

# Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

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1 Please answer each of the following questions. If you do not know the answer or have checked anything in the left-  
 2 hand column, please explain why in the space provided at the end of this form.

3  
 4 Property Address or Location:

5 \_\_\_\_\_

6 Legal Description:

7 Tract E of ASLS #95-016

8 Real Property Tax ID Number:

9 4506000T00E

10 Owner's Name(s) (please print):

11 Todd & Connie Heyworth

12  
 13 1. How long have you owned the property? 15+ years

14  
 15 2. **ENCROACHMENTS/EASEMENTS.** (e.g. fences, buildings, rockeries, driveways,  
 16 garden, etc.)

- 17  Yes  No  
 18  Yes  No  
 19  Yes  No

- 20 A. Does anything on your property extend onto (encroach on) your neighbor's property?  
 21 B. Does anything on your neighbor's property extend onto (encroach on) your property?  
 22 C. Are you aware of any easements or other's rights affecting the property?  
 (If yes, describe in the remarks space below)

23 3. **ACCESS.** If the property is not on a public street:

- 24  Yes  No  
 25  Yes  No  
 26  Yes  No  
 27  Yes  No  
 28  Yes  No

- 29 A. Is there a road or easement for access to the property?  
 30 B. If your answer to A is "Yes," is it recorded?  
 31 C. If the road or access is shared with any other property, is there a written agreement  
 for sharing the maintenance and repair costs?  
 32 D. If your answer to C is "Yes," is a copy attached to this form?  
 33 E. If the road or other access is improved, is there any standing or running water,  
 flooding or mud that affects use of the access during any time of the year?

34 4. **SURVEY.**

- 35  Yes  No  
 36  Yes  No

- 37 A. Has the property ever been surveyed?  
 38 B. If your answer to A is "Yes," is a copy of the survey attached?

39 5. **PROPERTY BOUNDARIES.** Describe the property boundaries: (e.g. fence, hedge,  
 40 survey stakes, rockery, etc.)

41 North line: 3/4" ALU CAP, UPLAND FOREST TRACT B & C  
 42 South line: 3/4" ALU CAP, BENCH DOWN TO LOW LAND  
 43 East line: 3/4" ALU CAP, ADJACENT TO TRACT C  
 44 West line: 3/4" ALU CAP; HALF HORN LAKE MEANDERS;  
 45 TRACT D

46 6. **ZONING & RESTRICTIONS:**

- 47  Yes  No  
 48  Yes  No

- 49 A. The present zoning of the property is RURR / REMOTE  
 B. Are you aware of any restrictions on use of the property, including future  
 construction?  
 C. Is the property or any part of it in a designated shoreline master plan, slide area,  
 wetland or other environmentally sensitive area?



**Seller's Real Estate Disclosure Statement for Unimproved Property Described As:**

Address: \_\_\_\_\_

Legal (the Property): Tract E of ASLS #95-016



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- 1  Yes  No
- 2
- 3
- 4
- 5
- 6

- C. Is the entire property served by gas (except for any gas mains that will have to be constructed from the property line to serve any construction on the property)?
- D. If your answer to C is "No," where are the nearest gas mains located?  
Describe: \_\_\_\_\_
- E. If the entire property is not served by gas mains and electrical power lines, how much will it cost to extend these to serve the property? Electric \$ \_\_\_\_\_ Gas \$ \_\_\_\_\_

- 7  Yes  No
- 8  Yes  No
- 9
- 10
- 11  Yes  No
- 12
- 13  Yes  No
- 14
- 15  Yes  No
- 16
- 17  Yes  No
- 18
- 19  Yes  No
- 20
- 21  Yes  No
- 22
- 23

- 13. **NEIGHBORHOOD.**
- A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property?
- B. Are there any manufacturing, quarrying or other uses or conditions in the vicinity of the property, which causes smoke, smell, noise or other pollution?
- C. Are there any abandoned coal or other mine shafts under or in the general vicinity of the property?
- D. Are you aware of any street or utility improvements planned that will affect and/or be assessed against the property?
- E. Are you aware of any zoning or land use changes planned or being considered that will affect the property?
- F. Has the Federal Aviation Administration rated the property neighborhood for aircraft noise?
- G. Is there water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes," how or where are these rights defined?
- H. Are you aware of any building restrictions that may affect the value of this property? If "Yes," please explain.

- 24  Yes  No
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- 14. **AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.**
- A. Are there any recorded or unrecorded agreements or covenants requiring future owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control; street lighting; sewer, water, telephone, electrical, gas and/or other utilities?

- 15. **DEVELOPER INFORMATION.**
  - A. If this information relates to a development where the owner plans to install utilities as either a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:
- |               |            |              |
|---------------|------------|--------------|
| Electric      | Date _____ | Source _____ |
| Natural Gas   | Date _____ | Source _____ |
| Public Water  | Date _____ | Source _____ |
| Public Sewer  | Date _____ | Source _____ |
| Paved Streets | Date _____ | Source _____ |
| Street Lights | Date _____ | Source _____ |

- 43  Yes  No
- 44  Yes  No
- 45
- 46
- 47  Yes  No
- 48
- 49

- 16. **OTHER.**
- A. Are you aware of anything else which would adversely affect the value or desirability of the property?
- B. Are there any government protected or declared endangered wildlife on or in the vicinity of the property?
- C. Are there any loans tied to this property? If "Yes," please disclose.

\_\_\_\_\_  
Buyer(s)

*J.H. Cliff*  
\_\_\_\_\_  
Seller(s)

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1 All items (1-16) which are either not answered or are checked in the left hand column must be explained below.  
2 Please add a separate sheet if there is insufficient room.

Item Number	Remarks
19)	set back easements required by ADL Remote Pared Survey
13(B)	ACCESS HALF HORN LAKE VIA FLOAT PLANE; BEAVER ; 206 ON FLOATS

13 The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of  
14 the questions. I/We understand that representations will be made to prospective based on the foregoing in-  
15 formation, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless  
16 the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing infor-  
17 mation is incorrect.

**Seller Signature(s)**  
1: Todd Heyworth 2: Connie Heyworth 3: \_\_\_\_\_  
Date 8-26-17 Time: 2:00 a.m.  p.m.

**Buyer's Notice and Receipt of Copy**

18  
19  
20 **Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for  
21 determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is  
22 the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following  
23 locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Pub-  
24 lic Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).

25  
26 The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as  
27 illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these  
28 properties, go to <http://www.dec.state.ak.us>.

29  
30 **Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for  
31 determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transac-  
32 tion, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow,  
33 smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconven-  
34 iences or discomforts as a result of lawful agricultural operations.

35  
36 The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer under-  
37 stands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure  
38 statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed  
39 copy of this statement from the Seller or any licensee involved or participating in this transaction.

**Buyer Signature(s)**  
1: \_\_\_\_\_ 2: \_\_\_\_\_ 3: \_\_\_\_\_  
Date \_\_\_\_\_ Time: \_\_\_\_\_ a.m. \_\_\_\_\_ p.m.