12:19 1st BAPTIST MUSIC MINISTRY 10/20/2015

(FAX)318 752 6103

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## TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

Intion of REALTORSO, Inc. 2014

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT

arnacle 9123

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller Is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? or SI never occupied the Property 0.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).) This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey. VNU

	Y	-	U	Item			Y	N	U	IURITI		
tem	Y					opane Gas:				Pump: sump grinder	_	
Cable TV Wiring	-	-				munity (Captive)				Rain Gutters	4	-
Carbon Monoxide Det.	+-	-				roperty				Range/Stove	V	1
Celling Fans	K	-			Tub	Toporty	-			Roof/Attic Vents		-
Cooktop	V	K				System	-	-	$\square$	Sauna		
Dishwasher	V	-		-		THE R. P. LEWIS CO., LANSING MICH.	17	-		Smoke Detector	V	-
Disposal	-	-			rowa	NAMES OF TAXABLE PARTY AND ADDRESS OF TAXABLE PARTY.	+-			Smoke Detector - Hearing		
Emergency Escape		1		Out	aoor	Grill				Impaired		
Ladder(s)	1	Ľ		-	- 10-	alitan	1	+-		Spa		
Exhaust Fans	V	1.	+		THE NAME AND POST OFFICE ADDRESS OF	cking	1V	-	-	Trash Compactor		
Fences	V	1		-		g System	+	-		TV Antenna	1	
Fire Detection Equip.	-	-	+	Poo	1.	1	+	+		Washer/Dryer Hookup	V	
French Drain	-	-				uipment	-	-	+	Window Screens	V	
Gas Fixtures		V	1	-		int. Accessories	+	-	+-	Public Sewer System		-
Natural Gas Lines		V	1	Por	ol He	ater	1	1	1.			
Item				YI	UV			4	ddi	tional Information		
Central A/C				c.		X electric ga	s n	um	ber	of units:6		
				H-	-	number of units:						
Evaporative Coolers Wall/Window AC Units						number of units:						
					+	if yes, describe:						
Attic Fan(s)				t	+	🕅 electric 🔲 ga	SI	חעת	iber	of units: / CAPRIER		
Central Heat Other Heat				1		If yes, describe:				HLL ELEC		C
					+	number of ovens	:	T	X	electric gas other:		
Oven				1	-	Newood Class	loos	٢	Ima	ock 🗍 other:		
Fireplace & Chimney				1	-	attached	not e	tta	che	d		
Carport				++		attached						
Garage				1×	-	number of units:	1010			number of remotes:		-
Garage Door Openers		2		1×		i owned lea						
Satellite Dish & Contro	ols	DI	SH NE	11	-							
Security System					-					r: number of units:		
Water Heater				V	-						-	
Water Softener						Downed Dies	1990	inc		areas covered:	and the second	
Underground Lawn Sp	orini	der		11		Dautomatio	ma	nue		bout On-Site Sewer Facility (TAR-	1407	n
Septic / On-Site Sewe	F:	cili	tv	1	1	I if yes, attach inf	oma	110	n Al	DOUL OU-SING SAMAL LACING TIME		1

(TAR-1406) 01-01-14 Jefforson Reality, P.O. Box 668 Jefferson, TX 73657 Kenes Mullikin Initialed by: Buyer:

Phone: (903)679-3741 Produced with zipPoint® by zipLogix 16070 Filtron Mae Fread, Freader, Mininger En: (903)679-3966 m 46020

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(If yes, complete, sign	i, any an									1	anomyim	nate	a)
of Type: <u>HSPHALT</u>	SHING	LCS	aportu /abi	ngle	ar m	of coveri	na pla	ced	over existing	shingles or ro	of coverin	ing	?
of Type: <u>ASPHALT</u> a here an overlay roof co	overing o	in the Fr	oberty (sim	11gio		01 001011	.9 1						
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you (Seller) aware of	any of th	ne items	listed in thi	s Se	ection	1 that are	not i	n wo	rking conditio	n, that have u	cievio, ui	1 64	
e you (Seller) aware or a ed of repair? yes	Dino II	f yes, de	scribe (atte	ach a	addition	nal sheet	s if ne	ces	sary):				
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ection 2. Are you (Se	ller) awa	are of a	ny detects	or	nalfur	actions i	n any	of t	he tollowing	C: (MUIK YES	(1) 11 900	ų a	
are and No (N) if you	are not	aware.)	· · · · ·					-				T	N
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Basement	1	7 [	Floors				9	L	Sidewalks			-	-
Cellings		7 1	Foundation	n/S	lab(s)		0.00	L	Walls / Fenc	85		-	-
Doors			Interior Wa	alls			1-1		Windows			-+	-
Driveways		9 1	Lighting Fi	xtur	ÐS		-	L	Other Struct	ural Compone	nts	-+	-
Electrical Systems		3 1	Plumbing					ſ				-	
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01-14 Initialed by: Buyer: \_\_\_\_\_\_ and Seller: \_\_\_\_\_\_A

Concerning the Property at	4/006	12:20 1st BAPTIST MUSIC MINISTRY	/2015	10/3	
If the answer to any of the items in Section 3 is yes.       explain (attach additional sheets if necessary):         *A single blockable main drain may cause a suction entrapment hazard for an individual.         Section 4. Are you (Seller) aware of any item, equipment, or system in for on the Property that is in need of methods and the sectors?         Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you net aware.)         Y       N         Room additions, structural modifications, or other alterations or repairs made without necessary permits in nomplance with building codes in effect at the time.         ID       Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of associations:         Manager's name:	61	e Property at	ning t	onc	-
<ul> <li>*A single blockable main drain may cause a suction entrapment hazard for an individual.</li> <li>Section 4. Are you (Seller) aware of any item, equipment, or system in/or on the Property that is in need of metersary):</li> <li>Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are eware. Mark No (N) if you not aware.)</li> <li>Y N</li> <li>Boom additions, structural modifications, or other alterations or repairs made without necessary permits in compliance with building codes in effect at the time.</li> <li>ID Homeowner's associations or maintenance fees or assessments. If yes, complete the following: Name of associations or maintenance fees or assessments. If yes, complete the following: Name of associations or than elsevociation, provide information about the other associations be attach information to this notice.</li> <li>IF Any common area (facilities such as pools, tennis courts, walkways, or other) oc-owned in undivided in whit others. Hyes, complete the following: Any optional user fees for common facilities charged? _yes _ no if yes, describe:</li></ul>		to any of the items in Section 3 is yes, ex	newer		
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Name of association:	s or not	oom additions, structural modifications, o compliance with building codes in effect	F	3	(
<ul> <li>Any unpaid fees or assessment for the Property? [] yes (\$) [] no</li> <li>If the Property is in more than one association, provide information about the other associations be attach information to this notice.</li> <li>Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided ir with others. If yes, complete the following: <ul> <li>Any optional user fees for common facilities charged? [] yes [] no if yes, describe:</li> <li>Any notices of violations of deed restrictions or governmental ordinances effecting the condition or use Property.</li> <li>Any lawsuits or other legal proceedings directly or Indirectly affecting the Property. (Includes, but is not to: divorce, foreclosure, heirship, bankruptcy, and taxes.)</li> <li>Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelative condition of the Property.</li> <li>Any condition on the Property which materially affects the health or safety of an Individual.</li> <li>Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.</li> <li>If yes, ettach any certificates or other documentation identifying the extent of the remediation (for excertificate of mold remediation or other remediation).</li> <li>Any rainwater harvesting system located on the property that is larger than 500 gallons and that upublic water supply as an auxiliary water source.</li> </ul> </li> </ul>		omeowners' associations or maintenance Name of association:	/ 1	3	1
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<ul> <li>Property.</li> <li>Any lawsuits or other legal proceedings directly or Indirectly affecting the Property. (Includes, but is not to: divorce, foreclosure, heirship, bankruptcy, and taxes.)</li> <li>Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelative condition of the Property.</li> <li>Any condition on the Property which materially affects the health or safety of an Individual.</li> <li>Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmentation identifying the extent of the remediation (for excertificate of mold remediation or other remediation).</li> <li>Any rainwater harvesting system located on the property that is larger than 500 gallons and that upublic water supply as an auxiliary water source.</li> </ul>		ith others if yes, complete the following:		ב	
<ul> <li>to: divorce, foreclosure, heirship, bankruptcy, and taxes.)</li> <li>Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelative condition of the Property.</li> <li>Any condition on the Property which materially affects the health or safety of an Individual.</li> <li>Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmentation identifying the extent of the remediation (for excertificate of mold remediation or other remediation).</li> <li>Any rainwater harvesting system located on the property that is larger than 500 gallons and that upublic water supply as an auxiliary water source.</li> </ul>	e of the		-	2	
<ul> <li>the condition of the Property.</li> <li>Any condition on the Property which materially affects the health or safety of an Individual.</li> <li>Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmentation is a subsetored as asbestored and the safety of an individual.</li> <li>Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmentation is a subsetored as asbestored and the safety of an individual.</li> <li>If yes, attach any certificates or other documentation identifying the extent of the remediation (for excertificate of mold remediation or other remediation).</li> <li>Any rainwater harvesting system located on the property that is larger than 500 gallons and that upublic water supply as an auxiliary water source.</li> </ul>	t limited	iny lawsuits or other legal proceedings d o: divorce, foreclosure, heirship, bankrup	$\checkmark$	כ	
<ul> <li>Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmentation is a subject of the subject of th</li></ul>	elated to				
<ul> <li>hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.</li> <li>If yes, attach any certificates or other documentation identifying the extent of the remediation (for excertificate of mold remediation or other remediation).</li> <li>Any rainwater harvesting system located on the property that is larger than 500 gallons and that upublic water supply as an auxiliary water source.</li> </ul>		Any condition on the Property which mate	/		
public water supply as an auxiliary water source.		lazards such as asbestos, radon, lead-ba If yes, attach any certificates or other	V		
The Property is located in a propane gas system service area owned by a propane distribution :	<b>US</b> 85 8	Any rainwater harvesting system locate public water supply as an auxiliary water	2		
retaller.	systen		V		
(TAR-1406) 01-01-14 Initialed by: Buyer: and Seller: Page	ge 3 of 5	01-01-14 Initialed by: Buver:	1409	(TA	
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10/20/2015 12:21 1st BAPTIST I	MUSIC MINISTR	٢Y
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(FAX)318 752 6103

P.005/000

Numar

Concerning the Property at	-134 KARNACK, 1X. 15 Gol
If the answer to any of the items in Section 5 is yes,	explain (attach additional sheets if necessary):
·····	

Section 6. Seller has Whas not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? Types Wino- If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages
		S	

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) ourrently claim for the Property:

X Homestead	Senior (		Disabled Disabled Veteran Unknown	
Section 9. Have you (Selie provider? I yes Ario	r) ever filed a	ciaim for	demage to the Property	with any insurance

Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes the claim if yes, explain:

Section 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* I unknown I no I yes. If no or unknown, explain. (Attach additional sheets if necessary):

\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to Install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Initialed by: Buyer: \_

and Seller:

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## 10/20/2015 12:21 1st BAPTIST MUSIC MINISTRY

(FAX)318 752 6103

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Concernl	ng	the	Property	at
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Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(g), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Edwich Color 10/19/ Signature of Seller Date	15
Signature of Seller Date	Signature of Seller Date
Printed Name: Edwin G. Colv.n.	Printed Name:

## **ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zlp code areas. To search the database, visit <u>www.txdps.state.tx.us</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: Panola HARRISON	phone #: 903 935-7936
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company: Wind STREAM -	phone #:
Propane:	phone #:

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

(TAR-1406) 01-01-14

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