

Important Documents for
1832 Sunnybrook, New Braunfels, TX



Contained in this Attachment:

- ✓ Instructions for Submitting Offer
- ✓ Sellers Disclosure
- N/A Lead-Based Paint Addendum
- N/A On-Site Sewer Addendum
- ✓ Notice Regarding School Boundaries
- ✓ Notice Regarding Oak Wilt
- ✓ Survey
- N/A Other

Keller Williams Realty: HergGroup-San Antonio
Office (210) 468-8881

HERGGROUP

SAN ANTONIO

HOW TO SUBMIT AN OFFER ON THIS PROPERTY:

- 1) **Read, initial and sign the attached Disclosures, Addendums, and Notices.**
- 2) Provide mortgage approval letter or proof of funds.
- 3) Suggested earnest money is 1% of the sales price.

Seller has requested to open title at: Old Republic Title

Old Republic Title

290 S Castell Ave. Ste. 200

New Braunfels, Tx 78130

Phone: 830-608-1551

Escrow Officer:

Angie Hicks – ahicks@OldRepublicTitle.com

- 4) Please, use the following schedule for the option period:

<u>Number of Days</u>	<u>Dollar Amount</u>
5	\$50
7	\$75
10	\$100

Any time period over 10 days will need to be given special consideration and the amount will be negotiated depending on the buyer/seller circumstances.

SPECIAL NOTE TO AGENTS:

5) PLEASE E-mail offer to: SalesSA@HergGroup.com

- If you only have fax — fax to: (210) 638-6393

- 6) Any offer received after 5 p.m. on Friday will be presented to the seller on the **next business day.**

SPECIAL NOTE TO BUYERS:

7) Please, pre-schedule inspection at the earliest possible date within the option period. If your offer does not turn into a contract, you can simply cancel the inspection. While option days do include the weekends, we find it better to negotiate repairs on **weekdays**, so our clients have the opportunity to contact any contractors they might need for bids.

- 8) Submit all required information to mortgage lender.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING PROPERTY AT: 1832 Sunnybrook, New Braunfels, Texas 78130

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Disposal |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Window Screens | <input checked="" type="checkbox"/> Rain Gutters |
| <input checked="" type="checkbox"/> Security System | <input checked="" type="checkbox"/> Fire Detection Equipment | <input checked="" type="checkbox"/> Intercom System |
| | <input checked="" type="checkbox"/> Smoke Detector | |
| | <input type="checkbox"/> Smoke Detector - Hearing Impaired | |
| | <input checked="" type="checkbox"/> Carbon Monoxide Alarm | |
| | <input checked="" type="checkbox"/> Emergency Escape Ladder(s) | |
| <input checked="" type="checkbox"/> TV Antenna | <input checked="" type="checkbox"/> Cable TV Wiring | <input checked="" type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Ceiling Fan(s) | <input type="checkbox"/> Attic Fan(s) | <input checked="" type="checkbox"/> Exhaust Fan(s) |
| <input checked="" type="checkbox"/> Central A/C | <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Wall/Window Air Conditioning |
| <input checked="" type="checkbox"/> Plumbing System | <input checked="" type="checkbox"/> Septic System | <input checked="" type="checkbox"/> Public Sewer System |
| <input checked="" type="checkbox"/> Patio/Decking | <input checked="" type="checkbox"/> Outdoor Grill | <input checked="" type="checkbox"/> Fences |
| <input checked="" type="checkbox"/> Pool | <input checked="" type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Spa <input checked="" type="checkbox"/> Hot Tub |
| <input checked="" type="checkbox"/> Pool Equipment | <input checked="" type="checkbox"/> Pool Heater | <input checked="" type="checkbox"/> Automatic Lawn Sprinkler System |
| <input checked="" type="checkbox"/> Fireplace(s) & Chimney (Wood burning) | | <input checked="" type="checkbox"/> Fireplaces & Chimney (Mock) |
| <input checked="" type="checkbox"/> Natural Gas Lines | | <input checked="" type="checkbox"/> Gas Fixtures |
| <input checked="" type="checkbox"/> Liquid Propane Gas | <input checked="" type="checkbox"/> LP Community (Captive) | <input checked="" type="checkbox"/> LP on Property |
| Garage: <input checked="" type="checkbox"/> Attached | <input checked="" type="checkbox"/> Not Attached | <input checked="" type="checkbox"/> Carport |
| Garage Door Opener(s): | <input checked="" type="checkbox"/> Electronic | <input checked="" type="checkbox"/> Control(s) |
| Water Heater: | <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric |
| Water Supply: <input checked="" type="checkbox"/> City | <input checked="" type="checkbox"/> Well | <input checked="" type="checkbox"/> MUD <input checked="" type="checkbox"/> Co-op |
| Roof Type: Composite (Shingles) | | Age: 7(approx.) |

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary):



2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|--|---------------------------------|--------------------------------|
| <u> N </u> Interior Walls | <u> N </u> Ceilings | <u> N </u> Floors |
| <u> N </u> Exterior Walls | <u> N </u> Doors | <u> N </u> Windows |
| <u> N </u> Roof | <u> N </u> Foundation/Slab(s) | <u> N </u> Sidewalks |
| <u> N </u> Walls/Fences | <u> N </u> Driveways | <u> N </u> Intercom System |
| <u> N </u> Plumbing/Sewers/Septics | <u> N </u> Electrical Systems | <u> N </u> Lighting Fixtures |
| <u> N </u> Other Structural Components (Describe): | | |

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | |
|---|---|
| <u> N </u> Active Termites (includes wood destroying insects) | <u> N </u> Previous Structural or Roof Repair |
| <u> N </u> Termite or Wood Rot Damage Needing Repair | <u> N </u> Hazardous or Toxic Waste |
| <u> N </u> Previous Termite Damage | <u> N </u> Asbestos Components |
| <u> N </u> Previous Termite Treatment | <u> N </u> Urea-formaldehyde Insulation |
| <u> N </u> Improper Drainage | <u> N </u> Radon Gas |
| <u> N </u> Water Damage Not Due to a Flood Event | <u> N </u> Lead Based Paint |
| <u> N </u> Landfill, Settling, Soil Movement, Fault Lines | <u> N </u> Aluminum Wiring |
| <u> N </u> Single Blockable Main Drain in Pool/Hot Tub/Spa* | <u> N </u> Previous Fires |
| | <u> N </u> Unplatted Easements |
| | <u> N </u> Subsurface Structure or Pits |



N Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you're not aware) If yes, explain. (Attach additional sheets if necessary):

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood insurance coverage

N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

N Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located wholly partly in a floodway

N Located wholly partly in a flood pool

N Located wholly partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

*For purpose of this notice:

"100-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;

(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and

(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and

(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.



"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Yes No. If yes, explain (attach additional sheets necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain (attach additional sheets necessary):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Homeowners' Association or maintenance fees or assessments.

Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits directly or indirectly affecting the Property.

Any condition on the Property which materially affects the physical health or safety of an individual.

Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

Homeowners' Association or maintenance fees or assessments – Yearly HOA fee

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.



Edward Victor Martin

01/24/2021

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H

Notice Regarding Oak Wilt In Central Texas

Notice: There may be Oak Wilt on the property that you are about to purchase.

Oak wilt is a disease that has long been recognized as causing massive tree loss in the Texas Hill Country. It has now been identified in 55 Texas Counties. Losses vary with location, with the greatest losses occurring in the Hill Country. A management program has been developed by the Research and Extension faculty at the Texas A&M University. This program involves the use of cultural and chemical controls.

Live Oak, Shumard Red Oak, Southern Red Oak, Spanish Oak, Blackjack Oak, Pin Oak, and Water Oak are the native species that are susceptible to the oak wilt fungus. They are members of the Red Oak group and will normally die in a few weeks after symptoms are observed. Members of the white oak group, including Bur Oaks, White Oaks, and Post Oaks rarely become infected. They have a high level of resistance and, when affected, seldom die.

OUR EXPERTISE:

- We cannot make representations or guarantees because we are not trained in identifying the condition of trees and their diseases and have no expertise in the area of plant diseases.

THEREFORE, WE RECOMMEND:

- That you take whatever other measures you feel are necessary to satisfy yourself about the condition of the property and its surroundings.
- That you accompany the inspectors and other experts during their inspections and ask any questions you have about the property.

OTHER INFORMATION:

- If you are concerned or desire additional information, you may call your County Agricultural Extension Service. If you have access to the Internet, you can obtain this and more information at:
WWW.texasoakwilt.org (12/19/07)

Keller Williams Realty

By: Penny Pereboom

<i>Edward Martin</i>	dotloop verified 01/11/21 5:50 PM CST W4MA-WEHE-35TK-RSEK
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Seller

Date: 01/11/2021

[Signature Line]

Prospective Purchaser

Notice Regarding School Boundaries in the San Antonio and the Surrounding Areas

Notice: School boundaries are subject to change and may affect your school attendance area.

Due to the increasing growth in San Antonio and the surrounding areas, especially the north quadrant, the affected school districts may move the attendance boundaries of their schools. The school information provided to you by the Multiple Listings Service (MLS) is meant to reflect the current boundaries. It in no way predicts or guarantees future boundaries for any school.

OUR EXPERTISE:

- We cannot make representation or guarantees concerning future changes to school boundaries because the School Boards of each district are constantly monitoring the population growth rates of their schools and making changes when necessary.

THEREFORE, WE RECOMMEND:

- That you take an active position in finding out which school districts and subdivisions have boundary issues.
- That you contact the school district that represents your prospective property to learn what the issues are.

Other information: If you are concerned or desire additional information, you may contact the school districts at the following numbers.

Alamo Heights ISD http://www.ahisd.net/	(210) 824-2438	Navarro ISD http://www.nisd.us/	(830) 372-1930
Boerne ISD http://www.boerne-isd.net/	(830) 357-2000	New Braunfels ISD http://www.nbisd.org/	(830) 643-5700
Comal ISD http://www.comalisd.org/	(830) 221-2000	North East ISD http://www.neisd.net/	(210) 407-0000
East Central ISD http://www.ecisd.net/	(210) 648-7861	Northside ISD http://www.nisd.net/	(210) 397-8500
Edgewood ISD http://www.eisd.net/	(210) 444-4500	Randolph Field ISD http://www.rfisd.net/	(210) 357-2300
Floresville ISD http://www.fisd.us/	(830) 393-5300	San Antonio ISD http://www.saisd.net/main/	(210) 554-2200
Fort Sam Houston ISD http://www.fshisd.net/	(210) 368-8700	Schertz-Cibolo-Universal City ISD http://www.scuc.txed.net/	(210) 945-6200
Harlandale ISD http://www.harlandale.net/	(210) 989-4300	Seguin ISD http://www.seguin.k12.tx.us/	(830) 401-8600
Judson ISD http://www.judsonisd.org/	(210) 945-5100	Somerset ISD http://sisdtx.sharpschool.com/	(866) 852-9858
La Vernia ISD http://www.lvisd.org/	(830) 779-6600	Southside ISD http://www.southsideisd.org/	(210) 882-1600
Lackland ISD http://www.lacklandisd.net/	(210) 357-5000	South San Antonio ISD http://www.southsanisd.net/	(210) 977-7000
Medina Valley ISD http://www.mvisd.com/	(830) 931-2243	Southwest ISD http://www.swisd.net/	(210) 622-4300

BY: **Penny Pereboom** _____

Date: **01/11/2021** _____

<i>Edward Martin</i>	dotloop verified 01/11/21 5:50 PM CST 0IAP-Y5BP-Y4JT-QY3B
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Seller _____

Prospective Purchaser

NOTES:

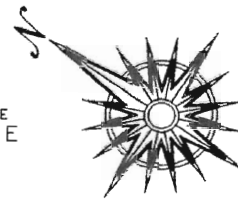
BASIS OF BEARING IS THE COMMON LOT LINE OF LOTS 4 AND 5 AS FOUND MONUMENTED ON THE GROUND.

BY GRAPHICAL PLOTTING ONLY THIS SITE IS IN ZONE C AS PER F.I.R.M. MAP 485496 0006 C, DATED JUNE 17, 1986.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

REMAINDER OF
68.522 Ac
207/674

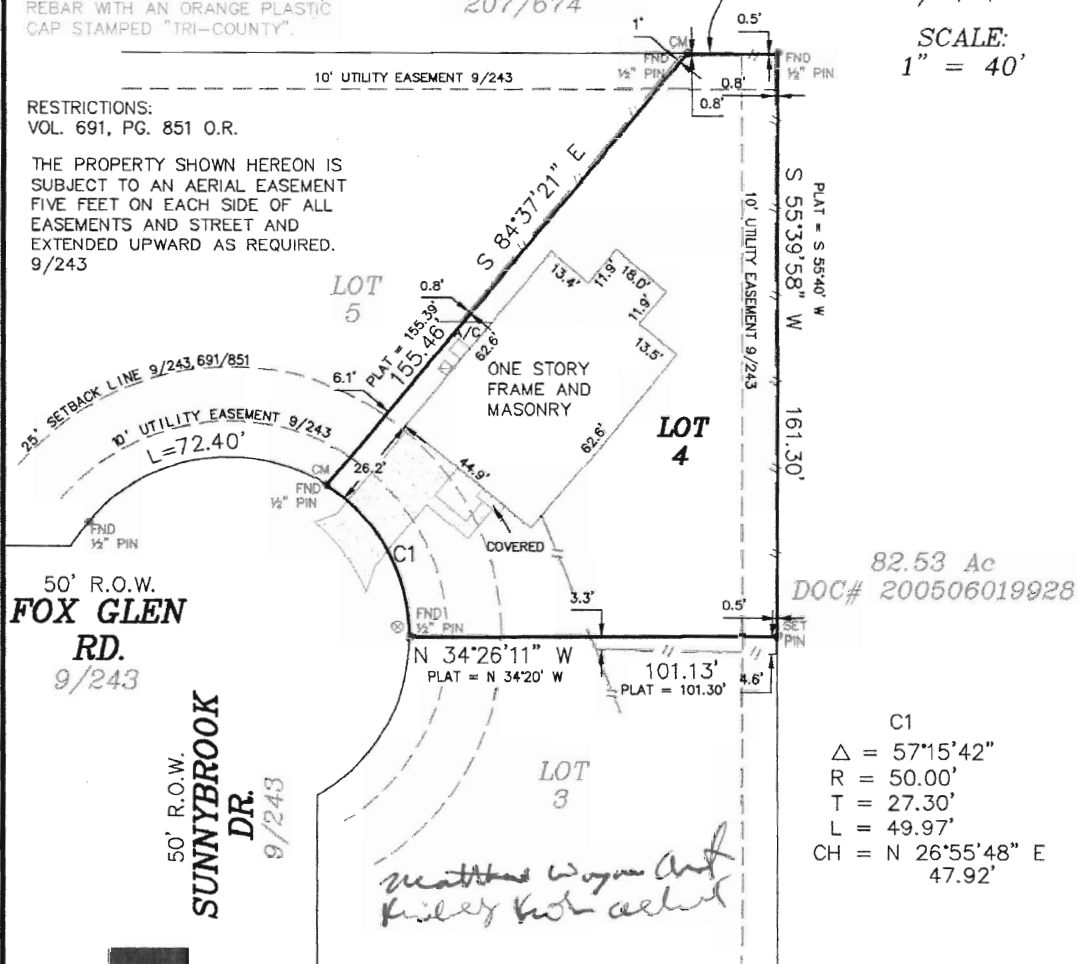
PLAT = S 34°20' E
S 34°01'51" E
24.84'
PLAT = 25.00'



SCALE:
1" = 40'

RESTRICTIONS:
VOL. 691, PG. 851 O.R.

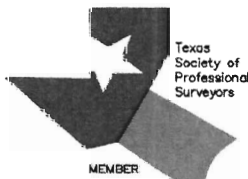
THE PROPERTY SHOWN HEREON IS SUBJECT TO AN AERIAL EASEMENT FIVE FEET ON EACH SIDE OF ALL EASEMENTS AND STREET AND EXTENDED UPWARD AS REQUIRED. 9/243



50' R.O.W.
FOX GLEN RD.
9/243

50' R.O.W.
SUNNYBROOK DR.
9/243

82.53 Ac
DOC# 200506019928



1832 SUNNYBROOK DR.
PLAT SHOWING:

SURVEY OF LOT 4, CYPRESS RAPIDS AT GRUENE SECTION NINE, SITUATED IN THE A.P. FUQUAY SURVEY NO. 35, ABSTRACT 155, COMAL COUNTY, TEXAS, PLAT RECORDED IN VOLUME 9, PAGE 243, PLAT RECORDS, COMAL COUNTY, TEXAS.

- CM = CONTROLLING MONUMENT
- // — = WOOD FENCE
- ⊗ = WATER METER
- ⊠ = GAS METER
- = CONCRETE

PURPOSE OF SURVEY:

FOR: MATTHEW W. ALBRACHT & KIMBERLY K. ALBRACHT AS REQUIRED BY COMMITMENT FOR TITLE INSURANCE UNDER COMMITMENT NO. 06-75013097 ISSUED BY ALAMO TITLE COMPANY

STATE OF TEXAS:
COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

Aubrey C. Holland

AUBREY C. HOLLAND

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: AUGUST 11, 2006

PROJECT NO.: 0607112

DWG No.: 0607112



114 NORTH AUSTIN
SEGUIN, TEXAS 78155
PH: (830) 372-1001
FX: (830) 379-1155

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY TRI-COUNTY LAND SURVEYING, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY OR USE THIS GRAPHIC WORK OTHER THAN FOR THE PURPOSE SHOWN HEREON. THIS SURVEY IS EMBOSSED WITH THE SURVEYOR'S IMPRESSION SEAL AND SIGNED IN RED INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. TRI-COUNTY LAND SURVEYING ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE ORIGINAL IMPRESSION SEAL AND SIGNATURE SIGNED IN RED INK. ALL RIGHTS RESERVED, COPYRIGHT 2006, TRI-COUNTY LAND SURVEYING, INC. ©

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 01/23/21

GF No. _____

Name of Affiant(s): Edward Martin

Address of Affiant: 1832 Sunnybrook, New Braunfels, TX 78130

Description of Property: CYPRESS RAPIDS AT GRUENE SECTION 9, LOT 4

County Cornal County, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy (ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 07/19/17 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 23rd day of January, 2021.

Notary Public

(TAR-1907) 5-01-08

