Vacant Land Disclosure Statement



vacar	nt Land Disclosure Stateme	ent	REALTY
	NAME:	MKRC INVESTMENTS LLC	
	DATE SELLER PURCHASED PR		
	GENERAL INFORMATION ABOU	JT PROPERTY:	
	PROPERTY ADDRESS:	0000 WINDSONG RD. MARIANNA 33-4N-09-0000-0010-0010 & 34-4N-09-	A, FL 32447
	LEGAL DESCRIPTION:	33-4N-09-0000-0010-0010 & 34-4N-09-	0000-0020-0010
	sold and that are not readily obser disclosure requirements under Flo disclosure statement concerns the c by the Seller or any Licensee in this wish to obtain. It is based only upor	sclose to a Buyer all known facts that materially af rvable. This disclosure statement is designed to prida law and to assist the Buyer in evaluating th condition of the real property located at above addu is transaction. It is not a substitute for any inspect in Seller's knowledge of the property condition. This purchase. All parties may refer to this information	assist Seller in complying with the e property being considered. This ress. It is not a warranty of any kind ions or warranties the parties may s disclosure is not intended to be a
	The following representati representations of any rea	ions are made by the Seller(s) and a al estate licensees.	re not the
1. CLAI		ding, or proposed legal actions, claims, special a l assessments affecting the property? NC YES	-
	b. Have any local, state, or federa	al authorities notified you of a violation of govern	mental regulation or violation of
	covenant restrictions? NCOYES	If yes, explain:	
	c. Are you aware of any eminent d	domain proceedings involving the property? NC	YES If yes, explain:
	RESTRICTIONS You Aware:		
	a. of any subdivision, municipalityb. of any resale restrictions? NO (or other recorded covenants, conditions or rest	rictions? NO YES
	c. of any restrictions on leasing the	e property? NO 🎯 YES 🗌	
	d. of any right of first refusal to pur	rchase the property? NO YES	
	e. If any answer to questions 2a-2	d is yes, please explain:	
3. SUR'			
	SSMC	IO YES If yes, which person or company per	
		YESO f yes, has a certificate of survey beer	
		ments or boundary line disputes? NO YES	
		ts other than utility/drainage easements? NC	YES
		in an earthquake zone? NO YES	
	t. Are you aware if the property co	ontains wetlands area? NCoYES 🗌	
Seller (_	MC) () and Buyer () (_) acknowledge receipt of a copy of this page, which is F	Page 1 of 3 Pages.

VLDS-1 Rev 10/07 Serial#: 026017-200172-2185653

4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or

abandoned), or contaminated soil or water on the property? NO	YES	S 🗌 If yes	s, explain:	·
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b.	of any	abandoned	wells, bur	ied storage	tanks or	buried deb	is or waste	on the pro	operty? N	COYES [If yes,
e	explain:										

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contami-

nants? NCOYES [] If yes, explain: ____

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NCOYES

e. of any electromagnetic fields located on the property? NO()YES -

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO()YES

b. if the property has been flooded? NO VES

c. if there has been drainage problems affecting the property or adjacent properties? NCOYES

If any answer to questions 5a-5c is yes, please explain: ____

6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO YES ()

b. Are you aware of any fill or uncompacted soils? NO VES

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent

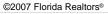
properties? NO() YES

d. Are you aware of any dead or diseased trees on the property? NO ()YES

If any answer to questions 6a-6d is yes, please explain: _____

Seller (<u>MC</u>) (____) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

VLDS-1 Rev 10/07 Serial#: 026017-200172-2185653



7. UTILITIES

a. What type of irrigation does the property have? _____

b.	Have	percolation tests be	en performed	? NOOYES	ves.	when and by	v which	person or	company:	
~ .					,		,	p 0.00 0.		,

c. Does the property have connection to the following: public water? NCOYES public sewer? NOOYES
private water system off the property? NCOYES water well? NO YESO septic tank? NO YES
electric utility? NO YES atural gas service? NO YES
d. Does the boundary of the property have connection to the following: public water system access? NCOYES
private water system access? NCOYES_electric service access? NO_YESOnatural gas access? NCOYES_
telephone system access? NO YES
e. Have any utility charges been paid? NO VES If yes, which charges were paid?:

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO@YES

If yes, explain:

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: Matt	Carothers	/ Matth	ew Carothers	Date:07/30/2024	Date:07/30/2024	
	(signature)		(print)			
Seller:		/		Date:		
	(signature)		(print)			

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer:		/		Date:	
	(signature)		(print)		
Buyer:		/		Date:	
	(signature)		(print)		
Seller (<u>MC</u>) () and Buyer () () acknowledge	receipt of a copy of this page	e, which is Page 3 of 3 Pages.	
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Form Simplicity

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