

MULTI-PARCEL REAL ESTATE AUCTION

Parcel 1: 0.41 Acre w/Dwelling & Outbuildings

Parcel 2: 47+/- Acres Vacant Land

Auction Date: Wed. October 30, 2024 @ 6:00 P.M.

111 Paradise Rd. Duncannon, PA 17020- Perry Co.



Directions: From US 22/322 (Clarks Ferry Bridge), take exit 849 W for 4.3 mi. to Paradise Rd on left. Go 1.2 mi. to property on left. From US 11/15, take PA 274 W for 4.4 mi. to Paradise Rd on right. Go 1.8 mi. to property on right.

Parcel 1:

- Ranch home on a .41-acre lot
- 3 bedrooms and 2 baths
- Full basement for additional storage or living space
- 24' x 30' covered carport for convenient parking or patio space
- Small shed for extra storage
- Adjoining 46-acre wooded parcel (Parcel 2) also available for sale individually or as a whole

Parcel 2:

- 46 +/- acres of wooded land bordered by Little Juniata Creek
- Trails, ridges, and hollows leading to the creek – ideal for hunters or nature enthusiasts
- Excellent recreational property or building opportunity
- Adjoining .41-acre tract with a 3-bedroom ranch home (Parcel 1) also available for sale individually or as a whole

Additional Remarks: This property offers a rural Perry County setting. It is close to the Susquehanna and Juniata Rivers, less than 5 minutes away is State Game Land 256, (1,254 acres), and Wagner Community Park is within walking distance, providing easy access to recreational opportunities. Centrally located in Pennsylvania, just minutes from Duncannon, a 30-minute drive to Harrisburg and 1 hour to State College, making it an ideal location for both recreation and convenience.

Open House Dates: Tue. October 15, 5-7 P.M. & Sat. October 19, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$15,000 per parcel down payment the day of the auction. Settlement on or before December 30, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Estimated Annual Property Taxes: Parcel 1: \$1,929.99 Parcel 2: \$83.77

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES

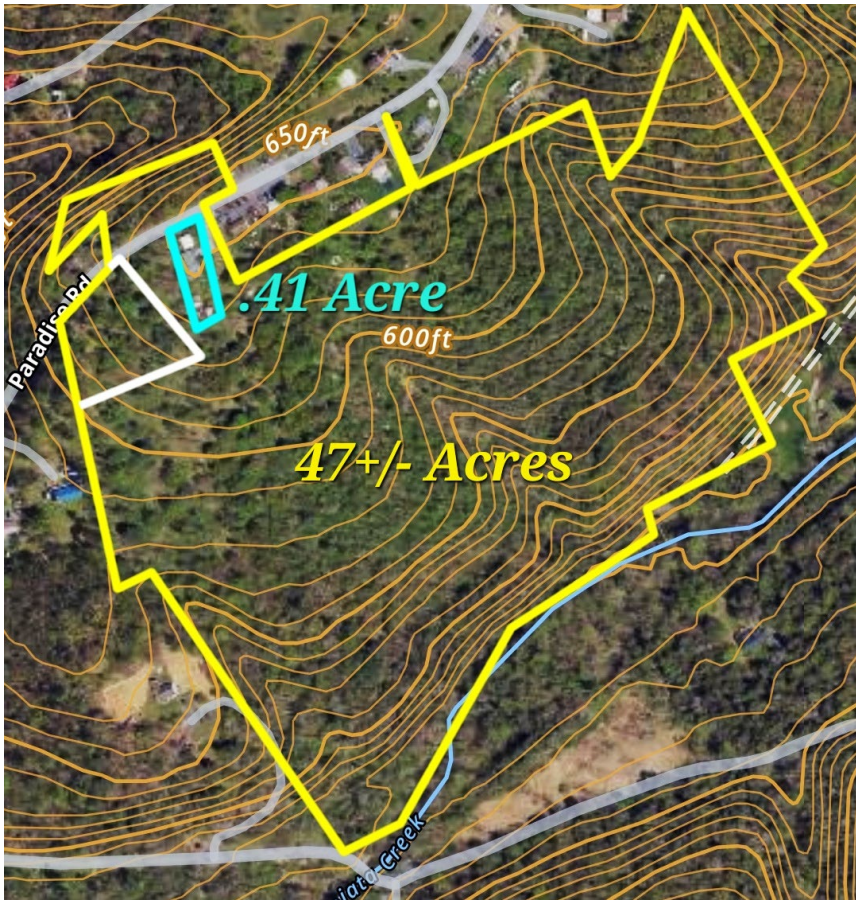


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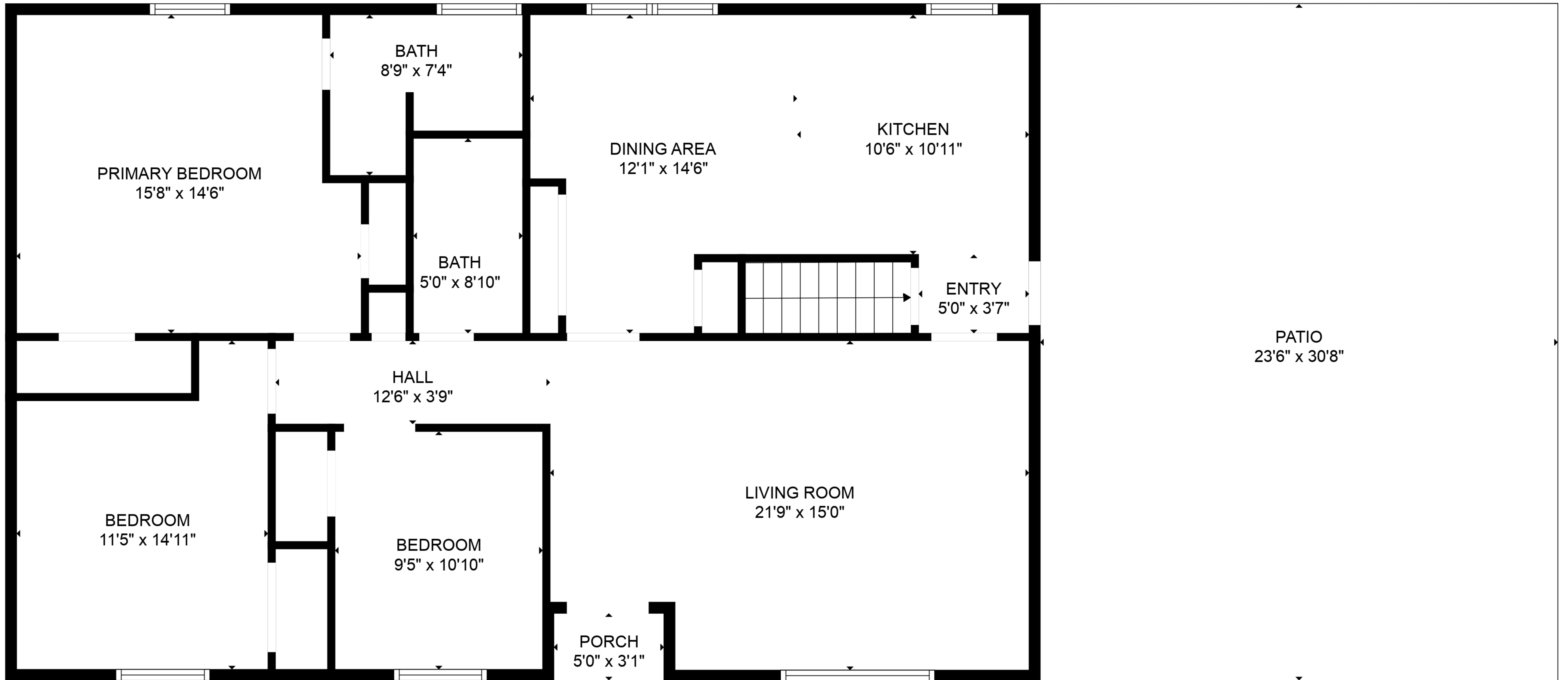
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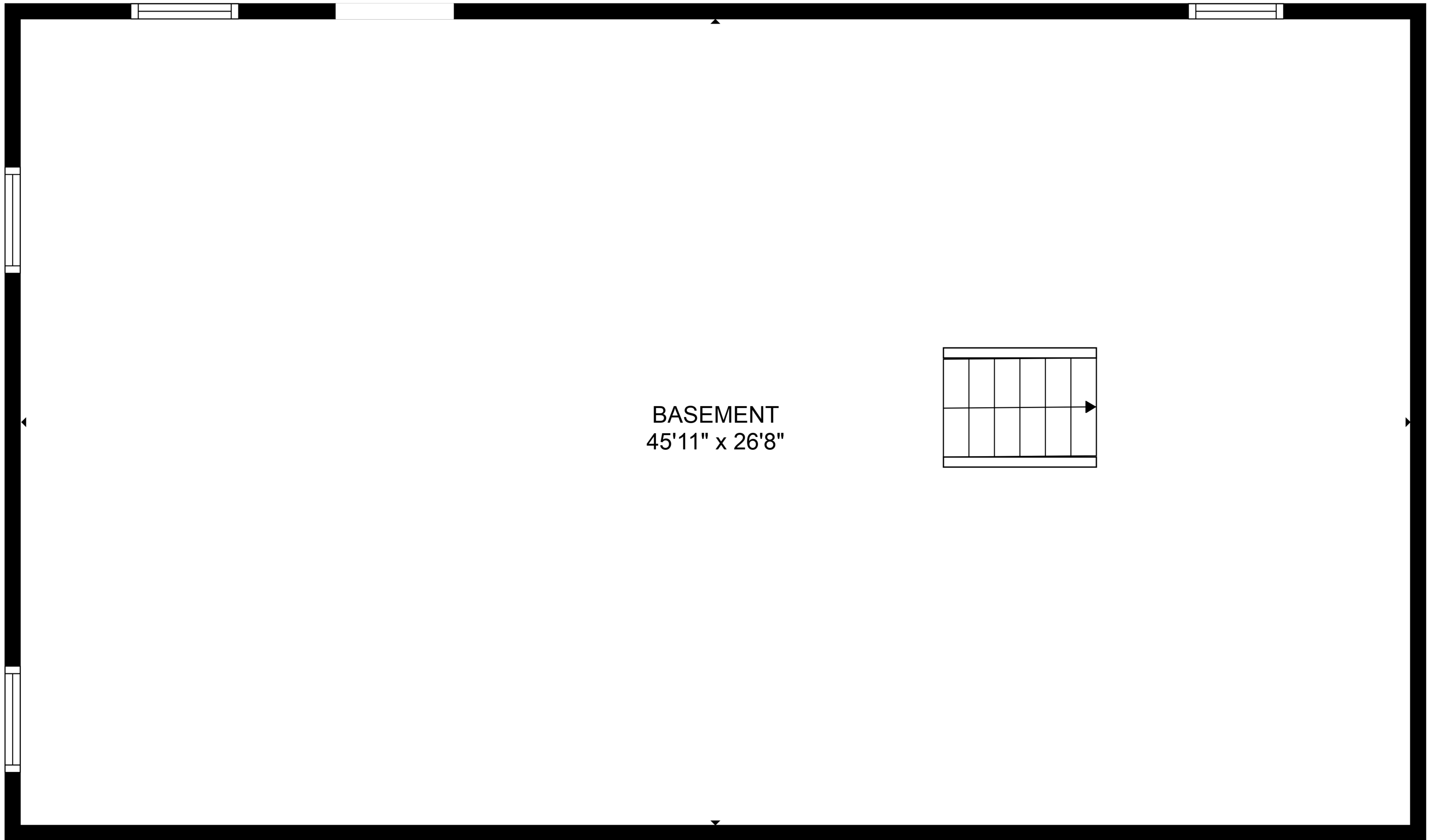
Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036
Sellers: Jane E. K. Mentzer





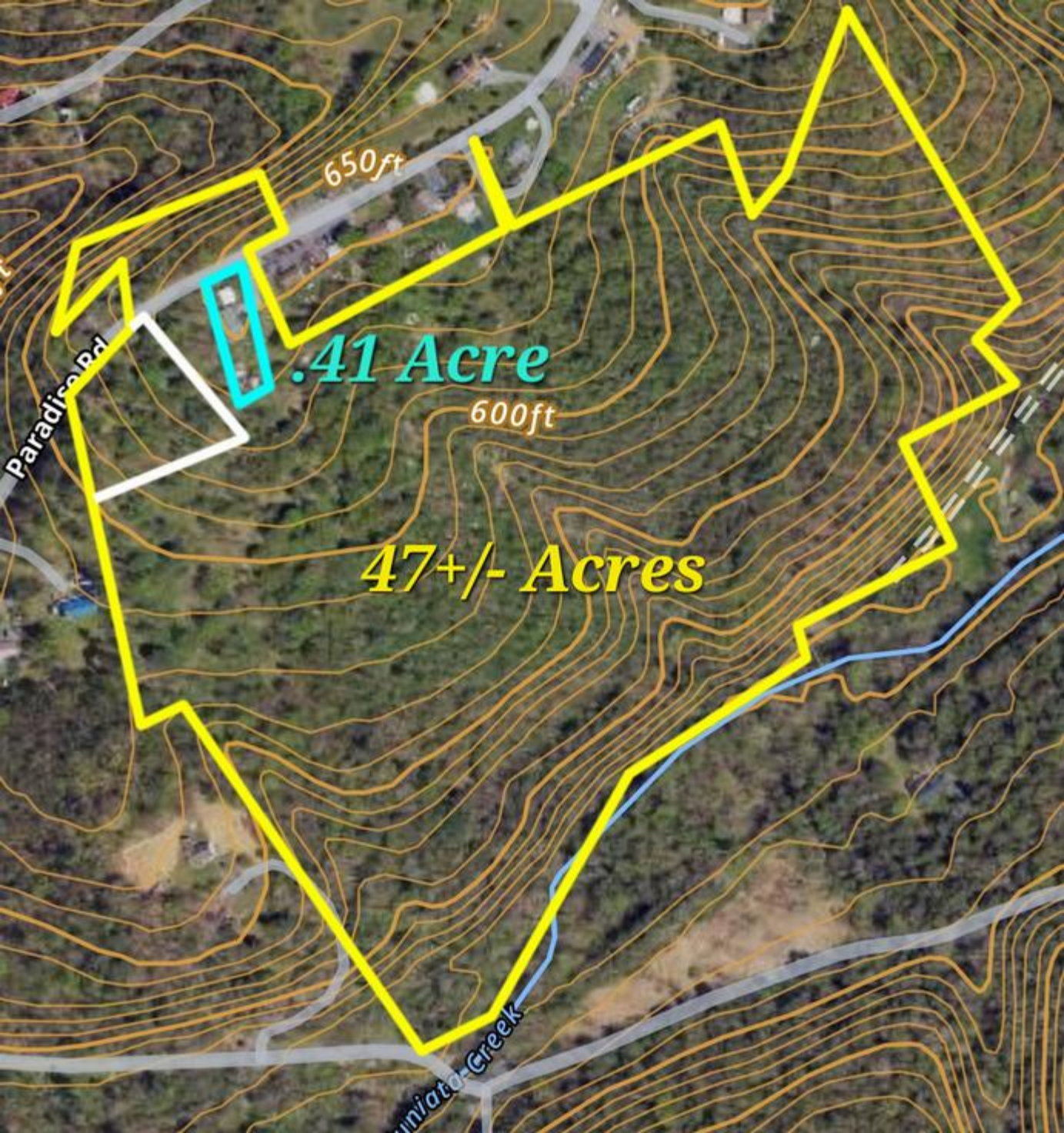












.41 Acre

47+/- Acres

Paradise Rd

650ft

600ft

Juniata Creek

2555
10/2

This Deed,

MADE the 14th day of April
in the year nineteen hundred and eighty-seven (1987)

BETWEEN CLINTON L. BROOMHEAD, JR., divorced and not remarried,
and JANE E. KINDIG, divorced and now by reason of
marriage, JANE E. K. MENTZER, hereinafter referred to
as the Grantors,

A
N
D

JANE E. K. MENTZER and MAURICE B. MENTZER, JR., her
husband, of R. D. #2, Duncannon, Perry County, Pennsylvania,
as tenants by the entireties, hereinafter referred to as
the Grantees,

WITNESSETH, That in consideration of the sum of One and No/100-----
-----(\$1.00)-----Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant
and convey to the said grantees, their heirs and assigns,

ALL that certain piece, parcel or tract of land situate in Wheatfield
Township, Perry County, Pennsylvania, bounded and described as follows,
to wit:

BEGINNING at a point on the south side of Legislative Route 50027 at
corner of lands, now or late of Ralph and Sybil Wilhelm, both single;
thence by the south side of said Legislative Route 50027 in an east-
erly direction, a distance of 69 feet to a Locust Post on the west
side of a private driveway 40 feet in width; thence by the west side
of said private driveway in a southerly direction, a distance of 259
feet to lands now or late of David E. Wilhelm and Mary A. Wilhelm, his
wife; thence continuing by lands now or late of the said David E.
Wilhelm and Mary A. Wilhelm, his wife, in a westerly direction, a
distance of 69 feet to lands now or late of Ralph and Sybil Wilhelm;
thence by lands now or late of Ralph and Sybil Wilhelm in a northerly
direction, a distance of 260 feet to the south side of Legislative
Route 50027, the place of BEGINNING.

HAVING THEREON ERECTED A ranch house and outbuilding.

SUBJECT, HOWEVER, to a right-of-way granting to Donald H. Singer, his
heirs and assigns, over the private driveway 40 feet in width border-
ing the eastern side of said property. Said right of way shall be
used by Donald H. Singer, his heirs and assigns, in common with all
other persons entitled to use the same, and shall be jointly maintained
with other persons entitled to use said private driveway.

BEING the same premises which Bonnie B. Holland, widow, by her deed
dated July 27, 1976 and recorded in Perry County Deed Book 252 Page
438, granted and conveyed unto Clinton L. Broomhead, Jr. and Jane E.
Kindig, Grantors herein.

445
287

Stamp No: 2001-005389 Consideration: 35,000
Loc: WHEATFIELD TWP Afft: N
Commonwealth of Pennsylvania 350.00
WHEATFIELD TOWNSHIP SUPV 175.00
SUSQUEHETA SCHOOL DISTRICT 175.00
By: MNW Total 700.00

Perry County - Document Stamp
David I Masee, Recorder
Date 03/05/2001 Time 09:09:50 1 of 4 Pgs
No: 2001-00033081 BEN Book 1347 Page 148

1589
THIS DEED MADE this 9th day of February in the year two thousand one (2001).

BETWEEN Anna Marie Wilhelm and David E. Wilhelm, her husband, of West Hanover Township, Dauphin County, Pennsylvania, GRANTORS,

AND

Maurice B. Mentzer and Jane E. K. Mentzer, his wife, of Wheatfield Township, Perry County, Pennsylvania, as tenants by the entireties, GRANTEES.

WITNESSETH that in consideration of Thirty-Five Thousand and 00/100 (\$35,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said GRANTORS do hereby grant and convey to the said GRANTEES, their heirs and assigns,

ALL THAT CERTAIN piece, parcel and tract of land situate in Wheatfield Township, Perry County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the center line of a public road, Legislative Route 50027; thence South 17 degrees 37 minutes 49 seconds East 200 feet to a point; thence along land now or formerly of John E. Wright North 69 degrees 21 minutes 11 seconds East 470 feet to a one-inch pipe; thence North along land now or formerly of John H. King North 17 degrees 37 minutes 49 seconds West 200 feet to a point along the center line of said public road; thence along said center line, North 69 degrees 21 minutes 11 seconds East 24 feet to a point; thence along land now or formerly of Lawrence G. Myers, Jr., South 17 degrees 37 minutes 49 seconds East 200 feet to a point; thence along said land now or formerly of Lawrence G. Myers, Jr. North 70 degrees 28 minutes 02 seconds East 117.41 feet to a point; thence North 69 degrees 31 minutes 24 seconds East 342.84 feet to an iron pin; thence along land now or formerly of James G. Kirby, Jr., South 13 degrees 09 minutes 36 seconds East 192.75 feet to a #4 rebar; thence along the same, North 40 degrees 33 minutes 24 seconds East 100.90 feet to a #4 rebar; thence along the same, North 28 degrees 12 minutes 24 seconds East 332 feet to an iron pin; thence

turning and running South 28 degrees 42 minutes 28 seconds East 678.06 feet to a 14" oak tree; thence along land now or formerly of M. E. Grunden, Jr., South 49 degrees 31 minutes 11 seconds West 167.20 feet to a 2" pipe; thence along the same, South 41 degrees 44 minutes 24 seconds East 125.75 feet to an iron pin; thence along land now or formerly of John T. Mumma, Jr., South 65 degrees 45 minutes 31 seconds West 276.78 feet to a 1" pipe at a 36" oak with wire; thence along same, South 11 degrees 10 minutes 47 seconds East 162.60 feet to an uprooted white oak tree; thence along land now or formerly of Robert G. Alleri, South 63 degrees 35 minutes 41 seconds West 286.98 feet to a post; thence along the same, South 07 degrees 46 minutes 17 seconds East 67.50 feet to a white oak tree; thence along Little Juniata Creek and land now formerly of James W. Dolin the following courses and distances: South 71 degrees 13 minutes 43 seconds West 149.50 feet to a post, South 58 degrees 13 minutes 43 seconds West 330 feet to a post, South 46 degrees 13 minutes 43 seconds West 165 feet to a stone on the north bank of said creek, South 45 degrees 43 minutes 43 seconds West 409.90 feet to a stone, South 67 degrees 13 minutes 43 seconds West 147.30 feet to a stone at Earth Road, Township Road #466; thence turning and running along land now or late of Louis Iszak, North 24 degrees 27 minutes 13 seconds West 798.45 feet to a point; thence South 67 degrees 56 minutes 27 seconds West 99.25 feet to a stone; thence turning and running along wooded land now or formerly of Edwin M. Wagner, North 02 degrees 46 minutes 17 seconds West 473.54 feet to a point; thence along land now or formerly of Ralph Wilhelm and Sibyl Wilhelm, North 74 degrees 21 minutes 30 seconds East 300 feet to a point; thence along same, North 31 degrees 45 minutes 27 seconds West 322 feet to a point on the center line of Legislative Route 50027; thence along said center line of Legislative Route 50027 North 65 degrees 47 minutes 45 seconds East 72.36 feet to a point; thence along same, North 70 degrees 00 minutes 27 seconds East 95.02 feet to a point; thence along land now or formerly of Donald H. Singer, South 07 degrees 16 minutes 53 seconds East 260 feet to a point; thence along same, North 68 degrees 22 minutes 09 seconds East 69 feet to a concrete monument; thence along same, North 07 degrees 13 minutes 02 seconds West 258.85 feet to a point on the center line of Legislative Route 50027; thence along said center line, North 69 degrees 21 minutes 11 seconds East 45 feet to a point, the place of BEGINNING, containing 44.8965 acres more or less.

KATHY A. MORROW
Attorney at Law
217 S. Carlisle Street
P.O. Box 250
New Bloomfield, PA 17068

34519
LW

Perry County - Document Stamp
David I. Hasee, Recorder
Date: 08/04/2000 Time: 10:03:52 1 of 5 Pa
No: 2000-00026617 GEN Book: 1286 Page: 257

THIS DEED, made the 3rd day of August 2000;

Between RALPH WILHELM and BETTY MAE WILHELM, his wife, and RALPH E. WILHELM JR. and JENNIFER L. WILHELM, his wife, all of Harrisburg, Dauphin County, Pennsylvania, herein designated as the Grantors,

And MAURICE B. MENTZER JR. and JANE E. K. MENTZER, his wife, of Duncannon, Perry County, Pennsylvania, herein designated as the Grantees

Witnesseth, that the Grantors, for and in consideration of Sixteen Thousand (\$16,000.00) Dollars

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantors being therewith fully satisfied, do by these presents grant, bargain sell and convey unto the Grantees forever,

All that certain tract or parcel of land and premises, situate, on the South side of Paradise Road (SR 2005) in the Township of Wheatfield, County of Perry and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the centerline of Paradise Road (SR 2005) at lands now of formerly of Craig Wright; thence by said centerline of Paradise Road the following two courses and distances: (1) North 45 degrees 56 minutes 57 seconds East, a distance of 84.97 feet to a point; (2) North 57 degrees 46 minutes 38 seconds East, a distance of 84.97 feet to a point at lands now or formerly of Anna Marie Wilhelm; thence by said lands the following two courses and distances: (1) South 29 degrees 38 minutes 30 seconds East, a distance of 326.70 feet to an iron pin; (2) South 76 degrees 28 minutes 27 seconds West, a distance of 300.00 feet to an iron pin at lands now or formerly of Craig Wright; thence by said lands North 00 degrees 39 minutes 20 seconds West, a distance of 249.74 feet to a point in the centerline of Paradise Road; the point of BEGINNING.

CONTAINING 1.4823 acres.

This description is in accordance with the Plan of Property about to be conveyed to Maurice and Jane Mentzer, as prepared by James C. Hockenberry, PLS, dated July 19, 2000, a copy of which is attached hereto.

BEING the same premises which David E. Wilhelm and Mary E. Wilhelm, his wife, by their deed dated July 14, 1958 and recorded in the Perry County Recorder of Deeds Office in Deed Book 155, Page 406, granted and conveyed an undivided one-half interest each to Ralph Wilhelm and Sybil Wilhelm, as tenants in common. The said Sybil Wilhelm a/k/a Sybil M. Wilhelm died testate on December 8, 1994 and Letters Testamentary were granted to Ralph E. Wilhelm Jr., Executor. Ralph E. Wilhelm Jr., as Executor, conveyed the one-half interest of the late Sybil M. Wilhelm by his deed dated June 3, 1996 and recorded in the Office of the Recorder of Deeds of Perry County in Deed Book 943, Page 348 unto Ralph E. Wilhelm Jr. and Jennifer L. Wilhelm, his wife. This deed conveys the entire interest in the property both of by Ralph Wilhelm as to his one-half interest, and Ralph E. Wilhelm Jr. and Jennifer L. Wilhelm, his wife, as to their one-half interest. The said Betty Mae Wilhelm joins in this conveyance by virtue of her marriage to Ralph Wilhelm.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, rights, title, interest, use, possession, property, claim and demand whatsoever of the Grantors both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. To have and to hold all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and to Grantees' proper use and benefit forever.

And the said Grantors will warrant specially the property hereby conveyed.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

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 111 Paradise Rd., Duncannon, PA 17020

2 SELLER Jane E. K. Mentzer

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.
37

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.
41

42 _____ DATE _____

43 Seller's Initials Jem Date 9.21.24 SPD Page 1 of 11 Buyer's Initials / Date



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

46 **1. SELLER'S EXPERTISE**

- 47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?
 49 (B) Is Seller the landlord for the Property?
 50 (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A		X		
B		X		
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? Currently occupied
 56 2. By how many people? one (1)
 57 3. Was Seller the most recent occupant?
 58 4. If "no," when did Seller most recently occupy the Property?
 59 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:
 60 1. The owner
 61 2. The executor or administrator
 62 3. The trustee
 63 4. An individual holding power of attorney
 64 (C) When was the Property acquired? July 1976
 65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____
 66 CATS - a long time ago

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

67 Explain Section 2 (if needed): Husband recently deceased.
 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? JEM 8/1999
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?
 95 (B) Repair
 96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?
 98 (C) Issues
 99 1. Has the roof or roofs ever leaked during your ownership?
 100 2. Have there been any other leaks or moisture problems in the attic?
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts? ADDED SCREEN TO GUTTERS

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

103 Seller's Initials JEM Date 9.21.24 SPD Page 2 of 11 Buyer's Initials _____ / Date _____

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

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

109 **5. BASEMENTS AND CRAWL SPACES**

110 (A) Sump Pump

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

	Yes	No	Unk	N/A
A1	X	X		
A2	X			
A3	X			
A4	X			
B1	X			
B2	X			
B3		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
 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
 119 basement or crawl space? B2
 120 3. Are the downspouts or gutters connected to a public sewer system? B3

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

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

126 (A) Status

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

	Yes	No	Unk	N/A
A1	X			
A2		X		
B1		X		
B2		X		

130 (B) Treatment

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

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

134 ANTS - OUTSIDE APPLICATIONS IN PAST (SPRAYED) OR USED TERRO Liquid
 135 Also, throwing in firewood for WOOD STOVE CAN INTRODUCE BUGS, NEVER A PROBLEM.

136 **7. STRUCTURAL ITEMS**

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

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		
D1		X		
D2				X
D3				X
E		X		
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: DIRTY -
 152 USUAL SPILLS

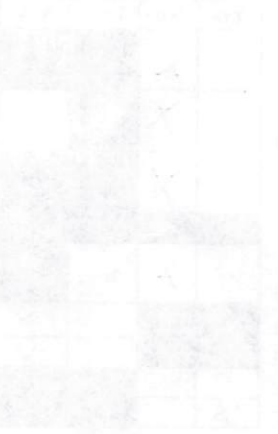
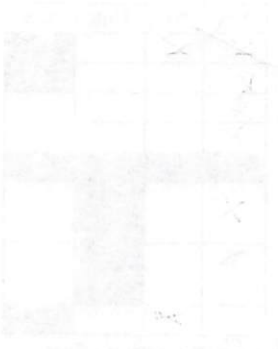
153 **8. ADDITIONS/ALTERATIONS**

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

	Yes	No	Unk	N/A
A	X			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
ADDED GARPORT / REMOVED 3 sided garage	Summer 2005	YES	YES
cinder block wall between WOOD STOVE & FIREWOOD	UNK	NO	N/A

161 Seller's Initials Jew / Date 9.21.24 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.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
CHIMNEY		UNK	UNK

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-imp-
 184 pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan
 185 to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your
 186 ability to make future changes.

187 **9. WATER SUPPLY**

188 (A) Source. Is the source of your drinking water (check all that apply):

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

197 (B) General

- 198 1. When was the water supply last tested? YEARS AGO
- 199 Test results: Potable
- 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? (errr)
- 211 2. Depth of well ? 125 ft ?
- 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?

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

216 Seller's Initials Jem Date 9.26.24 SPD Page 4 of 11 Buyer's Initials / Date _____

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

219 (E) Issues

- 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:
 225 NEW WELL PUMP REPLACED 2024/JAN. (SUBMERSIBLE) CHARLES H. BUELS (millertown PA)

226 10. SEWAGE SYSTEM

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)?
 231 4. Name of current service provider, if any: ADVANCED

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: _____

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?

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 end beyond house
 254 6. When were the tanks last pumped and by whom? ADVANCED 3/28/24

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?

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? _____

267 (G) Issues

- 268 1. How often is the on-lot sewage disposal system serviced? AS NEEDED
 269 2. When was the on-lot sewage disposal system last serviced and by whom? 3-28-24
 270 ADVANCED
 271 3. Is any waste water piping not connected to the septic/sewer system?
 272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 273 system and related items?

	Yes	No	Unk	N/A
A1	X			
A2				X
A3				X
A4				
B1		X		
B2		X		
B3	X			
B4		X		
C1		X		
C2		X		
C3		X		
C4	X			
C5	X			
C6		X		
C7		X		
C8		X		
C9		X		
C10		X		
D1		X		
D2	X			
D3			X	
D4			X	
D5				
D6				
E1		X		
E2				X
F1		X		
F2				X
F3				X
F4				X
F5				X
G1				
G2				
G3	X	X		
G4				

274 Seller's Initials Jim

Date 9.21.24

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Date _____

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 3:29.24 ADVANCED replaced broken pipe from house to septic - replaced with PVC pipe

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	<input checked="" type="checkbox"/>			
A2			<input checked="" type="checkbox"/>	
A3			<input checked="" type="checkbox"/>	
A4	<input checked="" type="checkbox"/>			
A5			<input checked="" type="checkbox"/>	
A6			<input checked="" type="checkbox"/>	
A7			<input checked="" type="checkbox"/>	
B		<input checked="" type="checkbox"/>		

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	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
A6		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
A7			<input checked="" type="checkbox"/>	
B1				
B2				
B3		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		

304 (B) System(s)

- 305 1. How many water heaters are there? one (1)
- 306 Tanks (1) Tankless _____
- 307 2. When were they installed? 6.13.23
- 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	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
A6		<input checked="" type="checkbox"/>		
A7	<input checked="" type="checkbox"/>			
A8		<input checked="" type="checkbox"/>		
A9		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
B1	<input checked="" type="checkbox"/>			
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4	<input checked="" type="checkbox"/>			
B5		<input checked="" type="checkbox"/>		
B6		<input checked="" type="checkbox"/>		
B7		<input checked="" type="checkbox"/>		

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

333 Seller's Initials JEM

Date 9.21.24

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Date _____

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

393 **15. ELECTRICAL SYSTEM**

394 (A) Type(s)

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

401 (B) What is the system amperage? _____

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 Refrigerator SHOULD BE ON A single circuit breaker by itself...

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

405 **16. OTHER EQUIPMENT AND APPLIANCES**

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

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

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units		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:			X
Intercom			X	1.			X
Interior fire sprinklers			X	2.			X
Keyless entry			X	3.			X
Microwave oven		X	X	4.			X
Pool/spa accessories			X	5.			X
Pool/spa cover			X	6.			X

431 (C) Explain any "yes" answers in Section 16: _____
 432

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

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

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

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

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

447 (C) Explain any problems in Section 17: _____
 448

	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

449 Seller's Initials JEM Date 9.21.24 SPD Page 8 of 11 Buyer's Initials _____ / Date _____

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

452 **18. WINDOWS**

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property?
 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:** _____
 457 _____

458 **19. LAND/SOILS**

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property?
 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
 462 stability problems that have occurred on or affect the Property?
 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property?
 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?
 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 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 JPm / _____ Date 9.21.24 SPD Page 9 of 11 Buyer's Initials _____ / _____ Date _____

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

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

514 (B) Boundaries

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

	Yes	No	Unk	N/A
B1	X			
B2	X			
B3		X		
3a				X
3b				X
B4	X			

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

526 Explain any "yes" answers in Section 20(B): Mr. Bronson off Montebello Rd has his driveway partially on
 527 my property - previously notified by my attorney by letter - no arbitration.!

528 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

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

	Yes	No	Unk	N/A
A1		X		
A2		X		

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

537 (B) Radon

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

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

541 (C) Lead Paint

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

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

	Yes	No	Unk	N/A
C1		X		
C2		X		

547 (D) Tanks

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

	Yes	No	Unk	N/A
D1		X		
D2		X		

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

551 If "yes," location: _____

	Yes	No	Unk	N/A
E				X

552 (F) Other

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

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

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

562 22. MISCELLANEOUS

563 (A) Deeds, Restrictions and Title

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

	Yes	No	Unk	N/A
A1		X		
A2		X		

567 Seller's Initials EM Date 9.21.24 SPD Page 10 of 11 Buyer's Initials _____ / _____ Date _____

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

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

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

573 **(B) Financial**

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

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

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

581 **(C) Legal**

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

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

585 **(D) Additional Material Defects**

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

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

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

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

597 **23. ATTACHMENTS**

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

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

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

608 SELLER Jane E. K. Mentzer Jane E. K. Mentzer DATE 9.21.24
 609 SELLER _____ DATE _____
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____

Article of Agreement,

MADE THE 30th day of October in the year two thousand twenty-four (2024)

BETWEEN JANE E. K. MENTZER, unmarried widow, Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum

of _____ Dollars,

to be paid as follows:

- \$15,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before December 30, 2024.
- The property that is subject to this Agreement is described as follows: All those certain two tracts of land situate in Wheatfield Township, Perry County, Pennsylvania, containing 46.40 acres, more or less, with an address of Paradise Road, Duncannon, Pennsylvania, and being Tax Parcel No. 290,088.00-040.000. Being described in deeds recorded in Perry County Record Book 1286 at Page 257 and Perry County Record Book 1347 at Page 148.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price. Buyer accepts title subject to enrollment in Clean and Green Program.
- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyer

shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

JANE E. K. MENTZER



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