

TRAVERSE AREA ASSOCIATION OF REALTORS®
VACANT LAND DISCLOSURE STATEMENT
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Property Address: 6412 Lora Bette Drive, Alanson, MI 49706

Seller's Name: Kelly Wallace. This Disclosure Statement concerns the
property situated in the LITTLEFIELD TOWNSHIP of Alanson, County of
Emmet County, State of Michigan, described as (Legal Description):
COURTYARDS AT EAGLE BEACH CONDO, PLAN #206, UNIT 31. SECTION 22, T35N, R4W.

This statement is a disclosure of the condition of the above-described property and is intended to provide a potential Purchaser with information directly from the Seller on which to base a decision to purchase. It is not a warranty of any kind by the Seller(s) and is not, and should not, substitute for any inspections, surveys, tests, or specific warranties the Purchaser may wish to obtain. SELLER HAS NO EXPERTISE WITH RESPECT TO ANY OF THE ITEMS DISCUSSED BELOW OTHER THAN BY VIRTUE OF HAVING OWNED THE SUBJECT PROPERTY.

The Seller(s) disclosed the following information with the knowledge that even though this is not a warranty, prospective Purchaser(s) may rely on this information in deciding whether, and on what terms, to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in the transaction to provide a copy of this statement to any person or entity in connection with the actual or anticipated sale of the property.

The following are representations made by the Seller(s) and are not the representations of the Agent(s), if any. This information is a disclosure and is not intended to be part of any contract between the Purchaser(s) and Seller(s) unless so incorporated.

With respect to the subject property, are you (Seller) aware of any of the following:

- 1. Features of the property shared in common with adjoining landowners, such as walls, fences, driveways, wells, septic system, etc? ☐ Yes ☒ No
- 2. Any encroachments, easements or similar matters that may affect your interest in the subject property? ☐ Yes ☒ No
- 3. Landfill (compacted or otherwise) on the property, or any portion thereof? ☐ Yes ☒ No
- 4. Flooding, drainage, or grading problems? ☐ Yes ☒ No
- 5. Any health code or zoning violations, nonconforming uses, or condemnation action? ☐ Yes ☒ No
- 6. Neighborhood noise problems or other nuisances? ☐ Yes ☒ No
- 7. Deed restrictions? ☐ Yes ☒ No
- 8. Any Associations which have any authority over the subject property? ☒ Yes ☐ No
- 9. Any "common area" (facilities such as pools, tennis courts, walkways) or other areas co-owned? . . ☐ Yes ☒ No
- 10. Any notices of abatement or citations against the property, or any lawsuits against the Seller threatening or affecting this real property? ☐ Yes ☒ No

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11. Any determination that the subject property may constitute a "wetlands", or dunes area, or is in an area of "scenic rivers act"? ☐ Yes ☒ No
12. Any environmental concerns involving the immediate area? ☐ Yes ☒ No
13. Any knowledge of past use of property that may have a substantial impact on the value of the property? ☐ Yes ☒ No
14. Any other state of affairs affecting this property or the surrounding area which in your opinion might influence a potential Purchaser's decision to buy this property? ☐ Yes ☒ No
15. Any previous disposition of the oil, gas, underground, or other mineral rights relating to the property? ☐ Yes ☒ No
16. Any underground/fuel/gas storage tanks (present or in the past)? ☐ Yes ☐ No
17. Any land (boundary) or mortgage surveys? ☐ Yes ☒ No
18. Is land a parent parcel (defined by Public Act No.591); or an exempt split as defined by Section 108 of the Land Division Act? ☐ Yes ☒ No
19. Are future splits of subject property retained by the Seller(s)? ☐ Yes ☒ No
20. Any or part of land under conservation forestry agreement, or tax deferred programs? ☐ Yes ☒ No
21. Any sale or transfer of development rights from property? ☐ Yes ☒ No
22. Is the property subject to any oral or written lease(s)? ☐ Yes ☒ No

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

Property belongs in a Home owners Association. Detailing architectural and building restrictions.

21. ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: ☐ Facsimile ☒ Email ☒ Internet ☐ No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

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Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller: *Kelly Wallace* dotloop verified
02/11/26 11:25 AM EST
VLJ0-F7HU-R8OB-MDTD

Seller:

Purchaser(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between Purchaser(s) and Seller(s) with respect to any advice/inspection/defects.

A REALTOR® is qualified to advise on Real Estate. If you desire legal advice, consult your attorney. A REALTOR® is not usually qualified to render an opinion on the items reflected in this disclosure statement. Such expertise is available in the community through a variety of sources.

I/We acknowledge receipt of a copy of this statement.

Purchaser:

Purchaser: