



(LAND) SELLER'S PROPERTY DISCLOSURE STATEMENT MONTANA ASSOCIATION OF REALTORS® STANDARD FORM

1 The undersigned Seller, having entered into a listing with Clearwater River Realty, Inc.
2 as Broker, dated May 30, 2007, and involving certain real property located at
3 Hwy 83 North of Lion Creek in the City of Condon,
4 County of Lake, Montana, which real property is legally described as
5 Lot 3A, Lion Creek Estates, Section 8, Township 22 N, Range 17 W
6 _____
7 _____
8 _____

9 _____ (the Property). Seller executes this
10 Disclosure Statement, in order to assist the Broker in disclosing all Adverse Material Facts which concern
11 the property to prospective purchasers. Adverse Material Facts are those which materially affect the value,
12 the structural integrity or present a documented health risk to occupants of the property. The Disclosure
13 Statement is intended to serve as a guide to the Seller in considering the condition of the property and to
14 provide a medium for the disclosure of Adverse Material Facts concerning the property. This Disclosure
15 is not intended to serve as a representation about the condition of the property or any fixture or item of
16 personal property listed herein, unless information concerning it is provided by the Seller.

17 **THIS INFORMATION IS A DISCLOSURE BY THE SELLER OF ADVERSE MATERIAL FACTS**
18 **CONCERNING THE PROPERTY AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND**
19 **BY THE SELLER, THE BROKER OR SALESPERSONS AND IS NOT A SUBSTITUTE FOR ANY**
20 **INSPECTIONS THE BUYER MAY WISH TO OBTAIN.**

I. SELLER'S INSTRUCTIONS

25 This Disclosure Statement is intended to be prepared by the Seller and should not be prepared by the
26 Broker/Salespersons. The Seller should consider the property, fixtures or items personal property that may
27 be present on the property to be sold, and note, in the spaces provided the existence and nature of any
28 Adverse Material Facts, concerning each item. The Seller understands that the information provided herein
29 is intended to be provided to prospective purchasers of the property and that any inaccurate or false
30 information may form the basis for a claim by a Buyer against the Seller.

II. SELLER'S DISCLOSURE

35 The Seller declares that the Seller has prepared this Disclosure Statement and any attachments thereto
36 and to the best of the Seller's knowledge and belief, the Disclosure Statement and attachments are true,
37 correct, and complete. Seller hereby authorizes the Broker to provide a copy of this Statement to any
38 person or entity in connection with any actual or anticipated sale of the property. Seller further agrees to
39 hold the Broker harmless from all claims for damages based upon the disclosures made in this Disclosure
40 Statement along with the failure of the Seller to disclose all Adverse Material Facts.

42 **THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER AND ARE NOT THE**
43 **REPRESENTATIONS OF THE BROKERS OR THE SALESPERSONS. THIS INFORMATION IS A**
44 **DISCLOSURE ONLY AND IS NOT A WARRANTY, INDUCEMENT, NOR CONTRACT BETWEEN SELLER**
45 **AND BUYER.**

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Buyer's Initials

W.B. JB
Seller's Initials

48 Please use the spaces provided to describe any Adverse Material facts affecting the property and
49 concerning the matters noted below or other matters. If the space provided is inadequate, please attach
50 additional sheets.
51
52 Easements (written or unwritten): _____
53 _____
54 Boundaries or Property Lines: _____
55 _____
56 Encroachments or similar matters that may affect your interest in the subject property including but not
57 limited to buildings, fences, etc.: _____
58 _____
59 Access to the property: _____
60 _____
61 Settling, slippage, sliding or other soil problems: _____
62 _____
63 Flooding, drainage or grading problems: _____
64 _____
65 Location of the property in a flood plain, shoreline master plan, wetland or other environmentally sensitive
66 area: _____
67 _____
68 Water rights and private wells: _____
69 _____
70 Restrictive Covenants and Deed restrictions: _____
71 _____
72 Septic system approval or existing septic system: _____
73 _____
74 Major damage to the property from fire, earthquakes, floods, slides, etc: _____
75 _____
76 Zoning violations, non-conforming uses: _____
77 _____
78 Neighborhood noise problems or other nuisances: _____
79 _____
80 Property Owner's association obligations (dues, lawsuits, etc.): _____
81 _____
82 Notice of abatement or citations against the property: _____
83 _____
84 Lawsuits against the Seller threatening or affecting the real property: _____
85 _____
86 Waste dump or disposal or landfill or commercial use in the vicinity of the property which causes smoke,
87 smell, noise or other pollution: _____
88 _____
89 Street or utility improvement planned that may affect or be assessed against the property: _____
90 _____
91 Zoning or land use change planned or being considered by the city or county: _____
92 _____
93 Proposed increase in tax assessment value or property owner's association dues for the property: _____
94 _____
95 Underground storage tanks or class II injection wells: _____
96 _____
97 Property leases, crop shares, mineral or hydrocarbon leases or other such agreements: _____
98 _____
99 Mineral or hydrocarbon reservations: _____
100 _____

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Buyer's Initials

WB JB
Seller's Initials

101 Conservation Easements (existing or proposed):
102
103 Landfill (compacted or otherwise) on the property or any portion thereof:
104
105 Environmental issues affecting the property:
106
107 Noxious Weeds:
108
109 Airport affected area:
110 Other matters:
111
112
113
114
115
116

117
118 Seller certifies that the information herein is true, correct and complete to the best of the Seller's knowledge
119 and belief as of the date signed by Seller.

120
121 Seller William Bartlett Date 5-30-07
122 William Bartlett
123 Seller James Bartlett by William Bartlett Date 5-30-07
124 James Bartlett BY POA

125
126 BUYER'S ACKNOWLEDGMENT

127
128 Subject Property Address: Hwy 83 North of Lion Creek, Condon, MT
129

130 BUYER(S) UNDERSTAND THAT THE FOREGOING DISCLOSURE STATEMENT SETS FORTH ONLY
131 THOSE ITEMS WHICH THE SELLER HAS DETERMINED TO BE ADVERSE MATERIAL FACTS. THE
132 DISCLOSURE STATEMENT DOES NOT PROVIDE ANY GENERAL REPRESENTATIONS CONCERNING
133 THE STATUS OF THE PROPERTY, NOR DOES THE FACT THIS DISCLOSURE STATEMENT FAILS
134 TO NOTE AN ADVERSE MATERIAL FACT CONCERNING A PARTICULAR FEATURE, FIXTURE OR
135 COMPONENT IMPLY THAT THE SAME IS FREE OF DEFECTS. BUYER(S) MAY WISH TO OBTAIN
136 PROFESSIONAL ADVICE, INSPECTIONS OR BOTH OF THE PROPERTY AND TO PROVIDE FOR
137 APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH
138 RESPECT TO ANY ADVICE, INSPECTIONS OR DEFECTS. BUYER(S) ARE NOT RELYING UPON THIS
139 PROPERTY DISCLOSURE STATEMENT FOR BUYER(S) DETERMINATION OF THE OVERALL
140 CONDITION OF THE PROPERTY IN LIEU OF OTHER INSPECTIONS REPORTS OR ADVICE.

141
142 I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

143
144 Buyer _____ Date _____
145
146 Buyer _____ Date _____

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

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/_____
Buyer's Initials

/_____
Seller's Initials

APPLICATION FOR LAKE COUNTY INDIVIDUAL
SEWER DISPOSAL SYSTEM INSTALLATION PERMIT

Property Owner JOHN ADDINGTON
Legal Description TRACT 2 LIND CREEK SUBDIVISION
General Description 2 1/4 MILE NO. 10 LIND CREEK SWAMP VALLEY
Address Box 97 SWAMP VALLEY Phone No. _____
Size of Parcel 3 ACRES
Application is for replacement ☒ new sewage disposal system.
Proposed dwelling 2 BED TRAILER
Are any land use regulations in effect? Yes ☐ No ☒
Does proposed dwelling conform to land use requirements? Yes ☒ No ☐
Contractor SELF License No. _____

PROPOSED SYSTEM

Proposed or existing water supply DRAWN WELL
Size of proposed septic tank 1000 GAL TRUNK
Soil type in area of proposed drainfield GRAVEL & SAND
Percolation test results < 5 MIN / INCH
Absorption area proposed ~ 2500 sq ft
Type of absorption area proposed 2 - 65' LATERALS

Pre-sketch of proposed system layout - (use back of application; show property lines distance to wells, streams, irrigation ditches, lake, etc. percent and direction of slope).

I hereby declare that the information submitted herein is true and complete to the best of my knowledge. I understand that a final inspection of the approved system must be conducted by the Lake County Health Department.

John Addington
Applicant or Authorized Agent

6-5-79
Date

☒ Approved

☐ Disapproved

Permit No. 1937

John J. Ennis PPT
Health Officer or Supervising Sanitarian

*Approved permit invalid if system is not installed within six (6) months of issuance.

✓

INSPECTION

LAKE COUNTY BOARD OF HEALTH

INDIVIDUAL SEWAGE DISPOSAL SYSTEM NO USE PERMIT

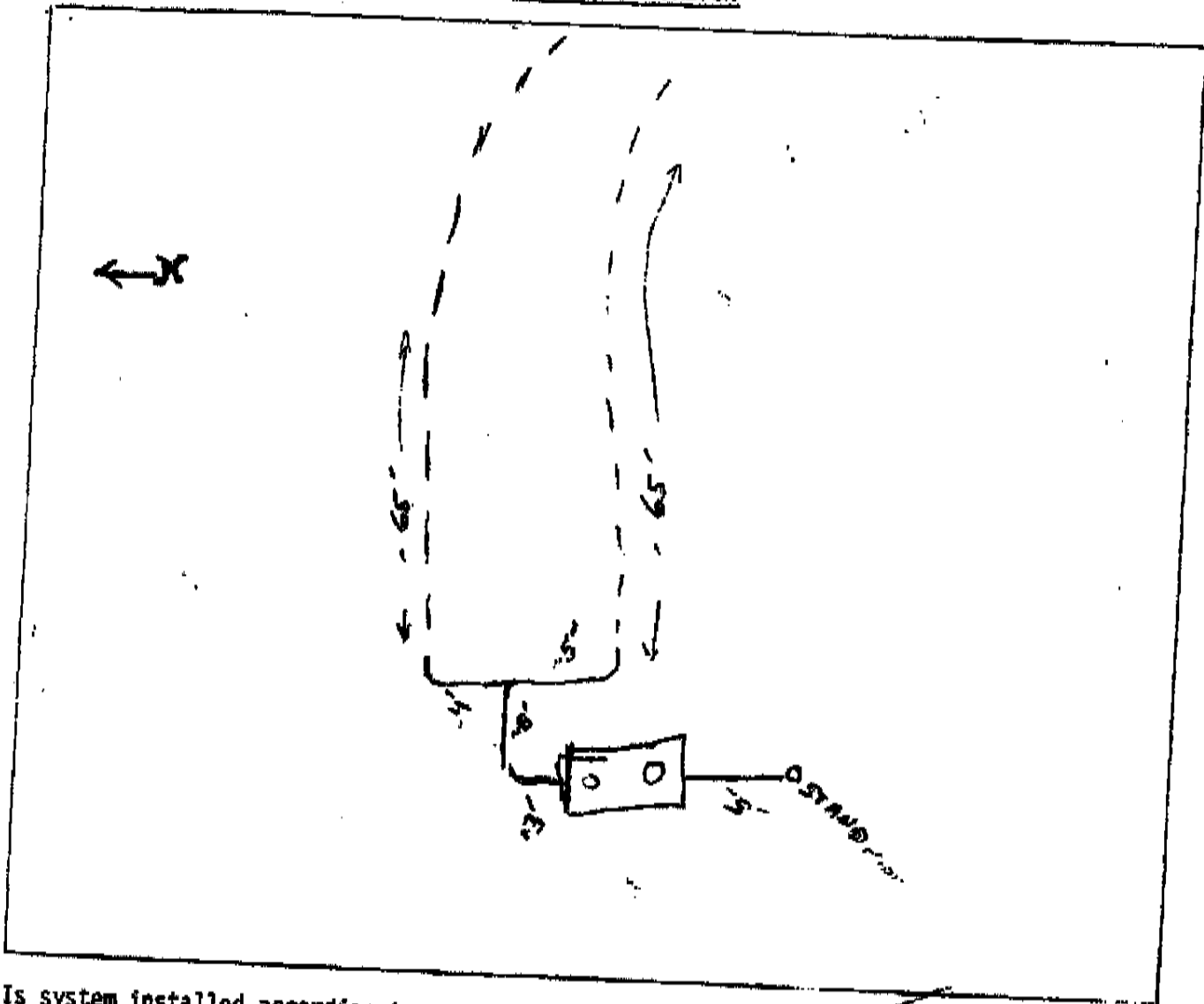
Property Owner JOHN ADDINGTONAddress SWAN LAKE

Phone No. _____

General Property Location ① 1/4 Mile N. of LION CREEK (SWAN VALLEY)Permit No. 1934Contractor SELF

Contractor License No. _____

INSPECTION SKETCH



Is system installed according to approved pre-sketch?

Yes ☒ No ☐Inspected by John P. Enich (Sanitarian) MADate 6-21-79Signature of Applicant or Authorized Agent [Signature]