

### WEST MICHIGAN REGIONAL SELLER'S DISCLOSURE STATEMENT FOR VACANT LAND ONLY (FOR OPTIONAL USE)

Note: This Disclosure Statement is for vacant land only and is not mandated by Michigan law. Sellers of **residential** property must use the form required under the Seller Disclosure Act, MCL 565.951; MSA 26.1286(51).

**PROPERTY DESCRIPTION:** Located at: 305 East Wright Avenue  
(Street Address)

In the  CITY  VILLAGE  TWP of Shepherd, Isabella County  
(Check One) (City/Village/Twp Name) (County Name)

Michigan, and legally described as:  
Miller-Salt River, Vil of Shepard. Lots 1-2-3 and the S 10ft of Lot 10, Blk 3

\_\_\_\_\_ ("The Property")

Permanent Parcel #: 310800002400

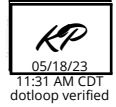
**DISCLAIMER:** This disclosure statement contains information concerning the Property based on Seller's actual, personal knowledge. **THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THE TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS THE BUYER MAY WISH TO OBTAIN.**

**SELLER'S DISCLOSURE:** The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby specifically makes the following representations based on the Seller's actual, personal knowledge at the time of signing this document. The Seller authorizes its agent to provide a copy of this statement to any prospective buyer in connection with the Property. The following representations are made solely by the Seller and are not the representations of the Seller's agent.

**INSTRUCTIONS TO THE SELLER:** (1) complete this form yourself; (2) fill in all blanks; (3) report known conditions affecting the Property; (4) if some items do not apply to your Property, write N/A (not applicable) next to the question; (5) if you don't know the answer to a particular question, check unknown; and (6) attach additional pages with your signature if additional space is required.

1.	Has the Property been surveyed?  If yes, is a copy available? If yes, date of survey: <u>May 7, 2014</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN
2.	Is Seller aware of any prior property divisions or splits involving this Property since March 31, 1997?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> UNKNOWN
3.	Is Seller aware of any encroachments, easements, zoning violations or non-conforming structures or uses?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN
4.	Is the Property subject to any leases?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN
5.	Do you own the oil, gas and other mineral rights?  If yes, have the rights been leased?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> UNKNOWN
6.	Is Seller aware of any previous or existing flooding, drainage or grading problems?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN

Buyer' Initials



Seller's Initials

7.	Has the Property ever had an on-site evaluation for a sanitary sewer system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> UNKNOWN
8.	Is Seller aware of any underground storage tanks, either presently on the Property or which have been previously removed from the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN
9.	Is Seller aware of any ground water contamination?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN
10.	Is Seller aware of any other environmental contamination on the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN
11.	Has Seller received notice of any environmental regulation or environmental condition (such as a wetland determination) which would prohibit or restrict use of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKNOWN

If the answer to any of the above questions is yes, or if there is any other material information that the Buyer should be aware of, please explain: #3 - Resolving issue with condition of sign with Village of Shepherd.

#9,10 & 11 - See Declaration of Restrictive Covenant documents included

This disclosure has been revised as of date below based on our review of our records.

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Seller certifies that the information contained in this statement is true and correct to the best of the Seller's actual, personal knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY.

The Seller has owned the property since 2011 (date) and makes representation only since that date. If prior to closing, Seller becomes aware that any of the information contained in this disclosure form is incorrect, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker or the Broker's Agent liable for any representations not directly made by the Broker or Broker's Agent.

SELLER(S):

<i>Ken Patel</i>	dotloop verified 05/18/23 11:31 AM CDT RCWY-2NGN-Z6FH-EXSM
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Date: 05/18/2023

Date: \_\_\_\_\_

BUYER HAS READ AND ACKNOWLEDGES RECEIPT OF THIS STATEMENT.

BUYER(S)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer' Initials



Seller's Initials