

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 412 Parker St.
 CITY Clarks Summit STATE PA ZIP 18411

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

	YES	NO	DON'T KNOW
1. Does seller currently occupy property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If not, when did seller last occupy property?	-----	<input type="checkbox"/>	<input type="checkbox"/>
3. Is any part of the property leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Does anyone claim an easement on or a right to use all or some of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does property rest on a landfill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the property in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property in a designated fire danger zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is the property in a designated earthquake danger zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are you aware of any settling/earth movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. How old is the structure?	<u>built 1950</u>		
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is your property currently under warranty by a licensed pest control company?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Has there been fire, wind, or flood damage that required repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Has there ever been water leakage or dampness within basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- new gutters 2018

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- new gutters 2018

18. Have there been any additions, structural changes, or alterations to the property? ✓
19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? NA
20. Is drinking water source public or private? public
21. Is sewer system public or private? public
22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer? no
23. Is there polybutylene plumbing (other than the primary service line) on the property? ✓
24. Are you aware of any toxic substances on the property? ✓
25. Has the property been tested for radon? yes - within normal limit
in 2020 - August.
26. Are there or have there ever been fuel storage tanks below ground on the property? ✓
27. Is property subject to covenants and restrictions? ✓
28. Is there a mandatory association fee? ✓
29. If so, how much monthly/yearly? \$ NA
30. Is there an initiation fee? ✓
31. Are special assessments approved by the association? NA
32. Has the property ever been the subject of litigation? ✓
33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property? ✓
34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement? ✓
35. Does the property contain asbestos? ✓
36. Does the property contain lead paint? ✓
41. Additional explanations or disclosures (please attach additional sheets if necessary):

The following checked items are currently on the property and will be included in the sale:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Burglar Alarms | <input checked="" type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Fire Alarms | <input type="checkbox"/> Central Air |
| <input type="checkbox"/> Central Heating | <input type="checkbox"/> Window A/C Unit | <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Oven | <input type="checkbox"/> Microwave | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Pool | <input checked="" type="checkbox"/> Washer/Dryer Hookups |
| <input checked="" type="checkbox"/> Hot Tub/Jacuzzi | <input checked="" type="checkbox"/> Washer | <input checked="" type="checkbox"/> Dryer | <input checked="" type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Pool Barrier | <input type="checkbox"/> Safety Cover for Hot Tub | | |

SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER Carole M Chappie DATE 9-13-20

SELLER _____ DATE _____

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase and Sale Agreement with Seller, the property is being sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

BUYER _____ DATE _____

BUYER _____ DATE _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.

Parcel ID No. 09015-010-01700

This Indenture, made the 30 day of MARCH, 2007,

Between

VALERIE R. SERINE now by marriage VALERIE SERINE-LANGAN and JOHN JOSEPH LANGAN, her husband, of 4003 Pond View Drive, Clarks Summit, PA 18411

hereinafter called the Grantors and

CAROL CHAFFEE, individually, of P.O Box 185, Waverly, PA 18471

hereinafter called the Grantee

Witnesseth, that the said Grantors for and in consideration of the sum of **ONE HUNDRED SIXTEEN THOUSAND DOLLARS (\$116,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, her heirs assigns, the survivor of them and the survivor's personal representatives and assigns,

Together With all rights of way and **UNDER AND SUBJECT** all covenants, reservations, restrictions, and conditions of record, as found in the Chain of Title.

ALL THAT CERTAIN parcel of land situate in the Borough of Clarks Summit, formerly South Abington Township, Lackawanna County, Pennsylvania, further described as follows:

BEING Lot designated as Lot 1-S.B. on Map of subdivision of Lots numbered 4, 5 and 6 in Block D in Crest Wood Park, Clarks Summit, Pennsylvania, which Map is recorded in Lackawanna County Map Book 4, Page 77. The lot hereby conveyed is the northwesterly one-half (1/2) of Lot No. 4 in Block D in Crest Wood Park in Clarks Summit, Pennsylvania, as represented in Map or Plot recorded in said County in Map Book 2, at page 97, and is forty (40) feet in front on Parker Street and one hundred seventy-five (175) feet in depth: Together with residence known as and assessed as 412 Parker Street, Clarks Summit, Pennsylvania. The said residence also being formerly but incorrectly known as 602 Parker Street, Clarks Summit, Pennsylvania.

BEING THE SAME premises which George Gresh and Rosemary Gresh by their certain Deed recorded in the Recorder of Deeds Office in and for Lackawanna County at Record Book 1515 at Page 305 granted and conveyed to Valerie R. Serine, one of the Grantors herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the

reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will SPECIALLY WARRANT AND FOREVER DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

[Handwritten signature]
KATHLEEN HEIN
[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
VALERIE R. SERINE a/k/a
[Handwritten signature]
VALERIE SERINE-LANGAN
[Handwritten signature]
JOHN JOSEPH LANGAN

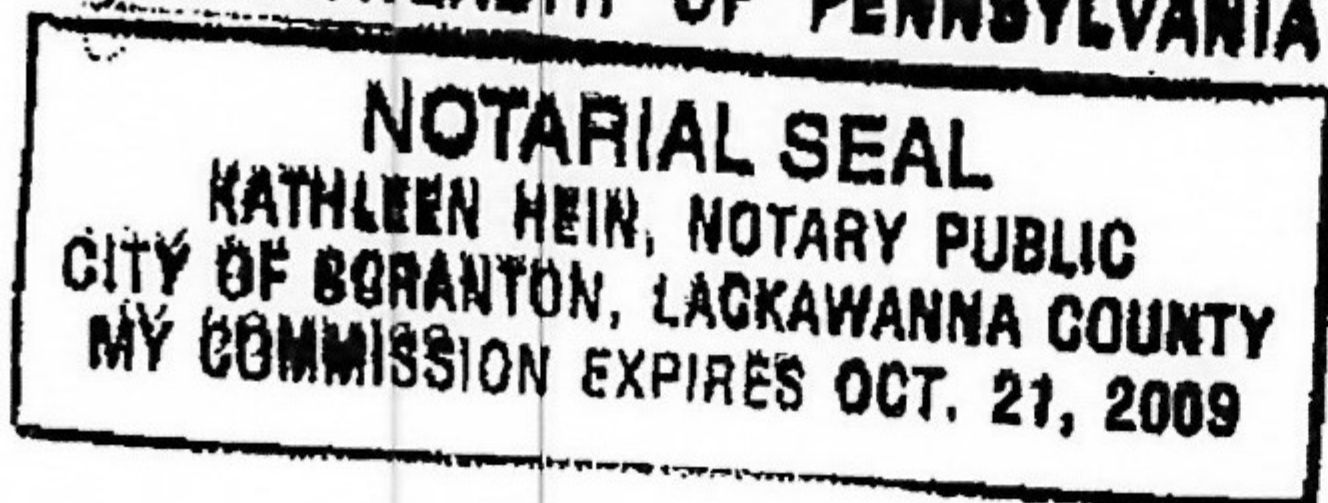
LACKAWANNA COUNTY
CERTIFIED PROPERTY IDENTIFICATION
MUNI: 08
PIN: 09015 010 0170
USE: 1000 ASSESS VAL: 5440
DATE: 4/11/07 AN
2,00 CLERK

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Lackawanna SS :

ON THIS, the 30 day of March, 2007, before me, the undersigned officer, personally appeared **VALERIE R. SERINE** now by marriage **VALERIE SERINE-LANGAN**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



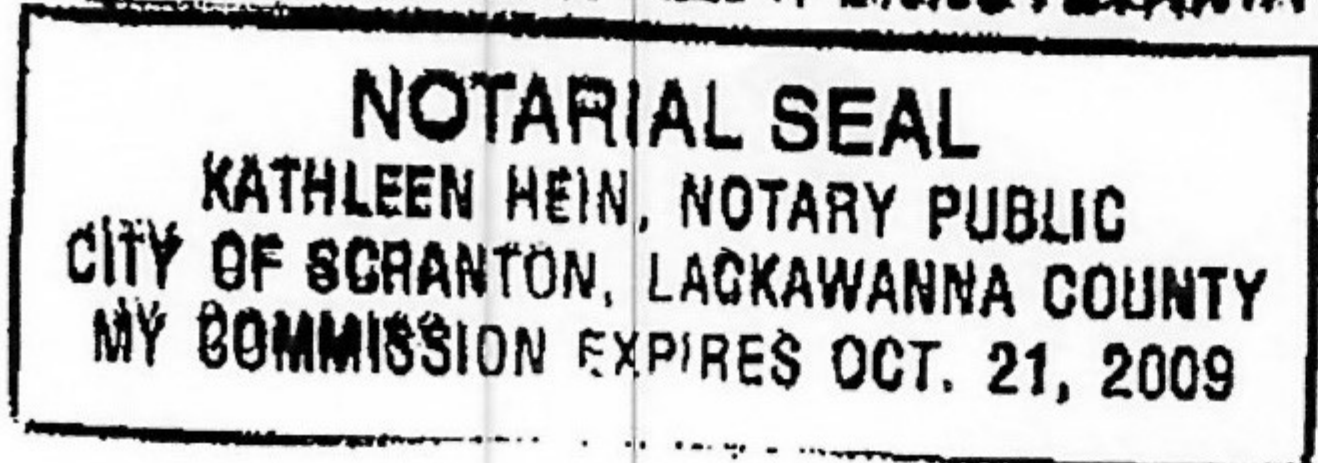
[Signature]
NOTARY PUBLIC
My Commission Expires: 10-21-09

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Lackawanna SS :

ON THIS, the 30 day of MARCH, 2007, before me, the undersigned officer, personally appeared, **JOHN JOSEPH LANGAN** 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 purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

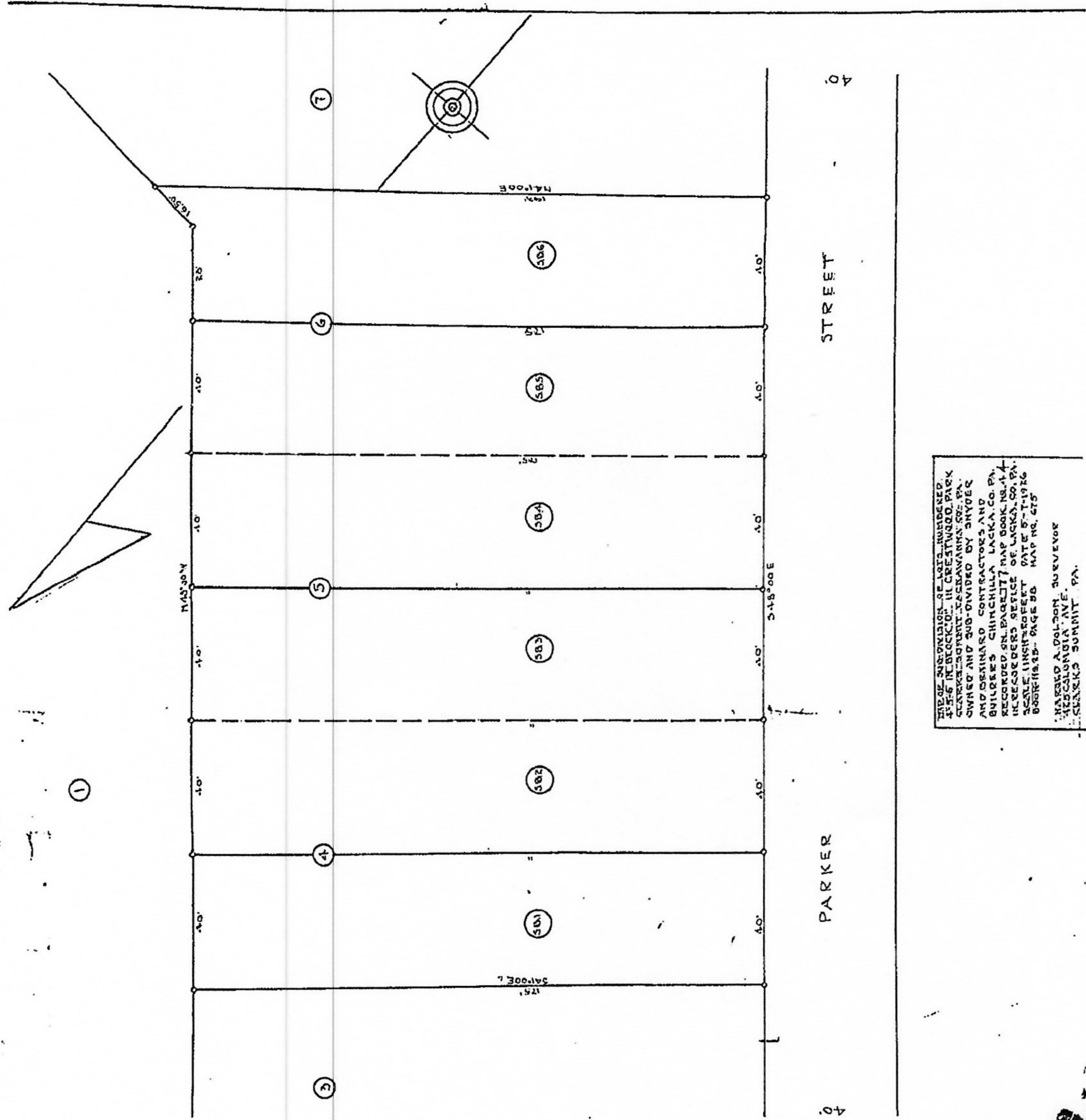


[Signature]
NOTARY PUBLIC
My Commission Expires 10-21-09

The address of the above-named Grantees is:

412 Barker St, Clarks Summit
PA 18411
James M. Fessler
On behalf of the Grantees

Record and return to:



THIS SUBDIVISION OF LOTS, NUMBERED AS SHOWN IN BLOCK 10, IN CRESTWOOD PARK GARDENS, SUMMIT, WASHINGTON, D.C., PA. OWNED AND SUB-DIVIDED BY SHYER AND OSBORN CONTRACTORS AND BUILDERS, CHINECHILLA, LACKA, CO. PA. IS RECORDED IN PLAT 177 MAP BOOK NO. 14, RECORDED IN THE OFFICE OF LANDS, CO. PA. SCALE: 1 INCH = 10 FEET. MAP NO. 1776 BOSTON-PA 450 MAP NO. 415

KARL A. DOLSON, SURVEYOR
 123 COLONIA AVE.
 SEASOCK SUMMIT, PA.

Lackawanna County Assessor's Office Property DetailsPIN Number: **0901501001700**Property InformationAddress: **412 PARKER ST**
Municipality: **CLARKS SUMMIT**Owner InformationName: **CHAFFEE CAROL**Address: **412 PARKER ST**
CLARKS SUMMIT, PA 18411Dwelling Type: **RESIDENTIAL SINGLE DWELLING**
Dimensions: **40X175**Instrument No.: **2007009698**
Book Page/Ref No.: **0 0**
Date Acquired (mm/dd/yy): **3/30/2007**AssessmentLand Value: **\$1442**
Improvement Value: **\$4000**
Total Value: **\$5442**Purchase Price: **\$116000**

Printed: Monday, Sep 14 2020 - 11:28:40 am

