



*Total Realty Co.
is pleased to present:*

40 acres MOL

*Section 10, Liberty Township, Clinton Co., IA
A.K.A. 1748 140th Ave., Lost Nation, IA*

700 6th Ave., DeWitt, IA 52742
Office: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com



NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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Main Office
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40 acres more or less in Clinton Co., IA

TOTAL ACRES:	40 m/l
PRICE:	\$550,000.00

Price Per Acre: \$13,750.00

Owner: Bentrott

Operator: N/A

County & State: Clinton Co., IA

Location: 3 miles South of Lost Nation on Y34

Possession Date: At closing

Drainage Info: Natural

Average CSR: N/A

Taxable Acres: 37.75

Net RE Taxes: \$2,554

Taxes payable in: 2013

Topography: Level to gently rolling

F.S.A. Information:

Farmland:	40	Corn Base:
Crop Acres:	30.4	Corn Yield:
CRP Acres:	30.4	Soybean Base:
Wheat Base:		Soybean Yield:
Wheat Yield:		

Approximate Breakdown of Acres:

Total Acres:	40
Tillable Acres:	30.4
CRP Acres:	30.4
Farmstead:	1.6
Roads:	
Waterways:	
Timber:	3
Pasture:	5

Legal Description:

The Southeast 1/4 of the Northeast 1/4, Section 10, Township
82 North, Range 1 East of the 5th P.M.
A.K.A. 1748 140th Ave., Lost Nation, IA

To Contact Listing Agent:

Douglas Yegge
(563)320-9900

Comments & Building Information:

This one has it all!!!! This all electric Berm home is beautifully situated on 40 acres MOL, the park like setting is complete with a 16' x 31' in-ground indoor swimming pool, a 44' x 48' pole barn, on a paved road! Pella windows and patio door, built-it oak bookshelves, cathedral ceiling, sunken living room, masonry fireplace w/Heatilator, oak raised panel cabinetry and walk-in closet.

CRP/FSA Information:

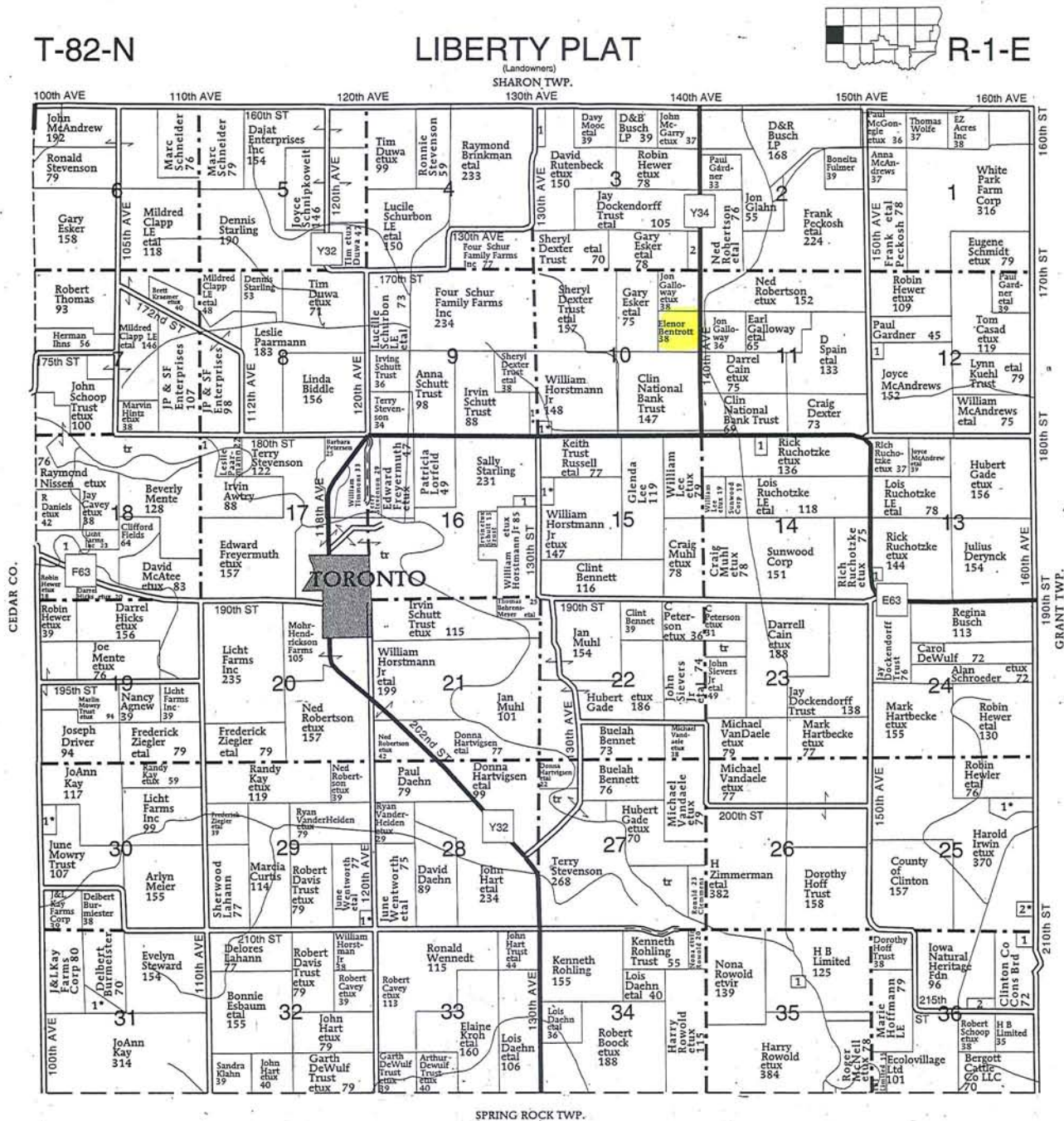
30.4 acres CRP, expires 9-30-2017
Annual payment \$4,882.85

Who Says...Nothing Is Free Anymore?

Receive a "free" County Plat and Directory
just for reviewing your township directory map for correct information.
(The Free book must be Your County or Surrounding County.)

Contact FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605

Or email: camille.knowles@farmandhomepublishers.com



LIBERTY TOWNSHIP

SECTION 3

1. Sterk, David 6
2. Snell, Daniel 10

SECTION 9

1. Russell Trust, Keith 10

SECTION 10

1. Russel Trust, Keith 10

SECTION 12

1. Sullivan, Jason 9

SECTION 13

1. Krieger, Robert 6

SECTION 14

1. Hainstock, Marcia 9

SECTION 15

1. Horstmann, Joanne 11

SECTION 16

1. Bennett, Clint 8

SECTION 17

1. JP & SF Enterprises LLC 5

SECTION 18

1. Barnhart, James 12

SECTION 25

1. Wouters, David 15

2. Baxter, Kevin 5

SECTION 29

1. Rickels, Gregory 5

SECTION 30

1. Mowry Trust, Marlin 9

SECTION 31

1. McFarland, Patrick 12

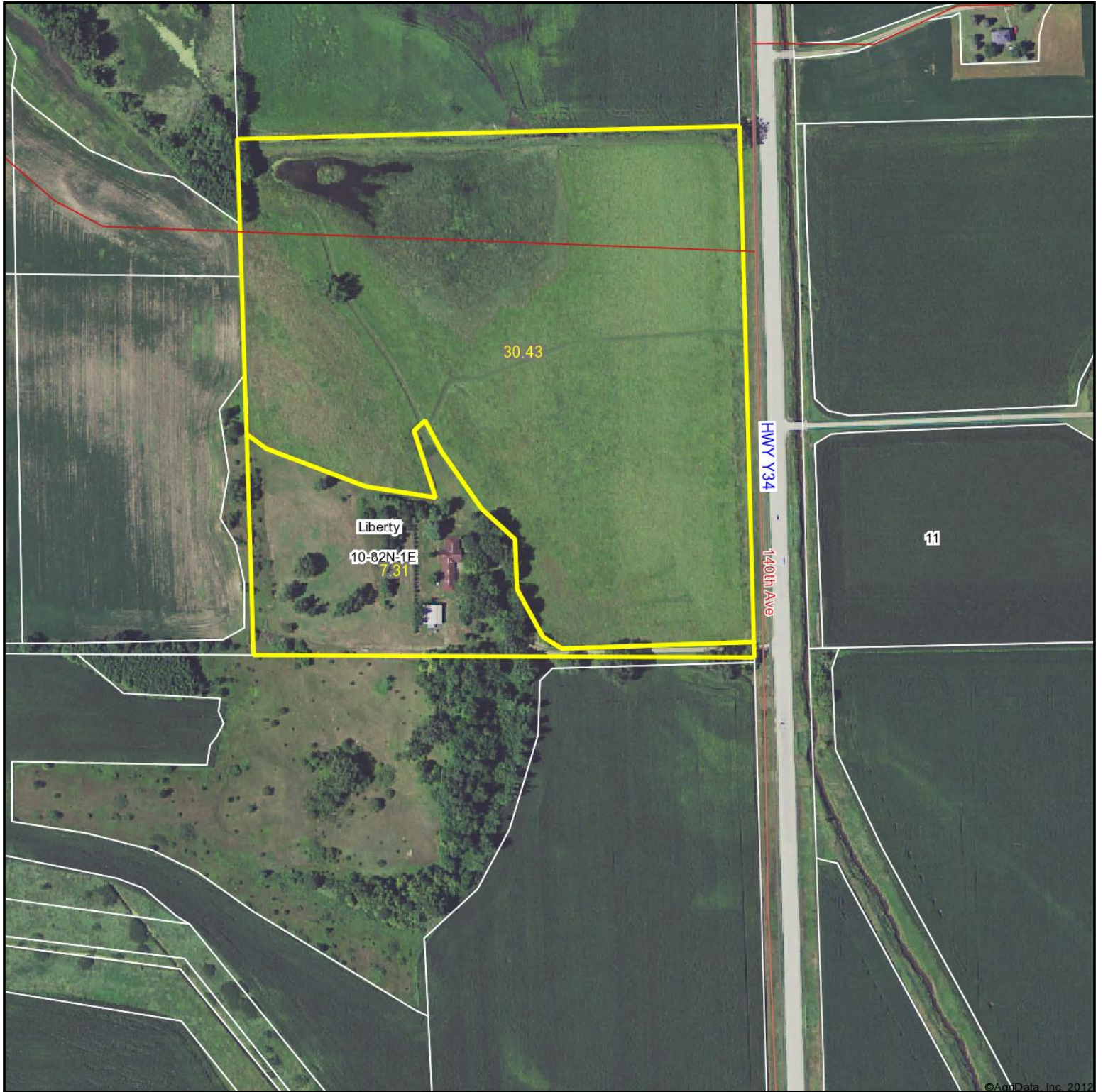
SECTION 35

1. Odell, David 6

SECTION 36

1. Mockridge, David 5
2. Wallerich, Nicholas 17

Aerial Map



TOPAL REALTY CO.
Specializing in Farmland and
Rural Real Estate
DeWitt, IA
563-659-8185

Maps provided by:

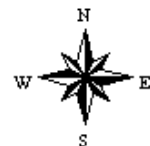


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www.AgriDataInc.com

10-82N-1E
Clinton County
Iowa

map center: 41° 55' 28.85, 90° 49' 21.57

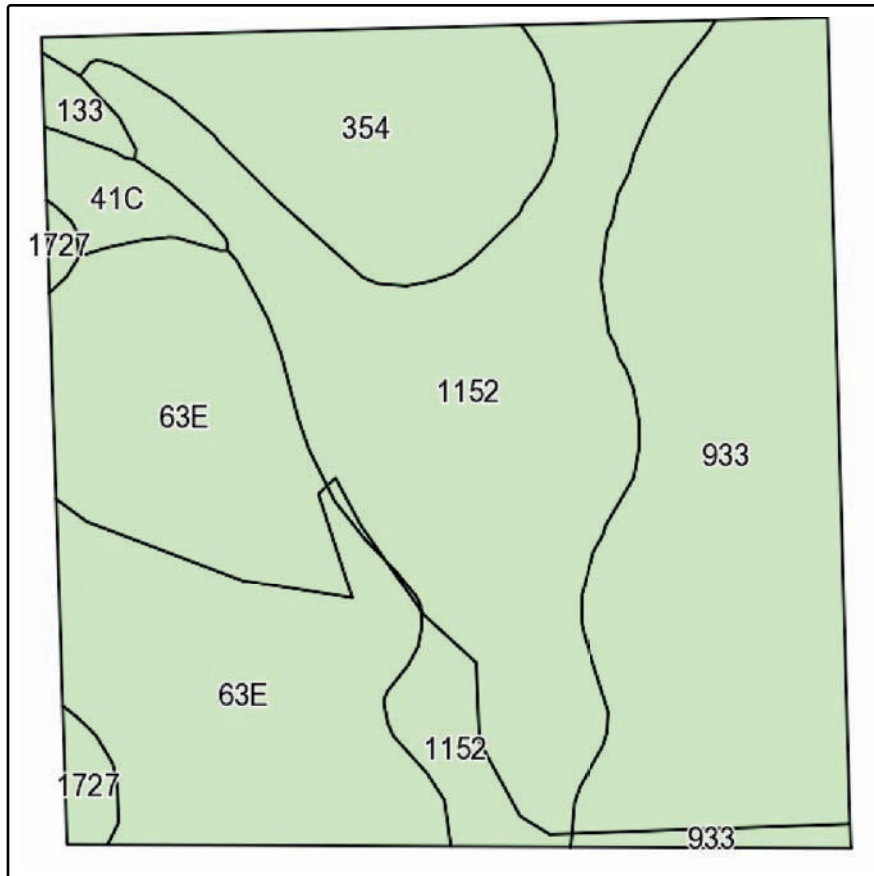
scale: 4124



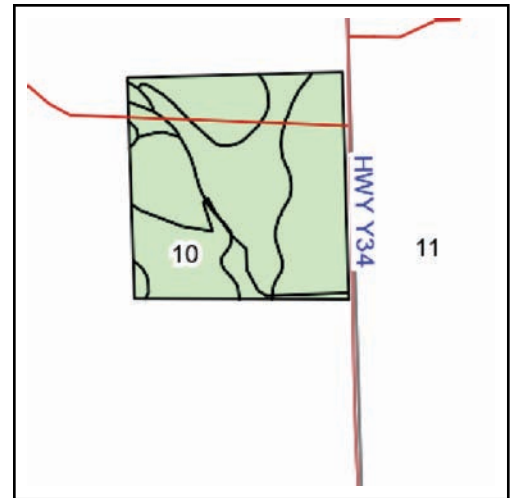
6/27/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map-CSR(as of 1/21/12)



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clinton**
Location: **10-82N-1E**
Township: **Liberty**
Acres: **37.7**
Date: **6/27/2013**

TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales
DeWitt, IA
563-659-8185



Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
1152	Marshan clay loam, 0 to 2 percent slopes	11	28.9%	IIw	70	6.5	3.9	177	71	48
933	Sawmill silty clay loam, 0 to 2 percent slopes	10.8	28.7%	IIw	80			190	76	51
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	10	26.6%	VIIIs	9	3.8	1.6	94	38	25
354	Aquolls, ponded	4.5	12.0%	VIIw	5			89	36	24
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.7	2.0%	VIIs	25		3	116	46	31
1727	Udolpho loam, 0 to 2 percent slopes	0.4	1.2%	IIw	69			175	70	47
133	Colo silty clay loam, 0 to 2 percent slopes	0.3	0.8%	IIw	85	6.8	4.1	197	79	53
Weighted Average					48.2	2.9	1.6	147.4	59.2	39.6

Note: ALL soils information on this page is dated 1/21/2012

*CSR ratings will be available for a limited time to aid in the transition to CSR2.

Iowa
Clinton
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1321
Prepared: 11/20/09 12:33 PM
Crop Year: 2010
Page: 1 of 1

Operator Name Farm Description Recon Number
ELENOR J BENTROTT

Farms Associated with Operator:
None

Other Producers Associated with Farm:
None

CRP Contract Number(s): 1090A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
40.0	30.4	30.4	0.0	0.0	30.4	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAV/WR History	ACRE Election
0.0	0.0	0.0	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	0.0	0.0	0.0	0	0	18.6	0.0

Tract Number: 271 Identifier B-5 NE1/4 OF 10

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
40.0	30.4	30.4	0.0	0.0	30.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	0.0	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	0.0	0	0	0.0	0.0	0	18.6	0.0

Owners: ELENOR J BENTROTT

Farm# 1321

Tract# 271

Sec 10

Township: Liberty



0 280 560 1,120 Feet



1 inch equals 660 feet

Legend

Wetland Determination

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Field Boundary

Clinton County FSA

March 27, 2008

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.



MLS #: 4144177	St: Active		Cat: Residential		LP: \$550,000	
Area: 63	Dewitt Area					
Addr: 1748 140TH			AVENUE		Type: Residential	
City: Lost Nation			IA		Zip Code: 52254	
Subd: N/A					Cnty: Clinton	
	Bsmt	Lower	Main	Upper	Addl	Total
Full Baths:	0		1	0	0	1
3/4 Baths:	0		1	0	0	1
Half Baths:	0		1	0	0	1
# Bedrooms: 3	Year Built: 1978			Mobile Home: No		
# Fireplaces: 1	New Construction: No		NC Type:			
Apx Lot Size: 40 acres MOL			Apx Acres:		40.000	

Virtual Tour

Directions: From E63 turn North on Y34 (to Lost Nation), go 1/2 mile, located on the West side.



Room Dimensions/Levels:										Fin Lwr Lv SqFt:	0									
Living:	24	x	18	Main	Carpet	Mstr Br:	13	x	14	Main	Carpet	Den/Ofc:	8	x	11	Main	Tile	Fin Main Lv SqFt:	2,392	
Great:		x				Bedrm 2:	10	x	10	Main	Carpet	Laundry:	9	x	9	Main	Tile	Fin Uppr Lv SqFt:	0	
Family:	11	x	21	Main	Carpet	Bedrm 3:	9	x	12	Main	Carpet	Rec Rm:		x				Fin Addtnl SqFt:	1,344	
Fml Din:		x				Bedrm 4:		x				Computer r	5	x	9	Main	Tile	Total Fin SqFt:	3736	
Inf Din:	13	x	16	Main	Carpet	Bedrm 5:		x							x			Finish Bsmt SqFt:	0	
Kitchen:	11	x	15	Main	Tile	Bath/Mst BR:	Yes					Gar:	25	x	28		#Cars:	3	Total Bsmt SqFt:	0

Ann Mand HOA Fee:

Ann Taxes: \$2,554.00

2011-12

Exemptions:

Parcel ID: 340650000

Flood Insurance:

AGR: Y

REO: N

Util: Y

Elem School:

Midland

Middle School:

Midland

High School:

Midland

Legal:

SE 1/4 NE 1/4 Sec. 10, T82N, R1E

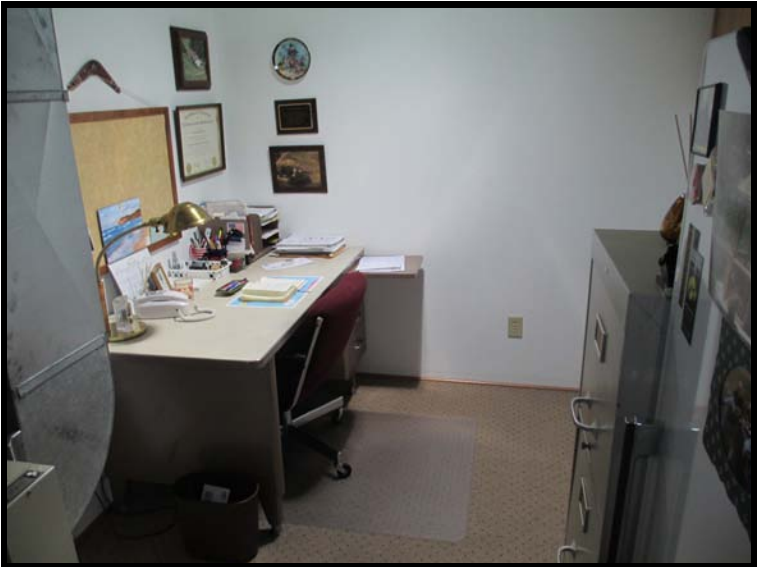
This one has it all!!!! This all electric berm home is beautifully situated on 40 acres MOL, the park like setting is complete with a 16' x 31' inground indoor swimming pool, a 44' x 48' pole barn, on a paved road! Pella windows and patio door, built-it oak bookshelves, cathedral ceiling, sunken living room, masonry fireplace w/Heatilator, oak raised panel cabinetry and walk-in closet.

Exterior:	Steel Siding, Stone, Other Exterior	Style:	Other Style
Roofing:	Composition	Gar/Park:	Attached, Extra Storage, Guest Parking
Basement:	None	Fireplace:	Free Standing, Wood Burning
Water/Sewer:	Individual Well, Septic System	Lot Description:	Level, Wooded, Rolling
Financing:	Cash, Conventional	Info. On File:	Aerial View, Legal Description, Plat in Office, Topographic Map, Other Information as Filed
Heat/Cool:	Forced Air, Water Heater - Electric, Central Air		
Kitchen/Dining:	Breakfast Bar, Dining/Living Combo		
Appliances:	Dishwasher, Disposal, Hood/Fan, Microwave Oven, Range/Oven, Refrigerator, Water Softener - Owned		
Interior Amenities:	Attic Storage, Bookcases/Built-In, Cable TV Available, Ceilings/Cath or Vault, Garage Door Opener (s), Pool/Indoor, Walk-In Closet (s), Formica Counter Top		
Exterior Amenities:	Outbuilding(s), Patio, Porch, Shed		
Addt'l Amenities:	Pool/In Ground	Assoc. Fee Includes:	
Showing:	Appointment Required, Call Listing Agent		
Road/Access: Paved	Possession: At Closing	Occupied: Owner	

Owner: Bentrrott	Phone:	Also Ref MLS#:
LO: Total Realty	Office: (563) 659-8185	Fax: 563-659-8189
LA: Douglas Yegge	Offic: (563) 659-8185	Appt:
LA Email: total@totalrealtyco.com		Cell: 563-320-9900
CLA:	CLO:	Cell:
OLA:	OLO:	Cell:
Compensation: 2.40	Dual/Var: No	List Type: Exclusive Right to Sell
		K #:

Original Price: \$550,000	Selling Agent:	Co-Selling Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Selling Agent:	DOM: 1
Contract Date:	Contingent Information:	Concessions:
Sold/Concession Info:		
Sold/Upgrade Info:		









Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to buy.)



Property Address: 1748 140th Ave West Newton, Iowa 52254
(Seller(s): Please print property address including City, State and Zip Code)
Property Owner: Eleanor J Bentrott
(Seller(s): Please print property ownership)

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any Agent acting on behalf of the Seller(s). **The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form.** In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

Exempt Properties:

Properties exempted from the Seller's disclosure requirement include: Bare ground; property containing 5 or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an estate, guardianship; conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A. If so sign and stop here.

Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

INSTRUCTIONS TO SELLER(S):

1. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
2. Disclose all known conditions materially affecting this property;
3. If an item does not apply to this property, indicate that it is not applicable (N/A);
4. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is **unknown** or is **unavailable** following a reasonable effort, use an **approximation** of the information, or indicate that the information is **unknown (UNK)**. All approximations must be identified as **approximations (AP)**;
5. Additional pages may be attached as needed;
6. Keep a copy of this statement with your other important papers.

DISCLOSURES:

EVERY QUESTION MUST BE ANSWERED

CIRCLE ONLY ONE RESPONSE:

1. Basement/Foundation: Any known water or other problems? Yes No (N/A) UNK
2. Roof: Any known problems? Yes (No) N/A UNK
If yes, date of repairs/replacement: 7-1-96
3. Sewer System: Any known problems? Yes (No) N/A UNK
Any known repairs? (Yes) No N/A UNK
If yes, date of repairs/replacement: 9/30/93 Additional Lines
Any known Orangeburg tile? Yes (No) N/A UNK

ejb Seller's _____ Buyer's _____ (Buyer(s) and Seller(s) acknowledge that they have read this page.)
Initial(s) Initial(s)

4. Septic Tanks/Drain Fields: Has the system been inspected by an Iowa Department of Natural Resources (DNR) certified inspector within 2 years, or pumped/cleaned within 3 years? Yes ☒ No ☐ N/A ☐ UNK
 Date of inspection: _____ UNK []
 Date system last cleaned/pumped: _____ 1993 UNK []
 (Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)
- Any known problems?
 Yes [] (If Yes, Explain) _____ No [] UNK []
 General location of system: North of House UNK []
 Age: Orig 1977, Additional lines UNK []
 Attach additional pages if necessary. 1993
5. Well and Pump: Any known problems? Yes ☒ No ☐ N/A ☐ UNK
 Any known repairs? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date of repairs/replacement: 1/195 (Lightening Replacement)
 Any known water tests? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date of last report: 7/10/91 and results: Safe
6. Heating System(s): Any known problems? Yes ☒ No ☐ N/A ☐ UNK
 Any known repairs? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date of repairs/replacement: 1/2010 - new blower motor
2011 - new sequencer.
7. Central Cooling System(s): Any known problems? Yes ☒ No ☐ N/A ☐ UNK
 Any known repairs? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date of repairs/replacement: ____/____/____
8. Plumbing System(s): Any known problems? Yes ☒ No ☐ N/A ☐ UNK
 Any known repairs? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date of repairs/replacement: ____/____/____
9. Electrical System(s): Any known problems? Yes ☒ No ☐ N/A ☐ UNK
 Any known repairs? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date of repairs/replacement: ____/____/____
10. Pest Infestation (e.g., termites, carpenter ants): Any known current or past problems? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date(s) of treatment : ____/____/____
 Any known structural damage? Yes ☐ No ☐ N/A ☐ UNK
 If yes, date(s) of repairs/replacement: ____/____/____
11. Asbestos: Any known to be present in the structure? Yes ☒ No ☐ N/A ☐ UNK
 If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? Yes ☒ No ☐ N/A ☐ UNK
 If yes, date of last report: 3/27/96 and results: W/in EPA Guidelines
13. Lead-Based Paint: Any known to be present in the structure? Yes ☒ No ☐ N/A ☐ UNK
14. Flood Plain: Is any of the property located in a flood plain? Yes ☐ No ☐ N/A ☒ UNK
 If yes, what is the flood plain designation: _____
15. Zoning: Do you know the zoning classification of the property? Yes ☒ No ☐ N/A ☐ UNK
 If yes, what is the zoning classification? Agricultural

efb Seller's _____ Buyer's _____ (Buyer(s) and Seller(s) acknowledge that they have read this page.)
 Initial(s) Initial(s)

16. Shared or Co-Owned Features: Any features of the property know to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use maintenance responsibility may have an effect of the property? Fences ☒ Yes ☐ No ☐ N/A ☐ UNK
- Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? Yes ☐ No ☒ N/A ☐ UNK
- Any easements or encroachments onto or from neighboring properties? Yes ☐ No ☒ N/A ☐ UNK
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ N/A ☐ UNK
18. Structural Damage: Any known structural damage? Yes ☐ No ☒ N/A ☐ UNK
19. Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000? Yes ☐ No ☒ N/A ☐ UNK
If yes, indicate date, loss type and loss amount: _____
20. Covenants: Is the property subject to restrictive covenants? Yes ☐ No ☒ UNK
If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: _____

You **MUST** explain any "Yes" response(s) above. Use additional sheets as necessary:

Right side "West" Fence installed when neighbor
had cattle in adjacent Field.

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since / / 1977. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s).

Seller: Eileen J. Beckett
Date: 7/2/13

Seller: _____
Date: ____/____/____

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

Buyer: _____
Date: ____/____/____

Buyer: _____
Date: ____/____/____



QUAD CITY AREA REALTOR® ASSOCIATION



MOLD DISCLOSURE

Printed Name(s) of Seller(s) Eleanor J. Bentrott

Printed Name(s) of Buyer(s) _____

Property Address 1748- 140th Ave, Lost Nation, IA 52254

Seller's Initials

- ☒ ☐ 1. **SELLER DISCLOSURE.** To the best of Seller's actual knowledge, Seller represents:
- a. The Property described herein ☐ has ☒ has not been previously tested for molds;
Note: If answer to a. is "has not", then skip b, and c, and go to Section #2.
If answer to a. is "has", then complete b, and c.
- b. The molds found ☐ were ☐ were not identified as toxic molds;
- c. With regard to any molds that were found, measures ☐ were ☐ were not taken to remove those molds.

Buyers Initials

☐ ☐ 2. **MOLD INSPECTIONS.** Molds, funguses, mildew, and similar organisms may exist in the Property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

Buyers Initials

☐ ☐ 3. **HOLD HARMLESS.** Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold. Accordingly, Buyer agrees to indemnify and hold _____ (print names of Brokers and Designated Agents) harmless in the event any mold is present on the Property.

Buyers Initials

☐ ☐ 4. Seller and Buyer have read this Mold Disclosure and by their signature hereon acknowledge receipt of a copy thereof.

Seller's Initial

☒ ☐

5. **PROFESSIONAL ADVICE.** Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

Seller: Eleanor J. Bentrott Date: 7-2-13

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Disclosure of Information & Acknowledgment Form - Lead-Based Paint and/or Lead-Based Paint Hazards -

(Seller(s) must read, initial and sign prior to signing Listing Agreement. Purchaser(s) must read, initial and sign prior to signing Purchase Agreement. Seller and Purchaser agree that this form shall be an attachment to any Purchase Agreement between them for this property.)

Property Address: 1748 140th Ave Lost Nation, IN. 52254

LEAD WARNING STATEMENT:

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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (Seller(s) MUST Initial Both A and B, and Check (i) or (ii) under Both A and B):

- ejb A. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
☐ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

ejb ☒ (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
B. Records and Reports available to the Seller (check (i) or (ii) below):
☐ (i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

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

PURCHASER'S ACKNOWLEDGMENT (Purchaser(s) MUST Initial C and Check (i) or (ii) under C. Purchaser(s) MUST Initial Both D and E and Check (i) or (ii) under E):

- ____/____ C. ☐ (i) Purchaser has received copies of all information listed above, OR
☐ (ii) No records or reports were available.
____/____ D. Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
____/____ E. Purchaser has (check (i) or (ii) below):
☐ (i) Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR
☐ (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (Listing Agent (LA) and Selling Agent (SA) MUST Initial as Noted):

- DRY F. Listing Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
DRY / LA G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the
LA / SA Lead-Based Paint Disclosure requirements by the use and completion of this disclosure form.

CERTIFICATION OF ACCURACY:

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

Elmer J. DeBartolo 7-2-13
Seller Date

Purchaser Date

Douglas R. Yegge 7-2-2013
Seller Date
Listing Agent Date

Purchaser Date

Selling Agent Date