dishwasher	✓				Plumbing					
Disposal	✓				Aerator System	✓				
Freezer			✓		Sump Pump	✓				
Gas Grill					Irrigation Systems	✓				
Hood	✓				Water Heater/Electric				✓	
Microwave Oven	✓				Water Heater/Gas	✓				
Oven			✓		Water Heater/Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)			✓		Well				✓	
Trash Compactor	✓		✓		Septic and Holding Tank/Septic Mound				✓	
TV Antenna/Dish					Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
					D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	✓				
					Central Air Conditioning	✓				
					Hot Water Heat	✓				
					Furnace Heat/Gas	✓				
					Furnace Heat/Electric	✓				
					Solar House-Heating	✓				
					Woodburning Stove				✓	
					Fireplace	✓				
					Fireplace Insert	✓				
					Air Cleaner	✓				
					Humidifier	✓				
					Propane Tank	✓				
					Other Heating Source	✓				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Mildred Judith Hawk</i>	Date (mm/dd/yy) <u>7/30/19</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

2029 Dans Lane, Pekin, IN 47165

2. ROOF				4. OTHER DISCLOSURES			
Age, if known	Years	YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW
Does the roof leak?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, how many layers?					Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. HAZARDOUS CONDITIONS				Is the present use of non-conforming use? Explain:			
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		YES	NO	DO NOT KNOW			
			<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Explain:				Is the access to your property via a private road?			
				<input checked="" type="checkbox"/>			
				Is the access to your property via a public road?			
				<input type="checkbox"/>			
				Is the access to your property via an easement?			
				<input checked="" type="checkbox"/>			
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
				<input checked="" type="checkbox"/>			
				Are there any structural problems with the building?			
				<input type="checkbox"/>			
				Have any substantial additions or alterations been made without a required building permit?			
				<input checked="" type="checkbox"/>			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
				<input checked="" type="checkbox"/>			
				Is there any damage due to wind, flood, termites, or rodents?			
				<input checked="" type="checkbox"/>			
				Have any structures been treated for wood destroying insects?			
				<input checked="" type="checkbox"/>			
				Are the furnace/woodstove/chimney/flue all in working order?			
				<input checked="" type="checkbox"/>			
				Is the property in a flood plain?			
				<input type="checkbox"/>			
				Do you currently pay for flood insurance?			
				<input checked="" type="checkbox"/>			
				Does the property contain underground storage tank(s)?			
				<input type="checkbox"/>			
				Is the homeowner a licensed real estate salesperson or broker?			
				<input checked="" type="checkbox"/>			
				Is there any threatened or existing litigation regarding the property?			
				<input checked="" type="checkbox"/>			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
				<input checked="" type="checkbox"/>			
				Is the property located within one (1) mile of an airport?			
				<input checked="" type="checkbox"/>			

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages, if necessary)

-small leak under kitchen sink
- leak around toilet Ring / seal

* Home and outbuildings are not located in flood plain. Riverbanks are located in Flood Zone A.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Mildred Judith Noub</i>	Date (mm/dd/yy) <i>7/30/19</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



FORM #03.





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 2029 Dans Lane, Pekin, IN 47165

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

- (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer has (check (i) or (ii) below):
(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
OR
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

2029 Dans Lane, Pekin, IN 47165
(Property Address)

47 **CERTIFICATION OF ACCURACY**

48 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
49 have provided is true and accurate.

50
51 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56	<u>Mildred Judith Houck</u>	<u>7/30/19</u>	_____	_____
57	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
58				
59	<u>Mildred Judith Houck</u>	_____	_____	_____
60	PRINTED		PRINTED	
61				
62				
63	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
64				
65				
66	PRINTED		PRINTED	
67				
68				
69	LISTING BROKER	DATE	SELLING BROKER	DATE
70				



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Form #37. Copyright IAR 2019



2029 Dans Lane, Pekin, IN 47165
(Property Address)

National Flood Hazard Layer FIRMette



38°27'49.10"N

86°7'43.45"W

86°7'5.99"W

USGS The National Map: Orthoimagery. Data refreshed April, 2019

Feet 1:6,000



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i>
<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i> 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/20/2019 at 10:48:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.