



# 1-ACRE FLOYDS KNOBS COTTAGE & GARAGES

## ONLINE AUCTION

**4363 PAOLI PIKE  
FLOYDS KNOBS, IN 47119**

ONLINE BIDDING ENDS  
**SUNDAY, MAY 3 @ 6PM**

BID ONLINE AT [HARRITGROUP.COM](http://HARRITGROUP.COM)

**HARRITT  
GROUP INC.**  
AUCTIONS SINCE 1985



# HARRITT GROUP INC.

## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

4363 PAOLI PIKE, FLOYDS KNOBS, IN 47119

Bidding Ends Sunday, May 3, 2026

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

### BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

### BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

### MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

### CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Friday, June 12, 2026**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

## **INSPECTION**

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

## **FLOOD DESIGNATION**

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

## **EVIDENCE OF TITLE**

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

## **SURVEY**

Property is being sold *with a survey* dated 10/11/2013, by David J. Ruckman, L.S.

## **REAL ESTATE TAXES AND ASSESSMENTS**

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

## **POSSESSION**

Seller will give possession of Real Estate at closing.

## **FEDERAL LEAD-BASED PAINT DISCLOSURE**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

## **AUCTION END TIME**

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

#### **MAXIMUM BID**

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

#### **MALFUNCTION AND LOSS OF SERVICE**

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

#### **SOLD WITH SELLER'S RESERVE**

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

#### **BROKER PARTICIPATION**

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

#### **PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of *Sunday, April 12 through Sunday, May 3, 2026*.

#### **AGENCY**

The Harritt Group is acting exclusively as agents for the seller.

#### **SELLER**

Alexander S. Guenther

## Client Detail

**4363 Paoli Pike, Floyds Knobs, IN 47119**

**\$0**

Listing #: **202607355**

Total Finished Sqft: **2,115**

Above Grade Finished SqFt: **1,615**

Active (04/12/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Lafayette
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0042220012
Beds:	2	Lot Sz:	0.99 / 43,124
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,615	Lot Dim:	235x176x44x99x357
Tot Fin SF:	2,115	Year Built:	1939
New Const:	No	Annual Tax:	1,126
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	51,100	HOA \$:	/
Improvements:	115,600		
Total Assess:	166,700		
Directions:	I-64 to Greenville Hwy. 150 Exit 119. West 2 miles to right on Paoli Pike. 0.6 mile to auction on right - first driveway past Sylvan Estates.		

Legal: **E 1/2 NW 1/4 NE 1/4 19-2-6 0.99 AC**

Tot Deductions:	<b>\$94,016</b>	<u>Deduction Type</u>	<u>Comment</u>
		2% Deduction	216
		Homestead Standard	48000

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S

### Remarks

**1-ACRE FLOYDS KNOBS COTTAGE & GARAGES | ONLINE AUCTION - BIDDING ENDS SUNDAY, MAY 3 @ 6PM.** Charming 1 1/2 story clapboard sided cottage on 0.99 acres tucked along scenic Paoli Pike in the heart of Floyds Knobs. Includes a 20 x 24 garage with 9 x 10 addition & 20 x 24 pole barn with 17 x 24 lean-to. Home features 19.4 x 3.8 enclosed porch, wood floors, french doors off dining room, built-in bookcase in office, cedar closet. 500+- square foot bedroom suite up (non-conforming with 6'11" ceilings) with full bath, walk in closet & custom built-in king bed. Cistern non operational. Easy access to expressways—just 3 miles west of I-265 State Street and 2.6 miles from I-64 Greenville Exit 119. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS** A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

### Amenities

Type:	1.5 Story	Foundation:	Crawl Space, Poured Concrete
Zoning:	Residential	Basement:	Yes Basement Type: Crawl Space, Partial, Unfinished
Construction:	Existing	Laundry:	Yes Laundry Location: Basement
Outbuildings:	Garage, Barn(s)	Laundry Type:	Other
# Fireplaces:	Fireplace:	Road Frontage:	235
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Range / Oven, Refrigerator		
Exterior Type:	Wood		
Exterior Feat:	Covered Porch, Deck, Enclosed Porch, Landscaped, Paved Driveway, Solid Surface Drive		
Interior Feat:	1st Floor Main, Built-in Bookcase, Cedar Closet(s), Ceiling Fan(s), Eat-in Kitchen, Formal Dining Rm, Sump Pump, Walk-in Closet(s)		
Road Type:	Paved		

### Measurements

Above Grade Finished:	1,615.0	Nonconform Finished:	500.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,115
Below Grade Unfinish:	416.0		

### Room Sizes & Levels

Total Rooms: **9**    Garage: **Y**    Garage Size: **24 x 20**    Garage Type: **Detached, Front Entry, Pole Barn**    Garage Spaces: **5**

Type	Dimension	Level	Flooring	Description
Living Room	13.4 x 13.10	1st Floor	Wood	
Dining Room	13.4 x 8.11	1st Floor	Wood	
Office	11.8 x 7.7	1st Floor	Other	
Family Room	24.8 x 10	1st Floor	Carpet	
Kitchen	17.5 x 10.8	1st Floor	Other	
Bedroom	13.6 x 10.3	1st Floor	Wood	
Bathroom Full	4.10 x 5.10	1st Floor	Other	
Bedroom	14.9 x 15.3	2nd Floor	Wood	

Other	8 x 7.1	2nd Floor	Wood	Reading Nook
Other	5.9 x 12.4	2nd Floor	Wood	Open Walk-In Closet
Bathroom Full	7.7 x 7.5	2nd Floor	Other	

## Utilities

Water Heater:	<b>Natural Gas</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Cistern, Public Onsite</b>	Cooling Type:	<b>Central Air, Window A/C Unit(s)</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Septic Onsite</b>		

## General Information

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>No</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>

All information deemed reliable but not guaranteed.

22-04-01-900-021.000-006

Guenther, Alexander S

4363 PAOLI PIKE

511, 1 Family Dwell - Unplatted (0 to 9.9

LAFAYETTE HOMESITE "B" 1/2

General Information

Parcel Number 22-04-01-900-021.000-006

Local Parcel Number 0042220012

Tax ID:

Routing Number 04-01-900-286

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County Floyd

Township LAFAYETTE TOWNSHIP

District 006 (Local 006) LAFAYETTE TOWNSHIP

School Corp 2400 NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000200-006 LAFAYETTE HOMESITE "B"

Section/Plat 19

Location Address (1) 4363 PAOLI PIKE FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model 4000200-006 - Residential

Characteristics

Topography Rolling Flood Hazard

Public Utilities Water, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, July 10, 2025

Review Group 2025

Ownership

Guenther, Alexander S 4363 Paoli Pike FLOYDS KNOBS, IN 47119

Legal

E 1/2 NW 1/4 NE 1/4 19-2-6 0.99 AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/01/2018 to 07/22/2004.

Notes

2/3/2020 22Q3: 2020 BF FIELD REVIEW & DATA COLLECTION. 12/13/2016 18Q3: NO CHANGE. 2/10/2014 13UP: 2013 UPDATE TP IN OFFICE, STATES DWELLING 2 WAS REMOVED SB 9/12/13 CHANGES MADE PER SALES VALIDATION IN FIELD. PW 1/15/14. 1/1/1900 14TR: TRANSFER TRANSFER ONLY. SB 2/18/14

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows show data for land types 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.51), Actual Frontage (0), Developer Discount, Parcel Acreage (1.51), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.51), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$47,500), 91/92 Value (\$3,600), Supp. Page Land Value, CAP 1 Value (\$47,500), CAP 2 Value (\$3,600), CAP 3 Value (\$0), Total Value (\$51,100).

Data Source External Only

Collector 02/10/2020 BF

Appraiser 02/10/2020 BF

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** 20 1/2 Story or Finishe  
**Finished Area** 1739 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	48	\$4,300
Porch, Enclosed Frame	100	\$9,400
Wood Deck	56	\$1,700
Porch, Enclosed Frame	208	\$13,800

**Plumbing**

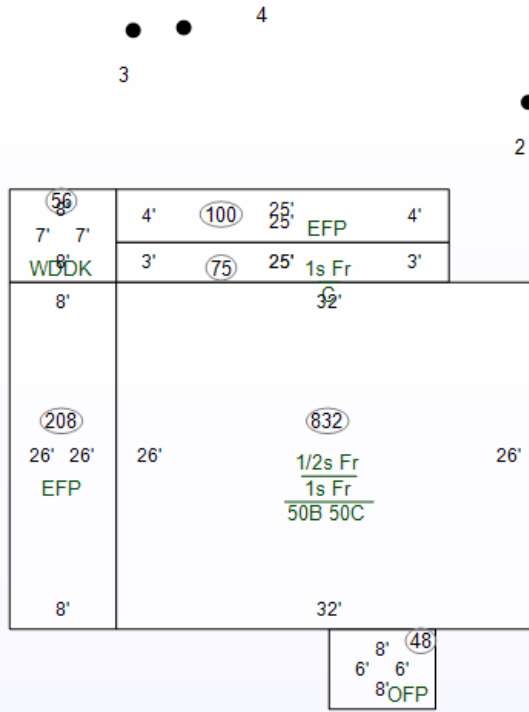
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	1
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	907	907	\$96,900	
2					
3					
4					
1/4					
1/2	1Fr	832	832	\$36,900	
3/4					
Attic					
Bsmt		416	0	\$22,100	
Crawl		491	0	\$5,700	
Slab					

**Total Base** \$161,600

**Adjustments** 1 Row Type Adj. x 1.00 \$161,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:907 1/2:832	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$167,000

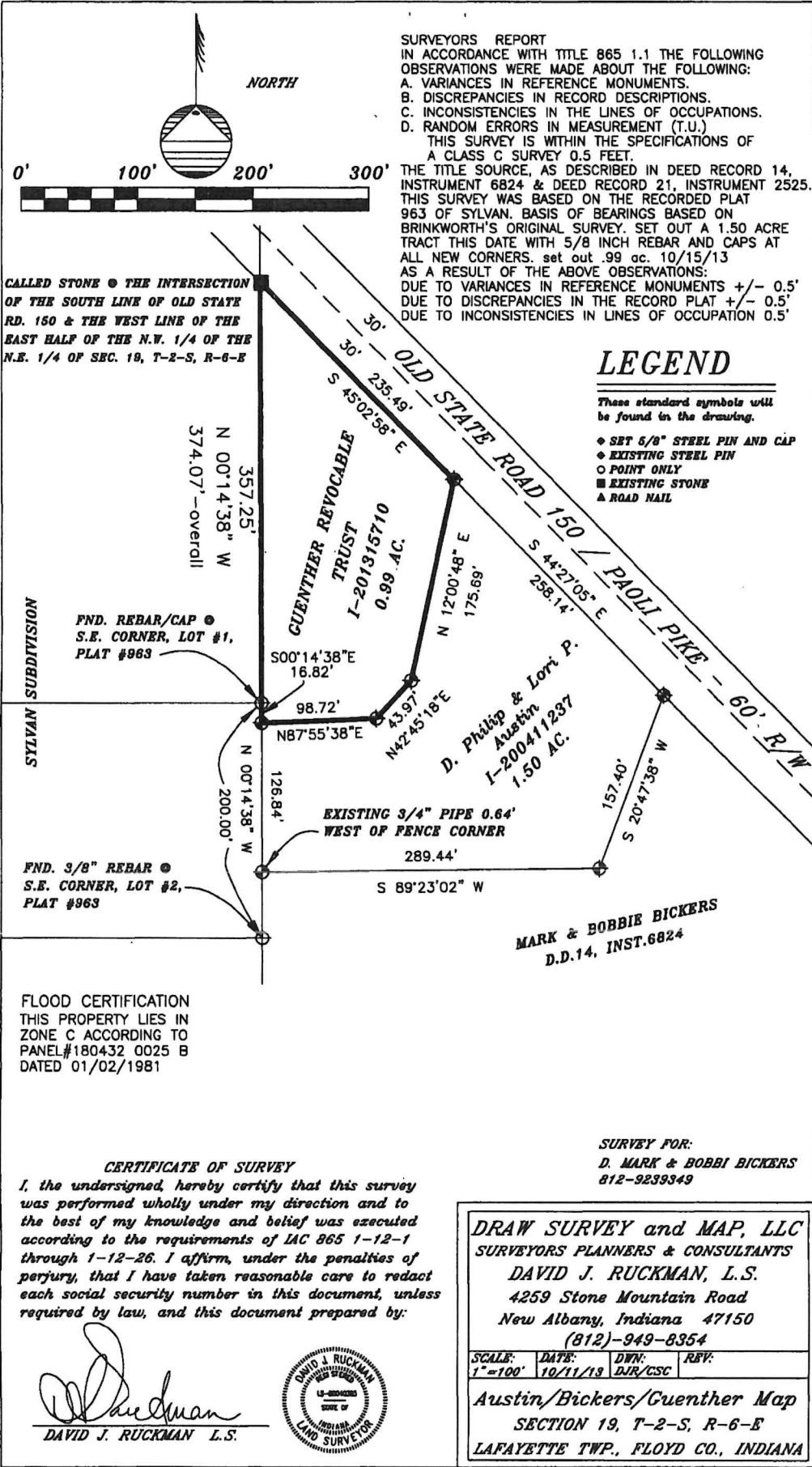
**Sub-Total, 1 Units**

Exterior Features (+)	\$29,200	\$196,200
Garages (+) 0 sqft	\$0	\$196,200
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.87

**Replacement Cost** \$153,625

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	D+2	1939	1939	86 F		0.87		2,155 sqft	\$153,625	65%	\$53,770	0%	100%	1.0000	1.930	100.00	0.00	0.00	\$103,800
2: Barn, Pole (T3) R 01	1	T31SO	C	2010	2010	15 A	\$20.19	0.87		20' x 24' x 8'	\$7,570	30%	\$5,300	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$5,300
3: Detached Garage R 01	1	Wood Fr	D	1959	1959	66 F	\$44.13	0.87	\$30.71	20'x24'	\$14,743	60%	\$5,900	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$5,900
4: Lean-To R 01	1	Earth Flo	D	1991	1991	34 A	\$4.69	0.87		17'x24' x 8'	\$1,332	55%	\$600	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$600



**SURVEYORS REPORT**  
 IN ACCORDANCE WITH TITLE 865 1.1 THE FOLLOWING OBSERVATIONS WERE MADE ABOUT THE FOLLOWING:  
 A. VARIANCES IN REFERENCE MONUMENTS.  
 B. DISCREPANCIES IN RECORD DESCRIPTIONS.  
 C. INCONSISTENCIES IN THE LINES OF OCCUPATIONS.  
 D. RANDOM ERRORS IN MEASUREMENT (T.U.)  
 THIS SURVEY IS WITHIN THE SPECIFICATIONS OF A CLASS C SURVEY 0.5 FEET.  
 THE TITLE SOURCE, AS DESCRIBED IN DEED RECORD 14, INSTRUMENT 6824 & DEED RECORD 21, INSTRUMENT 2525. THIS SURVEY WAS BASED ON THE RECORDED PLAT 963 OF SYLVAN. BASIS OF BEARINGS BASED ON BRINKWORTH'S ORIGINAL SURVEY. SET OUT A 1.50 ACRE TRACT THIS DATE WITH 5/8 INCH REBAR AND CAPS AT ALL NEW CORNERS. set out .99 ac. 10/15/13 AS A RESULT OF THE ABOVE OBSERVATIONS:  
 DUE TO VARIANCES IN REFERENCE MONUMENTS +/- 0.5'  
 DUE TO DISCREPANCIES IN THE RECORD PLAT +/- 0.5'  
 DUE TO INCONSISTENCIES IN LINES OF OCCUPATION 0.5'

**LEGEND**

- These standard symbols will be found in the drawing.
- ◆ SET 5/8" STEEL PIN AND CAP
  - ◆ EXISTING STEEL PIN
  - POINT ONLY
  - EXISTING STONE
  - ▲ ROAD NAIL

CALLED STONE @ THE INTERSECTION OF THE SOUTH LINE OF OLD STATE RD. 150 & THE WEST LINE OF THE EAST HALF OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 19, T-2-S, R-6-E

SYLVAN SUBDIVISION

FND. REBAR/CAP @ S.E. CORNER, LOT #1, PLAT #963

FND. 3/8" REBAR @ S.E. CORNER, LOT #2, PLAT #963

FLOOD CERTIFICATION  
 THIS PROPERTY LIES IN ZONE C ACCORDING TO PANEL#180432 0025 B DATED 01/02/1981

**CERTIFICATE OF SURVEY**  
 I, the undersigned, hereby certify that this survey was performed wholly under my direction and to the best of my knowledge and belief was executed according to the requirements of IAC 865 1-12-1 through 1-12-26. I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law, and this document prepared by:

*David J. Ruckman*  
 DAVID J. RUCKMAN L.S.



MARK & BOBBIE BICKERS  
 D.D.14, INST.6824

SURVEY FOR:  
 D. MARK & BOBBI BICKERS  
 812-9239349

**DRAW SURVEY and MAP, LLC**  
 SURVEYORS PLANNERS & CONSULTANTS  
 DAVID J. RUCKMAN, L.S.  
 4259 Stone Mountain Road  
 New Albany, Indiana 47150  
 (812)-949-8354

SCALE: 1"=100'	DATE: 10/11/18	DRN: DJR/GSC	REV:
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Austin/Bickers/Guenther Map  
 SECTION 19, T-2-S, R-6-E  
 LAFAYETTE TWP., FLOYD CO., INDIANA

austinbickersguenther.dwg



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)  
03/13/2026

Property address (number and street, city, state, and ZIP code)  
**4363 Paoli Pike, Floyds Knobs, IN 47119**

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
  - A. in the administration of an estate;
  - B. by foreclosure sale;
  - C. by a trustee in bankruptcy;
  - D. by eminent domain;
  - E. from a decree of specific performance;
  - F. from a decree of divorce; or
  - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

**Purpose of Disclosure Form:** Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

**Instructions to the Seller(s):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

**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.

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 broker, 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>Alfred D. Smith</i>	Date (mm / dd / yyyy) 03-13-2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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

4363 Paoli Pike , Floyds Knobs, IN 47119

1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
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	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks				X
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors			X	
Switches and Outlets			X	
Vent Fan(s)			X	
<input type="checkbox"/> 60 <input checked="" type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service				
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	EXISTS	NOT OPERATIONAL			
Septic Field / Bed			X		
Septic & Holding Tank / Septic Mound			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				
Geothermal and Heat Pump	X				
Other Sewer System (Explain)	X				
Swimming Pool & Pool Equipment	X				
			Yes	No	Unknown
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?					
Are the structure(s) connected to a private / community water system?				X	
Are the structure(s) connected to a private / community sewer system?				X	

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Signature of Seller <i>Alex S. Smith</i>	Date (mm / dd / yyyy) 03-13-2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)

4363 Paoli Pike , Floyds Knobs, IN 47119

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	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			

2. ROOF	Yes	No	Unknown
Age, if known: <u>6</u> Years.			
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. WATER HEATER			
Age, if known: <u>1 YR 2 MO</u> Years. <u>INSTALLED 1-23-2025</u>			
4. FURNACE			
Age, if known: <u>10</u> Years. <u>INSTALLED 12-13-2016</u>			
5. CENTRAL AIR CONDITIONING			
Age, if known: <u>10</u> Years. <u>INSTALLED 12-13-2016,</u> <u>OUTDOOR UNIT: 1998</u>			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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 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 15-19-3.1?		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:			

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Signature of Seller <i>Alvin D. Gustin</i>	Date (mm / dd / yyyy) 03-13-2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)  
**4363 Paoli Pike , Floyds Knobs, IN 47119**

7. OTHER DISCLOSURES	Yes	No	Unknown
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?			X
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a 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		
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?	X		
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:  
*(Use additional pages and attach, if necessary)*

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Signature of Seller 	Date (mm / dd / yyyy) 03-13-2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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**LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT**  
**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**  
**(SALES)**

**For use only by members of the Indiana Association of REALTORS®**

1 **PROPERTY ADDRESS:** 4363 Paoli Pike , Floyds Knobs, IN 47119

2  
3 **LEAD WARNING STATEMENT**

4 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*  
5 *that such property may present exposure to lead from lead-based paint that may place young children at risk of*  
6 *developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including*  
7 *learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also*  
8 *poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the*  
9 *buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession*  
10 *and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based*  
11 *paint hazards is recommended prior to purchase.*

12 **SELLER'S DISCLOSURE**

13 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

14 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) \_\_\_\_\_

15  
16  
17 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in  
18 the \_\_\_\_\_ housing.

19  
20 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

21 (i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real*  
22 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards  
23 in the housing (list and attach documents below): \_\_\_\_\_

24  
25  
26 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the  
27 housing.

28 **BUYER'S ACKNOWLEDGEMENT (initial)**

29 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.

30 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

31 (e.) \_\_\_\_\_ Buyer has **(check (i) or (ii) below)**:

32 (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for  
33 the presence of lead-based paint and/or lead-based paint hazards;

OR

34 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
35 lead-based paint hazards.

36  
37  
38 **BROKER'S ACKNOWLEDGMENT (initial)**

39 (f.)  Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of  
40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears,**  
41 **it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

42  
43 **CERTIFICATION OF ACCURACY**

44 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information  
45 they have provided is true and accurate.

46  
47 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which  
48 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties  
49 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The  
50 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on  
51 the parties. The original document shall be promptly delivered, if requested.

52  
53  
54  
55 **4363 Paoli Pike , Floyds Knobs, IN 47119**

(Property Address)

**Page 1 of 2 (Lead-Based Paint – Sales)**

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**LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT**  
 Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards  
 (SALES)

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BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_

*Alexander Scott Guenther* 03-13-2026  
 SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

ALEXANDER SCOTT GUENTHER  
 PRINTED \_\_\_\_\_

SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

*[Signature]* 3-17-2026  
 LISTING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

\*Only required if the Buyer's Broker receives compensation from the Seller.



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