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Bedwell Real Estate AUCTION

Mon., Oct. 26 6 pm

Open Houses: Oct. 19 5:30-6 pm

AUCTION MANAGER:

JOHN BURNAU
574-376-5340



Home
on Lake
Tippecanoe

Nice
Home
Near
Lake
Tippecanoe



6737 N. Kalorama Rd., Leesburg, IN



1392 SF Home with
Frontage on Lake
Tippecanoe featuring
3 BR • 1 BA Home
and 2 Story Deck.



6746 N. Kalorama Rd., Leesburg, IN

2388 SF home with
3 Car attached gar-
age. The Home
features 3 Bed-
rooms and 2 baths.



Metzger
Property Services, LLC AC31300015



Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau



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260-982-0238



Beautiful Lakefront Home on Lake Tippecanoe!

6737 N. Kalorama Rd., Leesburg, IN 46538



Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes		
MLS #	202040550	6737 N Kalorama Road	Leesburg	IN	46538	Status	Active	LP	\$0		
	Area	Kosciusko County		Parcel ID	43-08-07-400-077.000-023					Type	Site-Built Home
	Sub	Kalorama Park		Cross Street		Bedrms	3	F Baths	1	H Baths	0
	Location	Lake		Style	One and Half Story		REO	No	Short Sale	No	
	School District	WSC	Elem	North Webster	JrH	Wawasee	SrH	Wawasee			
	Legal Description	005-026-039 LOT 9 1ST ADD TO KALORAMA PARK									
	Directions	From SR 13, Head West on 800 N. Turn South on 400 E then East on Kalorama Road. Property will be on South side of road.									
	Inside City Limits	N		City Zoning		County Zoning	R1	Zoning Description	Residential		

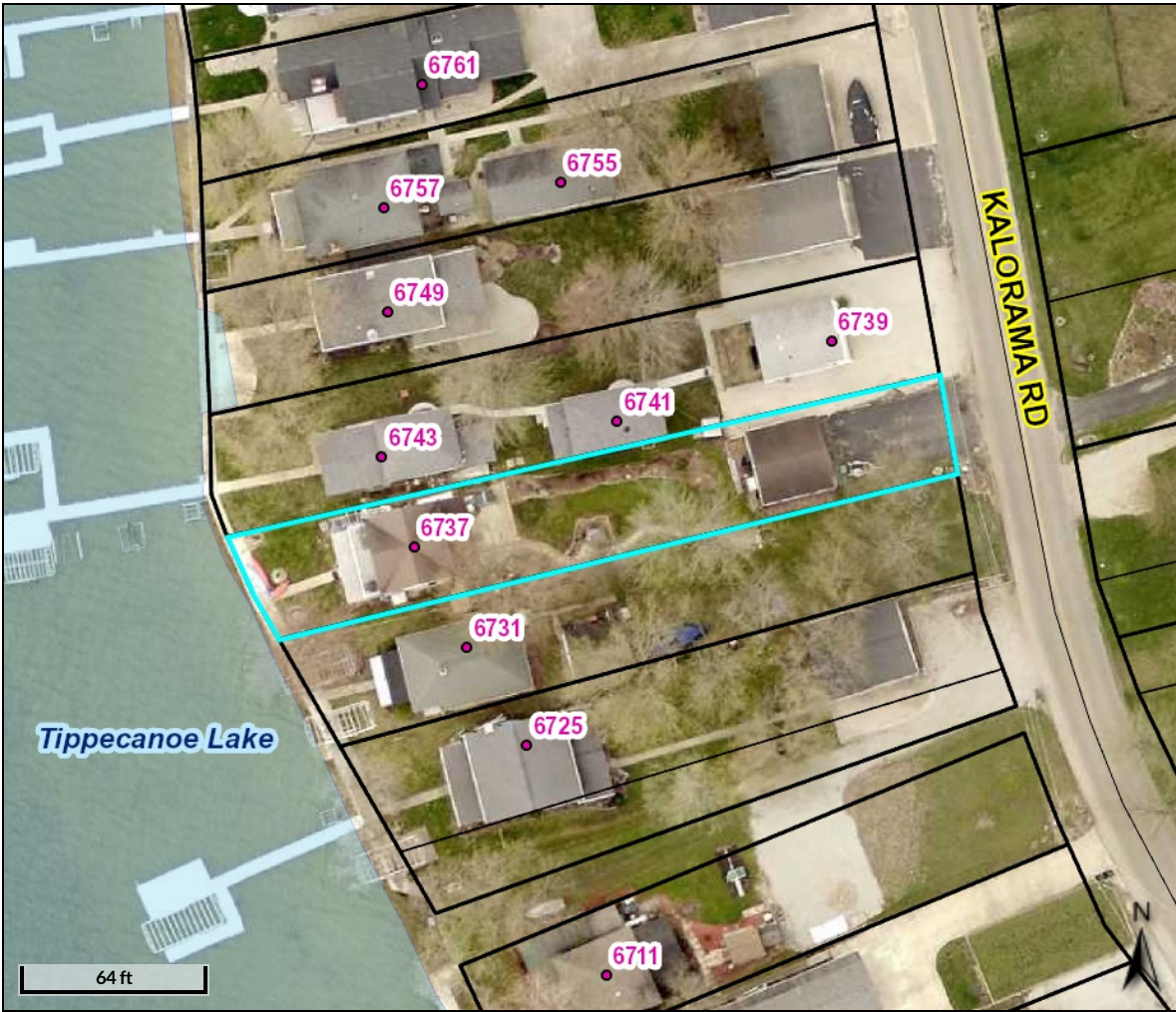
Remarks Gorgeous Lakefront Home with 2-Car Detached Garage going up for Auction on Monday, October 26, 2020! This Beautiful Home features 3 Bedrooms, 1 Bath with Stunning Views on Lake Tippecanoe! This airy home features large windows allowing for ample Natural Light and Views of the Water! Enjoy Relaxing or Entertaining friends and family on the 2 Story Deck! The 2-Car Detached Garage has plenty of Storage space for Lake Essentials and vehicles! Just steps away from fishing & launching your boat off your Dock! Come bid on this house individually or in combination with the off-lake home across the street that could be potential income! Come take a look, Open House: Monday, October 19 5:30-6:30

Agent Remarks Auction: Monday, 10.26.20 at 6 pm Open House: Monday 10.19.20 at 5:30-6:30pm Terms: \$3,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

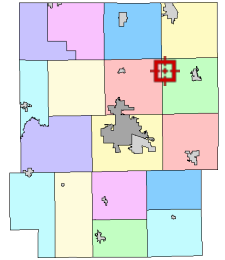
Sec	Lot 9	Lot Ac/SF/Dim	0.1800 / 7,841 / 40 x 200	Src	Y	Lot Des	Waterfront, 0-2.9999, Lake, Water View					
Township	Tippecanoe		Abv Gd Fin SqFt	1,392	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,392	Year Built	1908
Age	112	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl	# Rooms	7	
Room Dimensions	Baths	Full	Half	Water	WELL		Basement Material	Block				
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	15 x 15	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	12 x 12	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes	
KT	12 x 10	M	Laundry Rm	Main			x	Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES	Balcony, Ceiling Fan(s), Ceilings-Vaulted, Deck Covered, Deck Open, Deck on Waterfront, Garage Door Opener, Landscaped, Open Floor Plan, Tub/Shower Combination, Main								
DN	x							Water Soft-Rented	No	ADA Features	No	
MB	12 x 12	U						Alarm Sys-Sec	No	Fence		
2B	12 x 12	U	Garage	2.0	/ Detached	/ 24	x 24 / 576.00	Alarm Sys-Rent	No	Golf Course	No	
3B	10 x 10	U	Outbuilding	None			x	Garden Tub	No	Nr Wlkg Trails	No	
4B	x		Outbuilding				x	Jet Tub	No	Garage Y/N	Yes	
5B	x		Assn Dues				Not Applicable	Pool	No	Off Street Pk		
RR	x		Other Fees					Pool Type		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Sump Pump, Water Heater Electric, Water Softener-Owned	
LF	x		Restrictions									
EX	x		Water Access	LAKE	Wtr Name	Tippecanoe						
WtrType	Lake		Wtr Frtg	40.00	Channel Frtg	0.00						
Water Features	Pier/Dock, Pier/Dock Available		Lake Type	SKIL								
Auction	Yes	Auctioneer Name	Chad Metzger & John Burnau		Auctioneer License #	AC31300015						
Owner Name												
Financing: Existing				Proposed				Excluded Party	None			
Annual Taxes	\$1,600.00	Exemptions	Homestead, Mortgage,		Year Taxes Payable	2020		Assessed Value				
Is Owner/Seller a Real Estate Licensee	No			Possession	At Closing							
List Office	Metzger Property Services, LLC - office: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050							
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395							
Co-List Office												
Showing Instr	Showing time or Open House											
List Date	10/6/2020	Exp Date	1/31/2021	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	0.5%		Vari.Rate	No	Special List Cond.	None	
Virtual Tours:	Lockbox Type		NONE		Lockbox Location	none		Type of Sale				
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1			
Ttl Concessions Paid												
Sell Off	Sell Agent				Co-Sell Off				Co-Sell Agent			
	Presented by: Tiffany Reimer / Metzger Property Services, LLC											

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Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	005-026-039	Alternate ID	005-703019-80	Owner Address	Bedwell John & Karen Rev Liv Trust
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		John & Karen Bedwell Trustees
Property Address	6737 N KALORAMA RD LEESBURG	Acreage	n/a		John & Karen Bedwell LE 6737 N Kalorama Rd Leesburg, IN 46538
District	Tippecanoe				
Brief Tax Description	005-026-039 LOT 9 1ST ADD TO KALORAMA PARK <i>(Note: Not to be used on legal documents)</i>				

Date created: 9/28/2020
Last Data Uploaded: 9/28/2020 3:02:33 AM

Property address (number and street, city, state, and ZIP code)
 10737 N Kalarama Rd Leesburg

2. ROOF	YES	NO	DO NOT KNOW
Age, if known 18 Years.		X	
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?			
Is the present use of non-conforming use? Explain:		X	
Is the access to your property via a private road?	X		
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites, or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay for flood insurance?	X		
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

Preventive only
 10 ft of front corner

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller John C. Bedarell	Date (mm/dd/yy) 4-29-20	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller John C. Bedarell	Date (mm/dd/yy) 4/29/20	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)




FORM #03.



Home with Water Views of Lake Tippecanoe!

6746 N. Kalorama Rd., Leesburg, IN 46538



Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202040552	6746 N Kalorama Road	Leesburg	IN 46538	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-08-07-400-073.000-023	Type Site-Built Home		
	Sub Kalorama Park	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Lake	Style One and Half Story	REO No	Short Sale No	
	School District WSC Elem	North Webster	JrH Wawasee	SrH Wawasee	
	Legal Description 005-026-072 LOTS 4 & 5 3RD ADD TO KALORAMA				
	Directions From SR 13, Head West on 800 N. Turn South on 400 E then East on Kalorama Road. Property will be on South side of road.				
	Inside City Limits N	City Zoning	County Zoning R1	Zoning Description Residential	

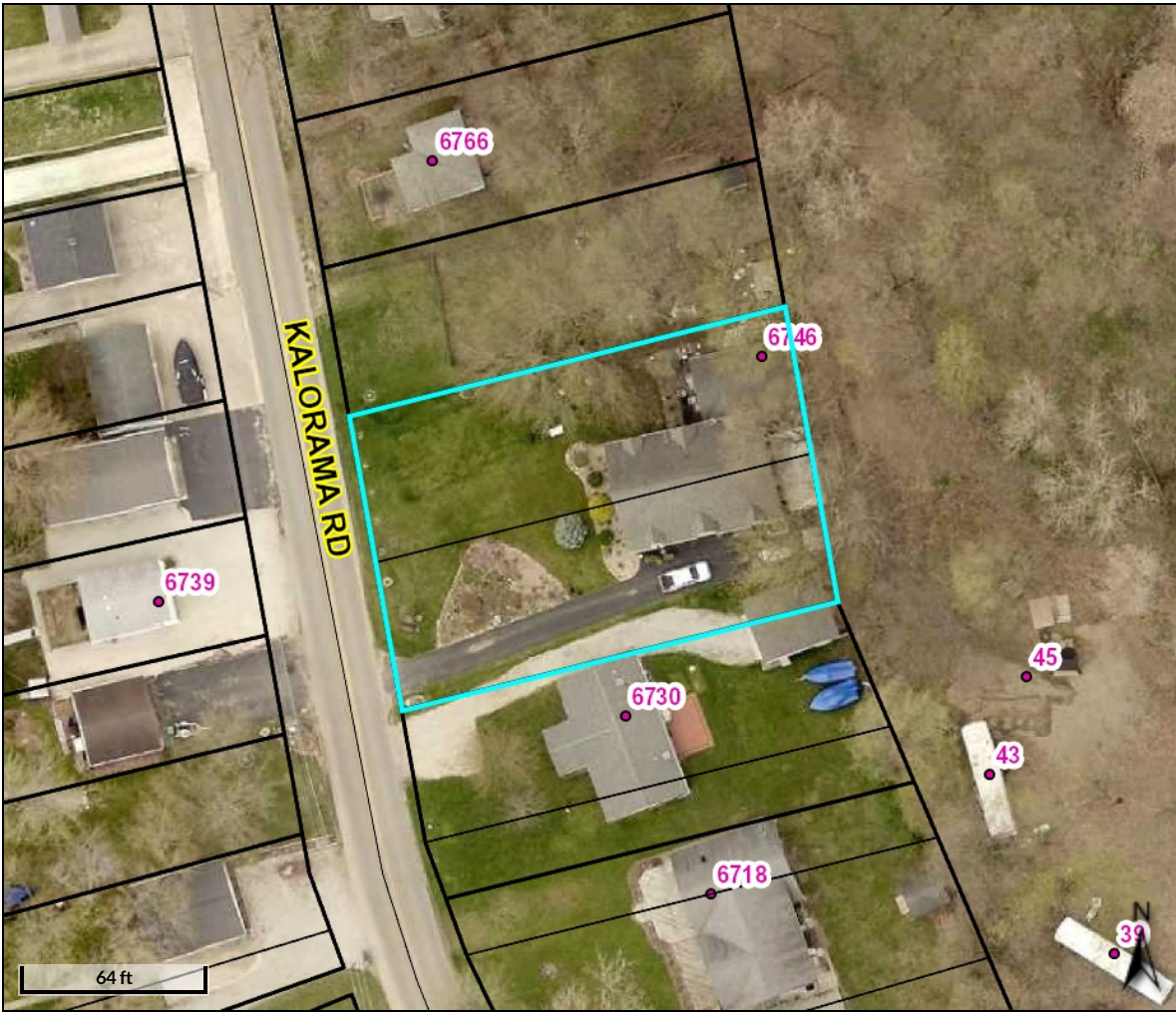
Remarks Updated Home just off of Lake Tippecanoe is going up for Auction on Monday, October 26, 2020 at 6 PM! This 3 Bedroom, 2 Bath home with 3-Car Attached Garage has an Open Floor Plan with Vaulted Ceilings and Main Floor Laundry! Large deck is a great place to enjoy dinner while taking in your gorgeous views! The Loft Area is a great place to use as a Rec Room, Entertaining Space or could potentially be an office area. Home is landscaped and has beautiful water views! 3-Car garage has ample storage space and potential room for a hobby area/workshop space along with your vehicles & toys! Come bid on this house individually or purchase in combination with the lakefront home directly across the street! Open House: Monday, October 19 5:30-6:30 PM

Agent Remarks Auction: Monday, 10.26.20 at 6pm Open House: Monday, 10.19.20 at 5:30-6:30pm Terms: \$3,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

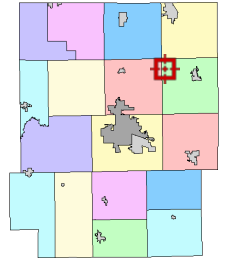
Sec Lot 4	Lot Ac/SF/Dim 0.3400 / 14,810 / 100 x 150	Src N	Lot Des Level, 0-2.9999, Lake		
Township Tippecanoe	Abv Gd Fin SqFt 2,388	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,388	Year Built 1937
Age 83	New No	Date Complete	Ext Vinyl	Fndtn Slab	# Rooms 5
Room Dimensions	Baths Full Half	Water WELL	Basement Material		
DIM L	B-Main 1 0	Sewer Septic	Dryer Hookup Gas Yes	Fireplace	No
LR 15 x 15 M	B-Upper 1 0	Fuel Forced Air	Dryer Hookup Elec No	Guest Qtrs	No
DR x	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	No
FR 12 x 12 M		Cooling Central Air	Disposal Yes	Ceiling Fan	Yes
KT 12 x 10 M	Laundry Rm Main	8 x 6	Water Soft-Owned Yes	Skylight	No
BK 10 x 10 M	AMENITIES Built-In Bookcase, Cable Available, Cable Ready, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Deck Open, Detector-Smoke, Disposal, Dryer Hook Up Gas, Garage Door		Water Soft-Rented No	ADA Features	No
DN x			Alarm Sys-Sec No	Fence	
MB 12 x 12 U			Alarm Sys-Rent No	Golf Course	No
2B 12 x 12 U	Garage 3.0 / Attached	/ 50 x 34 / 1,700.00	Garden Tub No	Nr Wlkg Trails	No
3B 10 x 10 U	Outbuilding Shed	10 x 8	Jet Tub No	Garage Y/N	Yes
4B x	Outbuilding	x	Pool No	Off Street Pk	
5B x	Assn Dues	Not Applicable	Pool Type		
RR x	Other Fees		SALE INCLUDES Washer, Window Treatments, Dryer-Electric, Sump Pump, Water Heater Electric, Water Heater Gas, Water Softener-Owned		
LF 20 x 16 U	Restrictions				
EX x	Water Access	Wtr Name Tippecanoe			
WtrType	Wtr Frtg	Channel Frtg	Lake Type		
Water Features					
Auction Yes	Auctioneer Name Chad Metzger & John Burnau	Auctioneer License # AC31300015			
Owner Name					
Financing: Existing		Proposed	Excluded Party None		
Annual Taxes \$1,823.92	Exemptions		Year Taxes Payable 2020	Assessed Value	
Is Owner/Seller a Real Estate Licensee No			Possession At Closing		
List Office Metzger Property Services, LLC - office: 260-982-0238			List Agent Chad Metzger - Cell: 260-982-9050		
Agent E-mail chad@metzgerauction.com			List Agent - User Code UP388053395		
Co-List Office		Co-List Agent			
Showing Instr Showing time or Open House					
List Date 10/6/2020	Exp Date 1/31/2021	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 0.5%	Vari.Rate No	Special List Cond. None	
Virtual Tours:	Lockbox Type MECH	Lockbox Location none	Type of Sale		
Pending Date	Closing Date	Selling Price	How Sold	CDOM 1	
Ttl Concessions Paid	Sold/Concession Remarks				
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent		
	Presented by: Tiffany Reimer / Metzger Property Services, LLC				

Information is deemed reliable but not guaranteed.

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Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	005-026-072	Alternate ID	005-707001-16	Owner Address	Bedwell John & Karen Rev Liv Trust
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT	Address	John C & Karen A Bedwell LE & Trustee
Property Address	6746 N KALORAMA RD LEESBURG	Acreage	n/a		6737 N Kalorama Rd Leesburg, IN 46538
District	Tippecanoe				
Brief Tax Description	005-026-072 LOTS 4 & 5 3RD ADD TO KALORAMA <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/2/2020
Last Data Uploaded: 10/2/2020 4:12:20 AM

Developed by  Schneider GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
9-29-20

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)
6746 N Kalorama Rd Leesburg

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System				
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	X			
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator	X			
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna / Dish			X	
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks			X	
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)				
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric			X	
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>John C. Bedwell</i>	Date (mm/dd/yy) 9-29-20	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>John C. Bedwell</i>	Date (mm/dd/yy) 9-29-20	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

6746 N Kalorama Rd Leesburg

2. ROOF				YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES				YES	NO	DO NOT KNOW	
Age, if known: <u>11</u> Years.					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do structures have aluminum wiring?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does the roof leak?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any foundation problems with the structures?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is there present damage to the roof?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any encroachments?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is there more than one layer of shingles on the house?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes, how many layers? _____					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the present use a non-conforming use? Explain:							
3. HAZARDOUS CONDITIONS				YES	NO	DO NOT KNOW								
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?					<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?					<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?					<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Explain:								Is the access to your property via a private road?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Is the access to your property via a public road?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								Is the access to your property via an easement?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Have you received any notices by any governmental or quasi-governmental agencies affecting this property?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Are there any structural problems with the building?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Have any substantial additions or alterations been made without a required building permit?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Are there moisture and/or water problems in the basement, crawl space area, or any other area?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Is there any damage due to wind, flood, termites or rodents?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Have any structures been treated for wood destroying insects?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Are the furnace/woodstove/chimney/flue all in working order?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Is the property in a flood plain?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Do you currently pay flood insurance?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Does the property contain underground storage tank(s)?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Is the homeowner a licensed real estate salesperson or broker?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Is there any threatened or existing litigation regarding the property?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
								Is the property located within one (1) mile of an airport?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)														

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>John C. Bedwell</i>	Date (mm/dd/yy) <u>9-29-20</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>John C. Bedwell</i>	Date (mm/dd/yy) <u>9/29/2020</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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