

BID PACKET

Lee & Lois House

ALTAWOOD VIEW HOME ONLINE AUCTION



**15 NORTH HILL DRIVE
FLOYDS KNOBS, IN 47119**



ONLINE BIDDING ENDS

MONDAY, NOVEMBER 11 @ 6PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

15 North Hill Drive, Floyds Knobs, IN 47119

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 calendar 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.

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. All measurements per courthouse.

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. *Our records indicate that the property is not located in a flood zone.*

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.

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

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.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

HOMEOWNERS ASSOCIATION (HOA) FEES The new owner will become a member of the Altawood Homeowners Association and pay annual HOA fees. Fees will be prorated to day of closing based on the current annual assessment of \$100.00.

POSSESSION - Seller will give possession at closing.

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 a 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 reserves 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 Lee & Lois House

General Information
 Parcel Number 22-05-02-100-306.000-007
 Local Parcel Number 0053090013
 Tax ID:

Ownership
 House, Lee R. & Lois S.
 15 N Hill Dr
 Floyds Knobs, IN 47119

Transfer of Ownership
 Date Owner Doc ID Code Book/Page Adj Sale Price V/I
 05/09/1995 House, Lee R. & Lois 0 WD 22/4169 \$0 I
 08/08/1988 HEAZLITT, MICHAEL 0 WD 15/6611 \$0 I
 01/01/1900 HEAZLITT, WALTER S WD / \$0 I

Notes
 1/9/2017 18Q3: MAJOR CHANGES TO SKETCH.
 SB

Legal
 P 631 L15

Routing Number
 05-02-1N0-230

Property Class
 510
 1 Family Dwell - Platted Lot

Year: 2019

Location Information

County
 Floyd
Township
 NEW ALBANY TOWNSHIP
District
 District 007 (Local 007)
School Corp
 NEW ALBANY-FLOYD COUNTY C
Neighborhood
 Altawood
Section/Plat
 4021001-007
Location Address
 15 N HILL DR
 FLOYDS KNOBS, IN 47119

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

Assessment Year	2019	2018	2017
Reason For Change	AA	Misc	AA
As Of Date	06/25/2019	02/15/2019	06/22/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$41,600	\$41,600	\$41,600
Land Res (1)	\$41,600	\$41,600	\$41,600
Land Non Res (2)	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0
Improvement	\$203,900	\$201,800	\$200,400
Imp Res (1)	\$185,800	\$183,700	\$182,300
Imp Non Res (2)	\$0	\$0	\$0
Imp Non Res (3)	\$18,100	\$18,100	\$18,100
Total	\$245,500	\$243,400	\$242,000
Total Res (1)	\$227,400	\$225,300	\$223,900
Total Non Res (2)	\$0	\$0	\$0
Total Non Res (3)	\$18,100	\$18,100	\$18,100

Land Data (Standard Depth: Res 200', Cl 200' Base Lot: Res 100' X 200', Cl 100' X 200')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F F	80	143x235	1.04	\$280	\$41,613	0%	100%	1.0000	\$41,610

Land Computations

Calculated Acreage	0.77
Actual Frontage	80
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.77
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.77
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	\$0
91/92 Value	\$0
Supp. Page Land Value	\$41,600
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$41,600

Market Model
 4021001-007 - Residential

Characteristics

Topography
 High, Rolling
Flood Hazard
 ERA
Public Utilities
 Water, Gas, Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed Monday, October 7, 2019
 Review Group 2017

Data Source Estimated
Collector BF
Appraiser 01/01/1900

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 2949 sqft
 Make

Plumbing

TF
 Full Bath 3 9
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 5 11

Floor Finish

Tile
 Carpet
 Sub & Joint
 Unfinished
 Other
 Parquet

Accommodations

Bedrooms 3
 Living Rooms 0
 Dining Rooms 0
 Family Rooms 0
 Total Rooms 0

Wall Finish

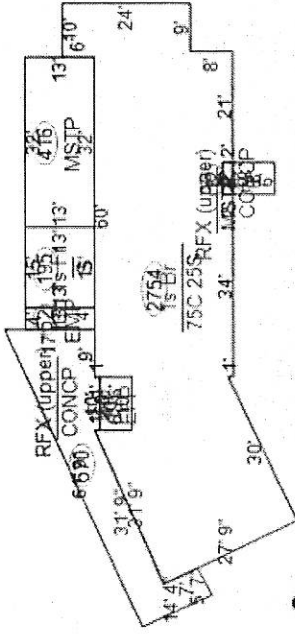
Plaster/Drywall
 Unfinished
 Paneling
 Other
 Fiberboard

Roofing

Built-Up
 Metal
 Asphalt
 Slate
 Tile
 Wood Shingle
 Other

Exterior Features

Area Value
 Stoop, Masonry 416 \$4,600
 Patio, Concrete 570 \$3,000
 Canopy, Roof Extension 570 \$4,400
 Porch, Enclosed Masonry 52 \$5,000
 Porch, Enclosed Frame 60 \$4,500
 Patio, Concrete 48 \$300
 Stoop, Masonry 12 \$1,400
 Canopy, Roof Extension 12 \$600



Adjustments

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+/-)
 Spec Plumb (+)
 Elevator (+)

Adjustments

1 Row Type Adj. x 1.00

Total Base \$178,800
 Total Value \$178,800

Sub-Totals

Sub-Total, One Unit \$198,300
 Sub-Total, 1 Units \$23,800
 Exterior Features (+) \$23,800
 Garages (+) 0 sqft \$0
 Quality and Design Factor (Grade) 1.40
 Location Multiplier 0.91
 Replacement Cost \$282,955

Specialty Plumbing

Description Count Value

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	5/6 Masonry	B+2	1952	67	G	\$17.06	0.91	\$17.06	2,949 sqft	\$282,955	28%	\$203,730	0%	100%	1,000	\$183,400
2: Utility Shed R 01	0%	1		D	2006	13	A	\$32.03	0.91	\$32.03	12'x20'	\$2,981	40%	\$1,790	0%	100%	1,000	\$1,600
3: Patio (free standing)	100%	1		B	1952	67	A	\$32.03	0.91	\$32.03	800 sqft	\$4,368	38%	\$2,710	0%	100%	1,000	\$2,400
4: Gazebo R 01	0%	1		E-1	2006	13	A	\$23.32	0.91	\$23.32	80 sqft	\$700	25%	\$520	0%	100%	1,000	\$500
5: Detached Garage	0%	1	Concrete Block	B	1952	67	G	\$23.32	0.91	\$23.32	24'x38'	\$23,224	28%	\$16,720	0%	100%	1,000	\$15,000
6: Car Shed R 01	0%	1		E-1	2006	13	A	\$10.10	0.91	\$10.10	22'x25'	\$1,517	25%	\$1,140	0%	100%	1,000	\$1,000



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R6/6-14)

Date (month, day, year)
 8 26 2019

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.

Property address (number and street, city, state, and ZIP code) **15 North Hill Drive, Floyds Knobs, IN 47119**

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 <i>stone top</i>			✓		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?				✓	
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan			✓		
Burglar Alarm	✓				Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat	✓				
Garage Door Opener / Controls			✓		Furnace Heat/Gas			✓		
Inside Telephone Wiring and Blocks/Jacks			✓		Furnace Heat/Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures			✓		Woodburning Stove <i>fire</i>	✓		✓		
Sauna	✓				Fireplace			✓		
Smoke/Fire Alarm(s)			✓		Fireplace Insert	✓				
Switches and Outlets			✓		Air Cleaner <i>FILTERS</i>			✓		
Vent Fan(s)			✓		Humidifier			✓		
60/100/200 Amp Service (Circle one)			✓		Propane Tank	✓				
Generator	✓				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.

* other side

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>Lee Home</i>	Date (mm/dd/yy) 8-26-19	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Lee Home</i>	Date (mm/dd/yy) 8/26/2019	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)

15 North Hill Drive, Floyds Knobs, IN 47119

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <i>8</i> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?	<input type="checkbox"/>	<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 type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

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

LEAK ON METAL ROOF ON THE BACK PORCH (WALK WAY) AT TIMES

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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>Lee House</i>	Date (mm/dd/yy) <i>8-26-19</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Lee House</i>	Date (mm/dd/yy) <i>8/26/2019</i>	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.



- 1 * dishwasher - whats in racks of 6 - machine works well
- 2 * cover needs replacing ^{flat & works fine}
- 3 * blue in game room over leaded-glass grill deliberately ^{plugged because not} in use ~~any~~ more

11-13-8

enck 22



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®

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PROPERTY ADDRESS: 15 North Hill Drive, Floyds Knobs, IN 47119

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.)**

15 North Hill Drive, Floyds Knobs, IN 47119
(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
57 X Lee R House 8-22-2019
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59
60 PRINTED PRINTED

61
62 X Lois House
63 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

64
65 Lois House 8/22/19
66 PRINTED PRINTED

67
68 Doris A. [Signature] 8-22-2019
69 LISTING BROKER DATE SELLING BROKER DATE



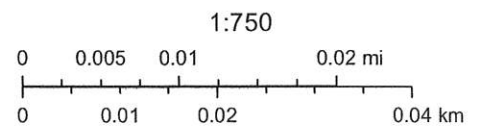
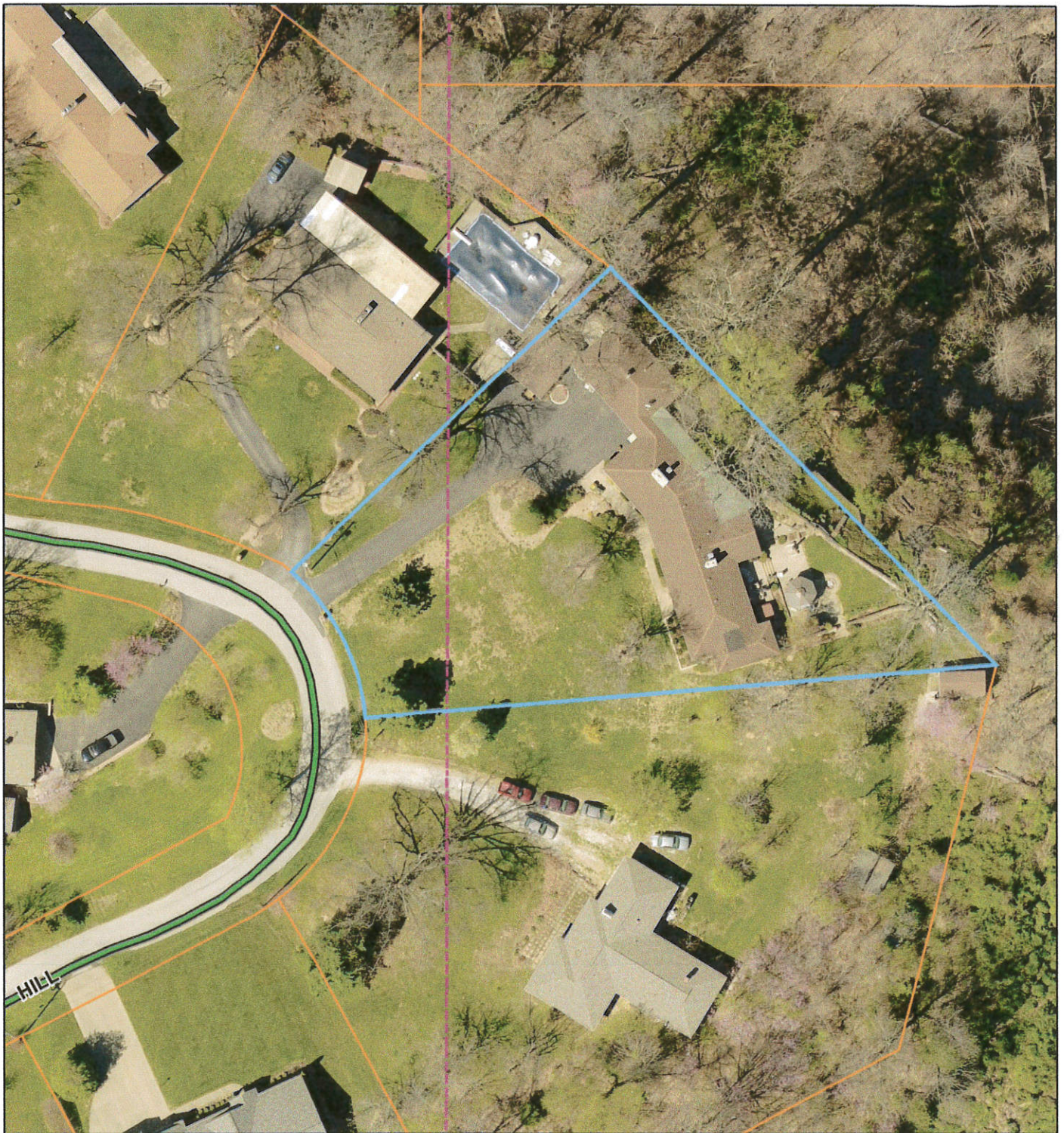
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15 North Hill Drive, Floyds Knobs, IN 47119
(Property Address)

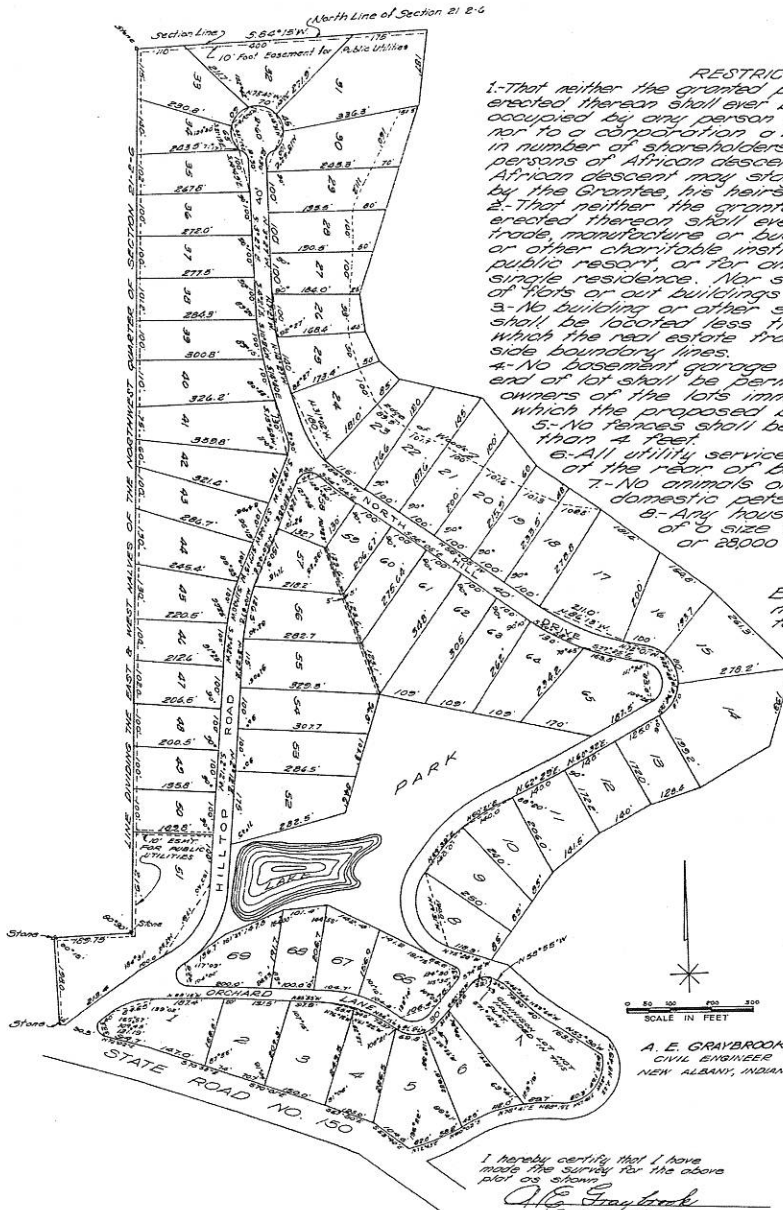
Page 2 of 2 (Lead-Based Paint - Sales)

15 N. Hill Drive, Floyds Knobs, Indiana 47119



PLAT NO. 631
FLOYD COUNTY, INDIANA

ALTAWOOD SUBDIVISION
KNOB HILL REALTY COMPANY



- RESTRICTIONS**
- 1-That neither the granted premises nor any building to be erected thereon shall ever be sold, rented, leased or in anywise occupied by any person or persons of African descent, nor to a corporation a majority of the stock of which either in number of shareholders, or amount of stock is held by persons of African descent, except that such persons of African descent may stay on the premises while employed by the Grantee, his heirs and assigns as domestic servants.
 - 2-That neither the granted premises nor buildings to be erected thereon shall ever be used for the purpose of trade, manufacture or business, or as a school, hospital or other charitable institutions, or as a hotel or place of public resort, or for any purpose other than a private single residence. Nor shall any tenement house or block of flats or out buildings be erected thereon.
 - 3-No building or other structure except a boundary fence shall be located less than 40 feet from the roadway upon which the real estate fronts nor less than 20 feet from the side boundary lines.
 - 4-No basement garage with an entrance toward the front end of lot shall be permitted without the consent of the owners of the lots immediately adjacent to the lot upon which the proposed basement garage is to be constructed.
 - 5-No fences shall be erected of a greater height than 4 feet.
 - 6-All utility services above grade shall be connected at the rear of buildings.
 - 7-No animals or fowls shall be permitted except domestic pets.
 - 8-Any house or residence erected shall be of a size not less than 2200 square feet or 28,000 cubic feet.

DESCRIPTION
Being part of the northwest and northeast quarters of section 21, township 2 south, range 6 east.

EXAMINED AND APPROVED
This 11th day of October 1946

George Freilinger
Forest Campbell
Fred S. Jupp
Board of County Commissioners

ENTERED FOR TAXATION
This 15 day of October, 1946

John Peters
Auditor of Floyd County

7358
FILED AND RECORDED
This 15th day of Oct. 1946
9:15 A.M.

Thomas E. Doorn
Recorder of Floyd County

A. E. GRAYBROOK
CIVIL ENGINEER
NEW ALBANY, INDIANA

I hereby certify that I have made the survey for the above plat as shown.

A. E. Graybrook
Civil Engineer

October 11, 1946
The Knobhill Realty Company Inc. by and thru its president and secretary hereby acknowledges the within plat to be a subdivision of a part of the northwest and northeast quarters of section 21, township 2 south, range 6 east as conveyed to the Knobhill Realty Company Inc. by deed recorded in deed record number 419, page 87.

KNOBHILL REALTY COMPANY, Inc.
by John P. Gentile
President
Attest J. N. Reiss
Secretary

Before me a Notary Public in and for Floyd County, Indiana personally appeared John P. Gentile and J. N. Reiss president and secretary respectively of Knobhill Realty Company Inc. and as such officers acknowledged the execution of the within plat for and in behalf of said corporation. October 11, 1946

Robert R. Butler
Notary Public

My commission expires Jan. 7, 1950