

Utility Electric Service Availability/Surcharge Disclosure

Subject Property Address: Otego Valley Lot

Otego, NY

The above property Does Does Not have utility electric service available to it.

~~"This property is subject to an electric and/or gas utility surcharge"~~

~~The Type of Surcharge: _____~~

~~The Purpose of the Surcharge: _____~~

~~The Amount of the Surcharge: \$ _____~~

~~The Surcharge is Payable: Monthly Yearly Other _____~~

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

Seller: Jeannette E. Ruthford Date: July 14, 2023

Seller: _____ Date: _____

This disclosure must be given to prospective purchasers or their agents prior to acceptance of a purchase offer. This disclosure is pursuant to Chapter 216 of the Laws of 1992. Effective 1/2/1994

Uncapped Natural Gas Well Disclosure Form & Notice

for property commonly known as: Otego Valley Lot

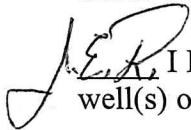
Otego, NY

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property.

Section 242(3) of the Real Property Law states as follows:

Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property.

Initial the following:

 I **HAVE NO** actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

_____ I **HAVE** actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

Seller:  _____ Date: July 14, 2023

Seller: _____ Date: _____

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

Disclosure Regarding Oil, Gas, Mineral and Timber Rights

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove oil, gas and various minerals such as coal, sand and gravel.

Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Purchasers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

Property Address Otego Valley Lot Otego, NY

Seller Estate of Clyde Rutherford Seller _____
(Print/Type) (Print/Type)

Oil, Gas, Mineral and Timber Rights to Property:

- Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
- Seller does not own the rights to oil, gas and/or minerals.
- Seller does not own the rights to timber.
- Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner. Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller's possession to this disclosure.

Seller Reservation of Oil, Gas, Mineral and Timber Rights: (Check all that apply)

- Seller will not reserve any future rights to oil, gas, minerals and timber.
- Seller is reserving **all** rights to oil, gas, and/or mineral rights and will not convey these rights to the Purchaser.
Explain: _____
- Seller is reserving **certain oil, gas, and mineral rights** and will convey these rights to the Purchaser as follows: _____
- Seller is reserving rights to **timber** as follows: _____
- Other: _____

This is a Disclosure Only.

Purchaser has received and read this disclosure notice. Any negotiations pertaining to transfer of oil, gas, mineral and/or timber rights will be set forth in an addendum to the Purchase and Sale of Real Estate.

Seller: Jeannette E. Rutherford Date: July 14, 2023

Seller: _____ Date: _____

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____