

\$17.00 Pd. Filed by & Hand To: OS&K, Attys.

2:30 p.m. AUG 17 2004

CONSIGN HUSS FISHERS
CO. CLERK FAVETTE CO., TEXAS

ETATE OF TEXAS

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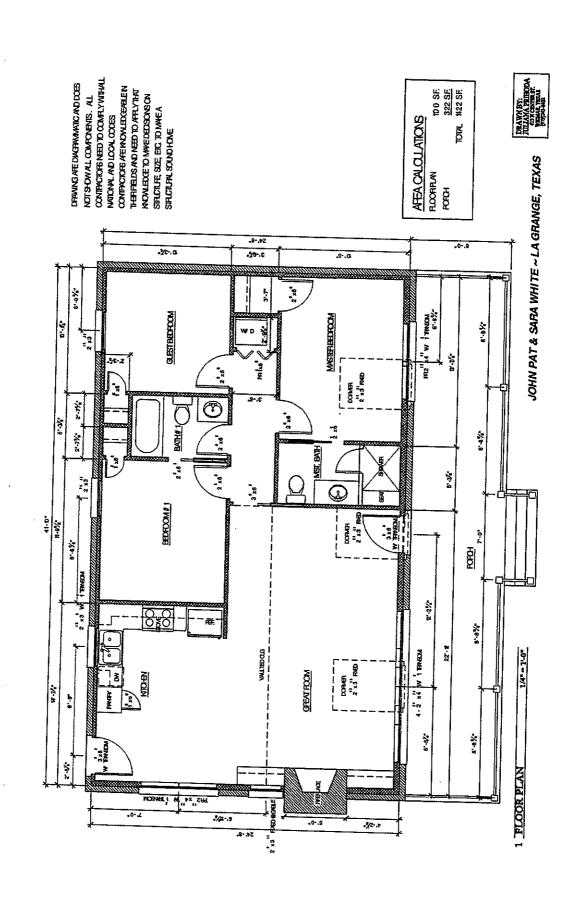
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AUG 17 2004



Caralyn Kuboo Raberta
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County Caral Special County 1994

EXHIBIT "A" - PAGE 1 of 1





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 compiles with and contains additional displacement.

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CONCERNING THE PR	ROPE	RTY AT	555 Country	, Club	Drive, La Grange 7894	16
THIS NOTICE IS A DIS	CLOS	SURF O	F SELLER'S KNOW	EDOE	THE CONDITION OF THE PART	
TO THE DO	11-1-1	VIM I MIV	OM TO OBTAIN TH	IS NOT A	WARRANTY OF ANY KIND BY SEL	5 (
SELLER'S AGENTS, OF	R ANY	OTHE	R AGENT.	ONOTA	ANY COLVINA VIND BY SET	-Ļt
Seller Lis Lis not	occup	ying the	Property. If unoccup	oled (by Se	eller), how long since Seller has occ	uini
the Property? 🔟				or I neve	er occupied the Property	up,
This notice does not estat	y IIas Slich th	che iten	ns marked below: (Mark Yes	(Y), No (N), or Unknown (U).)	
	nion ui	e nems t	o ne conveyed, The co	ontract will d	(Y), NO (N), Or Unknown (U).) letermine which items will & will not conv	/ey
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Carbon Monoxide Det.		Hot	Tub	7 /	9	\checkmark
Ceiling Fans			com System			_
Cooktop	\neg \neg		owave	- / Y	Range/Stove / Roof/Attic Vents	_
Dishwasher /			loor Grill	- V - - 		_
Disposal			/Decking		1.1	4
Emergency Escape			bing System	 	Smoke Detector	
Ladder(s)	V		onig Cyclon		Smoke Detector – Hearing	Λ
Exhaust Fans	77	Pool			Impaired	1
Fences			Equipment		Spa v	4
Fire Detection Equip.	$\top \top$		Maint. Accessories		Trash Compactor	4
French Drain			Heater		TV Antenna	4
Gas Fixtures			Sewer System		Washer/Dryer Hookup	4
			ound dystom		Window Screens	丄
Item		YNI		al informa	ition	
Central A/C			🗹 electric 🕳 gas		of units:	—
Evaporative Coolers			number of units:	₹		
Wall/Window AC Units			number of units:	∉ .		_
Attic Fan(s)	/		if yes, describe:			
Central Heat	V		☐ electric ☐ gas	number	of units:	
Other Heat		7	if yes describe:	Hambon	or arms.	
Oven	ν		number of ovens:	7	□ electric ජ gas □ other:	
Fireplace & Chimney	V	/	wood gas lo	as 🗆 mod	ck Oother:	
Carport		V	☐ attached ☐ not	attached	or all other.	
3arage		V	☐ attached ☐ not	attached		
Barage Door Openers		V	number of units:		umber of remotes:	
atellite Dish & Controls		1/	owned lease	d from	amber of remotes.	
ecurity System Wired			☐ owned ☐ lease			
/ater Heater	V		🛘 electric 🗖 gas 🕻	other:	number of units:	\dashv
/ater Softener					Transper of units.	4
		V	🔲 owned 🚨 lease	d from		
nderground Lawn Sprinkler			☐ owned ☐ lease		as covered.	\dashv
nderground Lawn Sprinkler eptic / On-Site Sewer Facilit/ater supply provided by:	y	7	🗆 automatic 🗀 ma	nual are	as covered: it On-Site Sewer Facility (TAR-1407)	

Page 1 of 5

Concerning the Property at 555	es 🕊	no	unknov	νn		
covering)? I yes of no unknown	obéir	y (Sn	ingles or r	oot co	vering placed over existing s	hingles or re
Are you (Seller) aware of any of the items defects, or are need of repair? ☐ yes ☐ r	s liste no If	ed in yes,	accounce (allacii	at are not in working condit additional sheets if necessa	ırv):
		·····				
						
Section 2. Are you (Seller) aware of an (Y) if you are aware and No (N) if you are	y del not a	fects aware	or malfui e.)	nction	s in any of the following?	: (Mark Ye
Item Y N Item			Υ	N	Item	
Basement V Floors	,			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Sidewalks	YN
Ceilings / Foundati		Slab(s	s)			
Doors Interior V	Valls			V	Walls / Fences Windows	
Driveways V Lighting						
Lieutical Systems // Diumbino	Svst	ems		V	Other Structural Compone	ents 🗸
Exterior Walls Roof		,				

Section 3. Are you (Seller) aware of any and No (N) if you are not aware.)	of th	e fol				***************************************
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(TAR-1406) 1-01-10

Initialed by: Seller: () () S () and Buyer: _____, ____

Page 2 of 5

If	the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
_	
_	
_	
ne (att	ction 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that ed of repair, which has not been previously disclosed in this notice? yes no If yes, ex
2000	
Voli	tion 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N
YN	C Daniel Living
	permits or not in compliance with building codes in effect at the time
	Homeowners' associations or maintenance
	Name of association: Manager's name:
•	Wanager's name: Phone:
,	Manager's name: Phone: and are: □ mandatory □ voluntar Any unpaid fees or assessment for the Property? □ yes (\$) □ no If the Property is in more than one association, provide information about the other association below or attach information to this notice.
o a	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
16	Any notices of violations of deed restrictions or governmental ordinances affecting the condition of
। ह्य	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
Ø	Any repairs or treatments of
	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).
ne ansı	wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
· · · · · · · · · · · · · · · · · · ·	
	1-01-10
	1-01-10 Initialed by: Seller: JW, SU and Buyer: Page 3 of 5

Section 6. Sell	er ☑ has ☐ has ı	not attached	d a survey o	f the Property	•	
Section 7 Will				and rioperty.		
Section 7. With	in the last 4 yea gularly provide in	rs, have you	น (Seller) re	celved any wrif	ton inomesti	
persons who re	gularly provide in to perform inspec	spections a	nd who are	either licensed	ng inspection	on reports
hemitted by ISM	to perform inspec	:tions? □ ye	s ⊠ no If ve	S. attach conies	OJOSQEIII EB	rs or other
Inspection Date	Туре				and comblete	the tottowing:
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Note: A huver sho	uld mak mak					
Note: A buyer sho	uid flot rely on the a	above-cited re	ports as a re	flection of the cur	rent condition	of the Day
·	A buyer should ob	tain inspectio	ns from inspe	ctore chosen by	the house	or the Prope
• •	•		o noni mapa	wws unosen by t	rie buyer.	
Section 8. Check	any tax exemption	n/s) which w	oir (Callan) a		•	1.
Section 8. Check) in an input	Senior Citize	on (genet) C	urrently claim fo	r the Property	/ :
☐ Wildlife Mana		IOI OIUZO	11	⊔ Disabled		
☐ Other:	90.11011	Agricultural		Disabled Vete	eran	
	······································			□ Unknown		
Section 9. Have y example, an insura				•	•	
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ection 10. Does the	ne property have y	working smo	ke detector	s installed in ac	cordance wit	h the smok
ection 10. Does the	ne property have	working smo of the Healt theets if nece	ssary):	Code. Chiliki	cordance wit nown □ no	h the smok O yes. If n
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Concerning the Property at 555 COUNTRY CLUB DR, LAGRANGE 78945

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 zip code areas. To search the database, visit www.txdps.state.tx.us. 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
- (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.

(5) This Seller's Disclosure Notice was completed by this notice as true and correct and have no rea ENCOURAGED TO HAVE AN INSPECTOR OF Y The undersigned Buyer acknowledges receipt of the fo	OUR CHOICE INSPECT THE PROP	okers have relied on ccurate. YOU ARE ERTY.
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(b) This Denet's Disclosure Notice was completed by	Sollor on of the data at a second	
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Phone Company:	phone #:	
Natural Gas: CENTERPOINT	phone #:	
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Cable: WERED NOT HOOKED UP	phone #:	
Water: FAYETTE CTY. WATER CO	WTFa_phone #:	
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