



VACANT LAND/LOT SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (TO BE COMPLETED BY SELLER)



THE PRINTED PORTION OF THIS FORM HAS BEEN APPROVED BY THE ARIZONA ASSOCIATION OF REALTORS®. THIS IS NOT INTENDED TO BE A BINDING CONTRACT.

MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the blank lines to explain. By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE BUYER:

Although Seller's are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

OWNERSHIP AND PROPERTY

1. THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY: EC Bar Ranch Estates, Nutrioso AZ
2. _____
3. COUNTY: APACHE TAX PARCEL NUMBER: 102-66-
4. ZONING: Agricultural LEGAL OWNER OF PROPERTY: James Wayne Crosswhite LLC
5. DATE PURCHASED OR ACQUIRED: 2008
6. How did you acquire the Property? Purchase Inheritance Foreclosure Gift Other _____
7. Is the Property located in an unincorporated area of the county? Yes No
8. If yes, and five or fewer parcels of land other than subdivided land are being transferred, the Seller must furnish the Buyer
9. with a written Affidavit of Disclosure in the form required by law.
10. To your knowledge, is the Property within a subdivision approved by the Arizona Department of Real Estate? Yes No
11. If yes, attach a copy of the Subdivision Public Report.
12. Is the legal owner(s) of the Property a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property
13. Tax Act (FIRPTA)? Yes No If yes, consult a tax advisor; mandatory withholding may apply.
14. Does the Property include any leased land? Yes No
15. If yes, is the land: State Federal Privately owned Other:
16. How many acres are leased? _____
17. Expiration date of current lease? _____ (Attach a copy of the lease.)
18. Is the Property currently leased to a tenant? Yes No
19. If yes, expiration date of current lease: _____ (Attach a copy of the lease.)
20. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____
21. _____

- | | YES | NO | |
|-----|-------------------------------------|-------------------------------------|---|
| 22. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you entered into any agreement to transfer your interest in the Property in any way, including lease renewals or options to purchase? Explain: _____ |
| 23. | | | |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | To your knowledge, is the Property subject to Covenants, Conditions and Restrictions or deed restrictions? Explain: <u>CCR's Recorded 8/25/09</u> |
| 25. | | | |

Initials: _____ / _____
SELLER SELLER

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Initials: _____ / _____
BUYER BUYER

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