

# Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

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In the Property Address or Location:

19340 E Caswell Lakes Rd, Willow, AK 99688

Legal Description: BEAR RDG PH 1 BLOCK 2 LOT 16

Real Property Tax ID Number: 55717B02L016

Owner's Name(s) (please print): Nora Amora

All disclosures in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is disclosing known defects or other conditions in the real property or the real property being transferred. Disclosure need not require a search of public records nor does it require a professional inspection of the property. If additional information or explanation is necessary, use Section 16, or attach an Unimproved Property Disclosure Addendum/Amendment (UPDA) form and/or other appropriate documentation to this form.

## YES NO

1. How long have you owned the property? 5 years

2. **ENCROACHMENTS/EASEMENTS.**(e.g. fences, buildings, rockeries, driveways, garden, septic, well, etc.)

- A. Does anything on your property extend onto (encroach on) an adjacent lot?
- B. Does anything on an adjacent lot extend onto (encroach on) your property?
- C. Are you aware of any easements or other's rights affecting the property?  
If you marked "Yes" on any of the above, explain in Section 16.

3. **ACCESS.**

- A. Is there a road or easement for access to the property?
- B. If your answer to A is "Yes," is there a recorded document?
- C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?
- D. If your answer to C is "Yes," is a copy attached to this form?
- E. If the road or other access is improved, is there any standing or running water, flooding, mud, etc., that affects use of the access during any time of the year? If "Yes", explain in Section 16.

4. **SURVEY.**

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

5. **PROPERTY BOUNDARIES.** If known, describe the property boundaries: (e.g. fence, hedge, survey stakes, rockery, etc.)

North line: \_\_\_\_\_

South line: \_\_\_\_\_

East line: \_\_\_\_\_

West line: \_\_\_\_\_

6. **ZONING & RESTRICTIONS.**

The present zoning of the property is \_\_\_\_\_.

- A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?
- B. Are you aware of any proposed covenants, codes or restrictions, including future construction?
- C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area, wetlands, erosion zone or environmentally sensitive area?

Form 7083. Revised 10/19.

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Buyer(s)

Seller(s)





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


Address: 19340 E Caswell Lakes Rd, Willow, AK 99688

Legal (the Property): BEAR RDG PH 1 BLOCK 2 LOT 16

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1 **The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of**  
2 **the questions. I/We understand that representations will be made to prospective buyers based on the foregoing**  
3 **information, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless**  
4 **the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing information**  
5 **is incorrect.**

6  
7 **Seller Signature(s)**  
8  
9 Seller 1: Nora Amora  Date: 06 / 10 / 2026  
10  
11 Seller 2: \_\_\_\_\_ Date: \_\_\_\_\_  
12  
13 Seller 3: \_\_\_\_\_ Date: \_\_\_\_\_

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

14  
15  
16 **Buyer Awareness Notice:** Buyer is independently responsible for determining whether a person who has been con-  
17 victed of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real estate  
18 transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police De-  
19 partments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).  
20  
21

22  
23 The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as  
24 illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these  
25 properties, go to <http://www.dec.state.ak.us>.  
26

27 **Buyer Awareness Notice:** Buyer is independently responsible for determining whether, in the vicinity of the property  
28 that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural  
29 operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the  
30 operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural  
31 operations.  
32

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

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39  
40 **Buyer Signature(s)**  
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42 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
43  
44 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_  
45  
46 Buyer 3: \_\_\_\_\_ Date: \_\_\_\_\_

# Unimproved Property Disclosure Addendum or Amendment

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1 Date \_\_\_\_\_  
2 Property Address or Location: 19340 E Caswell Lakes Rd, Willow, AK 99688  
3 Legal Description: BEAR RDG PH 1 BLOCK 2 LOT 16  
4 Real Property Tax ID Number: 55717B02L016  
5 Owner's Name(s) (please print): Nora Amora

6 In Reference to the Seller's Real Estate Disclosure Statement for Unimproved Property dated: \_\_\_\_\_  
7 the undersigned Buyer(s) and Seller(s) hereby agree to the following (check only one):  
8

- 9  **Addendum** – to be used for additional information to the original Seller's Disclosure for Unimproved Property.  
10  **Amendment** – to be used to update information on the existing Seller's Disclosure for Unimproved Property.

11  
12 Reference Item Number from the Seller's Real Estate Disclosure Statement for Unimproved Property (i.e. #2B). Use  
13 additional Addendum/Amendments if necessary.  
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41 To the extent any statement in this Addendum/Amendment is inconsistent with the statements in the Seller's Real Estate  
42 Disclosure Statement for Unimproved Property, the statements of this Addendum/Amendment shall supersede.  
43

44 **Seller Signature(s)**  
45  \_\_\_\_\_ **Nora Amora** Date: 06/10/26  
46 Seller 1: \_\_\_\_\_ Date: \_\_\_\_\_  
47 Seller 2: \_\_\_\_\_ Date: \_\_\_\_\_  
48 Seller 3: \_\_\_\_\_ Date: \_\_\_\_\_  
49

50 Buyer(s) acknowledge receipt of copy:  
51

52 **Buyer Signature(s)**  
53  
54 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
55 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_  
56 Buyer 3: \_\_\_\_\_ Date: \_\_\_\_\_