

VACANT LAND DISCLOSURE

Seller and Buyer hereby incorporate the following terms and conditions into that certain "AS IS" Residential Contract for Sale and Purchase by and between May Irene Russell and John William Russell and Andrew Kerr Russell (referred to herein as "Seller") and _____ (referred to herein as "Buyer"), dated _____ ("Contract"), for the Property located at Lot 62 Michigan Ave, Weeki Wachee, FL 34613, as follows:

NOW THEREFORE in consideration of the mutual promises and agreements of each signatory set forth in this Vacant Land Disclosure, the sufficiency of which is hereby acknowledged, it is agreed by, between, and among Seller and Buyer that:

1. The Property is vacant land.
2. Seller has no knowledge of any restrictions, conditions, or risks upon or affecting the Property which may or may not materially affect the value of the Property, and may or may not be readily observable.
 - a. Restrictions may include, but are not limited to: subdivision, municipality, or other recorded covenants, conditions, or restrictions, limitations on resale and leases, mineral rights restrictions, boundary, encroachment, or easement areas, flood plain designations, and wetland, government-owned or managed areas.
 - b. Conditions may include, but are not limited to: substances, materials, products, pollutants, or contaminants which may be an environmental hazard, abandoned wells, storage tanks, or debris, including buried, flood-prone areas, dead or diseased trees, soil movement, sinkholes, utility cables or wires, and water lines or pipes.
3. Seller makes no representations, promises, or guarantees regarding the Property's condition, or its ability to be utilized for any particular purpose including but not limited to commercial, residential, or agricultural uses.
4. Buyer agrees to take the Property in "As-Is" Condition and hereby waives any claim that Seller failed to disclose conditions which may materially affect the value of the Property and not be readily observable.

5. This land ~~has~~ has not been surveyed.

a. Survey was completed on _____ by _____.

6. In the event any of the terms of the Contract or any previous Addenda to the Contract conflict or contradict the terms of this Vacant Land Disclosure, the terms of this Vacant Land Disclosure shall control.

7. All other terms and conditions of the Contract not specifically amended in this Vacant Land Disclosure shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties to this Vacant Land Disclosure have read, acknowledged, and signed with intention to be bound to its terms.

Seller (Print): May Irene Russell


Seller Signature: *May Russell*

Date: 9th May 2025

 **John William Russell**

May 14, 2025

Seller (Print): Andrew Kerr Russell

Seller Signature: 

Date: May 14, 2025

Buyer (Print): _____

Buyer Signature: _____

Date: _____

Buyer (Print): _____

Buyer Signature: _____

Date: _____