

Residential Property Disclosure Form

Address: 901 Carpenter Road, Albany, OH 45710

This property is EXEMPT from the Residential Property Disclosure Form because:

- ☐ A transfer pursuant to court order;
- ☐ A transfer to a mortgagee by a mortgagor by deed in lieu of foreclosure or in satisfaction of the mortgage debt;
- ☐ A transfer to a beneficiary of a deed of trust by a trustor in default;
- ☐ A transfer by a foreclosure sale that follows a default in the satisfaction of an obligation secured by a mortgage;
- ☐ A transfer by a sale under a power of sale following a default in the satisfaction of an obligation that is secured by a deed of trust or another instrument containing a power of sale;
- ☐ A transfer by a mortgagee, or a beneficiary under a deed of trust, who has acquired the residential real property at a sale conducted pursuant to a power of sale under a mortgage or a deed of trust or who has acquired the residential real property by deed in lieu of foreclosure;
- ☐ A transfer by a fiduciary in the course of the administration of a decedent's estate, a guardianship, a conservatorship, or a trust;
- ☐ A transfer from one co-owner to one or more other co-owners;
- ☐ A transfer made to the transferor's spouse or to one or more persons in the lineal line of consanguinity of one or more of the transferors;
- ☐ A transfer between spouses of former spouses as a result of a decree of divorce, dissolution of marriage, annulment, or legal separation or as a result of a property settlement agreement incidental to a decree of divorce, dissolution of marriage, annulment, or legal separation;
- ☐ A transfer to or from the state, a political subdivision of the state, or another governmental entity;
- ☐ A transfer that involves newly constructed residential real property that previously has not been inhabited;
- ☐ A transfer to a transferee who has occupied the property as a personal residence for one or more years immediately prior to the transfer;
- ☐ A transfer from a transferor who both has not occupied the property as a personal residence within one year immediately prior to the transfer and has acquired the property through inheritance or devise;
- ☒ Unimproved land, commercial or industrial property.

X	<div><div>Walt A. Thomas</div><div>7-31-25</div></div>	<div><div>Marin O'Neil</div><div>7/31/25</div></div>
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	<div><div>Purchaser</div><div>Date</div></div>	<div><div>Purchaser</div><div>Date</div></div>