

TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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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.

DATE SIGNED BY SEL MAY WISH TO OBTAIN AGENT.	LEF I. IT	R AI	ND I NOT	S NO	T A ARR	R'S KNOWLEDGE O SUBSTITUTE FOR A ANTY OF ANY KIND	F TI ANY) BY	HE CONI ' INSPE(' SELLEI	DITION OF THE PROPERTY A CTIONS OR WARRANTIES TH R, SELLER'S AGENTS, OR AN	S C IE E IY C	SUYE	
Ч				01		iever occupied the Pro	opei	rty	ng since Seller has occupied the	Pro	perty	
Section 1. The Proper This notice does n	ot e	as stab	ine i lish ti	tems he iten	mari ns to l	ked below: (Mark Yebe conveyed. The contra	s (Y act u), No (N) vill determ	, or Unknown (U).) ine which items will & will not conve	y.		
Item	Y	N	U		tem	The state of the s	_	NU	Item	Y	NL	
Cable TV Wiring	V		Ш			Propane Gas:		V	Pump: ☐ sump ☐ grinder		1	
Carbon Monoxide Det.	V		Ш	- Innerentation	-	ommunity (Captive)		V	Rain Gutters		V	
Ceiling Fans	V			-1	_P or	Property	V		Range/Stove	1/		
Cooktop	V			H	lot Tu	dı	T	V	Roof/Attic Vents	17		
Dishwasher	V			Ir	nterco	om System	П	V.	Sauna	1	1/	
Disposal		V			licrov			V	Smoke Detector	7	V	
Emergency Escape Ladder(s)		/		C	utdo	or Grill		V	Smoke Detector – Hearing Impaired		1	
Exhaust Fans				P	atio/[Decking		1	Spa	H	+	
Fences	V			P	lumb	ing System			Trash Compactor	- 15-	Y	
Fire Detection Equip.	,			-	Pool				TV Antenna		4	
French Drain		V		P	ool E	quipment			Washer/Dryer Hookup	Y	+	
Gas Fixtures		Pool Maint. Accessories			7	Window Screens	Y	-				
Natural Gas Lines				-		eater			Public Sewer System	M	1	
Item				V	NL	ī		A al al 111: -			VI	
Central A/C				1.	-				nal Information			
Evaporative Coolers			-	1	□ electric □ gas number of units:							
Wall/Window AC Units			+		number of units:							
Attic Fan(s)	Ŋ.				Y	if yes, describe:						
Central Heat			11	V		nı	ımbor of	Unito				
Other Heat				1		☐ electric ☐ gas number of units:						
Oven				1/	Y							
Fireplace & Chimney				1	1	number of ovens: electric gas other: wood gas logs mock other:						
Carport				1,7	1							
Garage				1	7	attached not attached attached not attached						
Garage Door Openers				+	1	number of units:	ı alı	acrieu	number of research			
Satellite Dish & Controls				17	4	owned lease	d fr	om	number of remotes:			
Security System				14	1	owned lease						
Water Heater				1.1	-	☐ electric ☐ gas		other:		- 1		
Water Softener				14	1				number of units:			
Underground Lawn Sprinkler			1	7								
Septic / On-Site Sewer Facility			1	+	☐ automatic ☐ manual areas covered:							
TAR-1406) 9-01-11 DBB PROPERTIES 10156 FM 219 Clifton, TX efanie Cobb		١	nitial	ed by		ler:,	_ a	and Buyer	r:, Pa		1 of 5	

Concerning the Property	at									
					nkr	201	wn	other:		
Was the Property built be	efore 1978?			no-oh	IIKI	Ю	WH	other:		
(If yes, complete, sig	nn and attack	TAR-1006	oonoorr	unknown		ام	:	L 1 >		
Roof Type:	gri, and attaci	1 1A11-1300	CONCEN	iing lead-ba	ase	a p	oaint	nazards).		
Is there an overlay roof o	covering on th	o Proporty (Age	ð				(appropried over existing shingles or roof co	oxim	ate
yes no unkno	own	le Froperty (sningie	s or root co	ver	rınç	g pla	aced over existing shingles or roof co	verir	ng)
Are you (Seller) aware of	f any of the ite	omo lista di iu	u-1- O							
need of repair?	The If year	eriis iistea in	this Se	ection 1 that	t ar	e r	not ir	n working condition, that have defect	s, or	ar
need of repail :	☐ no ir yes	s, describe (a	attach a	dditional sh	iee	ts i	t ne	cessary):		

0. " 0 1 6										
Section 2. Are you (Se	eller) aware o	of any defec	ts or m	nalfunction	s i	n a	any o	of the following?: (Mark Yes (Y) if	you	ar
aware and NO (N) II you	are not awai	re.)		The state of the s						
Item	YN	Item			Y	1	1	Item	Y	N
Basement		Floors						Sidewalks		Г
Ceilings		Foundati		ıb(s)				Walls / Fences	1796	
Doors		Interior V				L		Windows		Г
Driveways		Lighting						Other Structural Components		Γ
Electrical Systems		Plumbing	Syster	ms						Г
Exterior Walls		Roof								
section 3. Are you (Se you are not aware.)	ller) aware o	f any of the	follow	ing condit	ior	าร:	(Ma	ark Yes (Y) if you are aware and N	o (N) i
Condition			YN	Cone	diti	on			Υ	N
Aluminum Wiring			V	/ Prev	Previous Foundation Repairs					V
Asbestos Components			IV			_	_	Repairs		V
Diseased Trees: ak	wilt			Othe	Other Structural Repairs					Ž
Endangered Species/Ha	bitat on Prope	erty	I i	Rado		_			H	V
Fault Lines				Settli	ng				\vdash	Ž
Hazardous or Toxic Was	te		II	Soil I	VION	/er	nent			V
Improper Drainage			11	Subs	urfa	ace	Str	ructure or Pits		7
Intermittent or Weather S	Springs		V	Unde	rgr	ou	nd S	Storage Tanks		V
Landfill				Unpla	atte	d I	Ease	ements		V
Lead-Based Paint or Lea		Hazards	V	Unre	Unrecorded Easements				V	
Encroachments onto the			V	Urea-	Urea-formaldehyde Insulation				V	
Improvements encroaching on others' property				Wate	Water Penetration				V	
Located in 100-year Floo	V	Wetla	Wetlands on Property				V			
Located in Floodway	V	Wood	l R	ot				7		
Present Flood Ins. Cover				Active	e in	fes	static	on of termites or other wood		۲
(If yes, attach TAR-1414)		destro	oyir	ng	inse	cts (WDI)	1	7		
Previous Flooding into the	V	Previo	ous	s tre	eatm	nent for termites or WDI	1	7		
Previous Flooding onto the	V					e or WDI damage repaired	,	V		
Previous Fires	V		Termite or WDI damage needing repair				V			
Previous Use of Premises	s for Manufac	ture	1/	Single	e Bl	loc	kabl	e Main Drain in Pool/Hot Tub/Spa*		\Box
of Methamphetamine			IV	ميا ا						V
TAR-1406) 9-01-11	Initiale	d by: Seller:	10 1	IV		and	Bu	ver Page	0 - 1	

Co	ncernin	g the Property at
If th	ne answ	er 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.
wh	ich has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, so not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if
no	aware	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
_	□ □	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or
_	□/	attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
	P /	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
		Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	4	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Q,	Any condition on the Property which materially affects the health or safety of an individual.
		Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
		Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
If the	ne answ	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TA	\R-1406	6) 9-01-11 Initialed by: Seller:, and Buyer:, Page 3 of 5

Concerning the Pro	operty at			
Section 7. Within regularly provide	n the last 4 y inspections a	as not attached a survey of the ears, have you (Seller) receined who are either licensed as yes, attach copies and comple	ved any written inspections inspections	on reports from persons wh e permitted by law to perform
Inspection Date	Туре	Name of Inspector	to the lenewing.	No. of Pages
Section 8. Check Homestead Wildlife Mana	any tax exem	rely on the above-cited reporter should obtain inspections aption(s) which you (Seller) compared to the should be s	urrently claim for the Prop Disabled	by the buyer. perty:
adamonicity of Ol	iaptel / 00 Ol t	nave working smoke detector he Health and Safety Code?*	Chipknown Cho C.	rce with the smoke detector yes. If no or unknown, explain.
Allach additional sh	eets if necessa	ary):		
which the dw know the buil	elling is locate	a and Safety Code requires or accordance with the requirer d, including performance, locat uirements in effect in your area re information.	nents of the building code	in effect in the area in
evidence of the buyer management of the buyer management of the specifies the specifie	ne hearing imp akes a written locations for ir	r to install smoke detectors for a ill reside in the dwelling is hean airment from a licensed physical request for the seller to instal astallation. The parties may ago of smoke detectors to install.	ing-impaired; (2) the buyer an; and (3) within 10 days a ll smoke detectors for the	gives the seller written after the effective date,
Seller acknowledges roker(s), has instruc	that the staten ted or influenc	nents in this notice are true to the description of the second section of the second section of the second section of the section of the second section of the section of t	ne best of Seller's belief and information or to omit any r	d that no person, including the material information.
ignature of Seller	Parts	V20 14 7	Common Pattor Pa	1/20/14 Date
rinted Name:			ted Name:	Date
AR-1406) 9-01-11	Ini	tialed by: Seller:,	and Buyer:	Page 4 of 5

Cor	ncerning the Property at	Lan. 465 Haz Vai
		4065 1 Do 1000
AD	DITIONAL NOTICES TO BUYER:	
(1)	The Texas Department of Public Safety maintains a registered sex offenders are located in certain zip of For information concerning past criminal activity department.	a database that the public may search, at no cost, to determine if code areas. To search the database, visit www.txdps.state.tx.us . in certain areas or neighborhoods, contact the local police
(2)	Protection Act (Chapter 61 or 63 Natural Possuras	tward of the Gulf Intracoastal Waterway or within 1,000 feet of the property may be subject to the Open Beaches Act or the Dune of Code, respectively) and a beachfront construction certificate or or improvements. Contact the local government with ordinance of for more information.
(3)	If you are basing your offers on square footage, independently measured to verify any reported inform	measurements, or boundaries, you should have those items nation.
(4)	The following providers currently provide service to the	
	Electric: TXV	
	Water: POST OAK	phone #:
	Cable:	
	Trash:	
	Natural Gas:	
	Phone Company:	
	Propane:	
	Propane:	phone #:
	This Seller's Disclosure Notice was completed by Sel as true and correct and have no reason to believe it AN INSPECTOR OF YOUR CHOICE INSPECT THE	ler as of the date signed. The brokers have relied on this notice to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE PROPERTY.
The u	undersigned Buyer acknowledges receipt of the foregoi	ng notice.

Affidavit for Excusal

Hon. Randal I. Spaulding, District Court Judge

State of Montana

TAMMY AUN PATE 96. 13049 HIGHWAY 12 RYEGATE, MT 59074

County of Golden Valley

Randal I. Spaulding		896 3	MMY ANN PATE	IAT
		day of	DATED this	
			:ST	COMMEN
NOT APPROVED				
	:sa	nted Name / Title siding at: Commission expire	Res	(SEAL)
)fficer) IsinstoN To Starial	ਰ <u>is</u>	
ature of Prospective Juror		OR ATTESTED be	SIGNED	
an excuse request if you are called again for a specific vacation, employment out of state, snowbird, unusual pecific period of time, please list it here:	vou may again submid sollege, long-planned will be gone for a s	lenies your excuse, 1 lary service, move, c 1ce). If you know yo	Vote: If the Court distribility (e.g., milit ersonal circumstan	d n N
sets which Affiant believes constitutes undue hardship etent citizen.	upation and specific f a duty of every comp			<u>j</u> /2
citated by illness or injury (include Physician's alley County. If Court approves, the Affiant will be	A HODIOO Antenno or	CCLUSION – Must change of residence ed from jury service		
orn on his/her oath, deposes and says: District Court of the Golden Valley County District ant is applying for the following excusal and requests			MMY MAN Missible informed that he fine State of Montary is review:	i insitt A
-1000 UNI -			-	

KYEGATE, MT 59074 13049 HIGHWAY 12 RAMAY AND PATE 968