

SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Residential)

1	SE	LLE	ER: Ed & Carol Ballard (Hlw)		
2	PR	OP	PERTY: 13488 NW St Rt J Amsterdam Mo (047)	23	
3 4 5 6 7 8 9	Be spa def for ass	as ace ects dar sist	OTICE TO SELLER. complete and accurate as possible when answering the questions in this disclosure. Attach is insufficient for all applicable comments. SELLER understands that the law requires discloses, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may remages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statem SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely or	sure of any result in civil nent is desi	materia l liability gned to
11 12			OTICE TO BUYER. s a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and		h = 1:4 . 4 =
13 14 15	for	any	y inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kin nty or representation by the Broker(s) or their licensees.		
16	3.	00	CCUPANCY.		
17 18	App	orox es S	ximate age of Property? Lough Graph Gra	<u><i>v</i>≲</u> Yes ∕ X	∫No□
19	lf "l	۷o",	, how long has it been since SELLER occupied the Property? years/months		
20 21					
22	→.		AND (SOILS, DRAINAGE AND BOUNDARIES). <u>(IF RURAL OR VACANT LAND, ATTACH S</u> ISCLOSURE ALSO.) ARE YOU AWARE OF:	ELLEK 9 L	AND
23			Any fill or expansive soil on the Property?	Yes	No∏
24			Any sliding settling earth movement uphoaval or earth stability problems		
25			on the Property?	Yes_	NoX
26		c.	The Property or any portion thereof being located in a flood zone, wetlands		1.
27			area or proposed to be located in such as designated by FEMA which	-	
28			requires flood insurance?	Yes_	No
29		d.	Any drainage or flood problems on the Property or adjacent properties?	Yes_	NoX
30				Yes	Nox
31		f.	Any need for flood insurance on the Property?	Yes	No X
32 33		g. h.		Yes	No.
34		i.	Any encroachments, boundary line disputes, or non-utility easements	res	NOL
35		1.	affecting the Property?	Ves	Note
36		i.	Any fencing on the Property?	Yes⊠	No
37		,	Any fencing on the Property?	/A Yes	No
38		k.	Any diseased, dead, or damaged trees or shrubs on the Property?	Yes	No
39		l.	Any gas/oil wells, lines or storage facilities on Property or adjacent property?	Yes	No
10		m.	Any gas/oil wells, lines or storage facilities on Property or adjacent property?	la Yes□	No
11					
2		If a	any of the answers in this section are "Yes", explain in detail or attach other document	ation:	
3		4	-There are old corner post-we were told those were boundary mar	ics but	never
4		7	- yes North side of property		*
)	2 100 TVI STORE OF MODERN		
	C8 -	(O . C) O leikinle	A STATE OF THE STA	
	SFI	JE JE		/FR BLIYE	 =p

	3	Approximate Age: 11	
	a.	Approximate Age. // years Unknown Type: Metal	
	D.	Approximate Age:	Yes No
	_	If "Yes", what was the date of the occurrence? Have there been any repairs to the roof, flashing or rain gutters?	12 <u>- 3</u> 7
	C.	Date of and company performing a such as a first series of and company performing a such as a first series of and company performing a such as a first series of and company performing a such as a first series of and company performing a such as a first series of and company performs a such as a first series of an analysis of the such as a first series of an analysis of the such as a first series of the such as a first seri	Yes No
	٦	Date of and company performing such repairs / Has there been any roof replacement?	
	u.	If "Voo" woo it. Occordity or Double	Yes∐ No
	Δ.	If "Yes", was it: ☐ Complete or ☐ Partial What is the number of layers currently in place?layers or ☐ Unknown.	
	С.	what is the number of layers currently in place?layers or Unknown.	
	lf :	any of the answers in this section are "Yes", explain in detail or attach all warranty in cumentation:	formation and o
	8 0		
	No.		
6.	IN	FESTATION. ARE YOU AWARE OF:	
		Any termites, wood destroying insects, or other pests on the Property?	Voc No
	b.	Any damage to the Property by termites, wood destroying insects or other	res No
		pests?	Vas No
	C.	Any termite wood destroying insects or other post control treatments on the	C 12 State 100 Constants
		Property in the last five (5) years?	Voc VI
		If "Yes", list company, when and where treated	reski No
	d	Any current warranty, bait stations or other treatment coverage by a licensed	
		pest control company on the Property?	V N
		If "Yes" the annual cost of conject renewal is \$\text{C} \tag{\text{c}} \text{c} \text{c} \text{d} \te	Yes∐ No
		If "Yes", the annual cost of service renewal is \$ and the time	
		remaining on the service contract is	20
		(Check one) ☐ The treatment system stays with the Property or ☐ the treatment system subject to removal by the treatment company if annual service fee is not paid.	İS
	lf a	ny of the answers in this section are "Yes", explain in detail or attach all warranty inf cumentation:	ormation and o
	If a	ny of the answers in this section are "Yes", explain in detail or attach all warranty inf cumentation:	ormation and of
7.	do	cumentation:	ormation and ot
7.	ST	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF:	ormation and ot
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7.	STI AR a.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	Yes∏ No
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	STI AR a. b. c. d. e. f. g. h. i. If an door	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Date of any repairs, inspection(s) or cleaning? Date of last use? Does the Property have a sump pump? If "Yes", location: Any repairs or other attempts to control the cause or effect of any problem described above by of the answers in this section are "Yes", explain in detail or attach all warranty inforumentation:	Yes No
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8.		DITIONS AND/OR REMODELING.			
	a.	Are you aware of any additions, structural changes, or other material alterations to			
		the Property?		Yes[_ NoĮ∑.
		If "Yes", explain in detail:		_	
				21	
	b.	If "Yes", were all necessary permits and approvals obtained, and was all work in			,
		compliance with building codes?	N/A[] Yes[No
		If "No", explain in detail:			C
9.		UMBING RELATED ITEMS.			
	a.	What is the drinking water source? ☑ Public ☐ Private ☐ Well ☐ Cistern			
		If well water, state type depth			
		diameter age			
		If the drinking water source is a well, when was the water last checked for			
		safety and what was the result of the test?	AL IX		
	c.	Is there a water softener on the Property?	!\.\!	YesL	
		If "Yes", is it: ☐ Leased ☐ Owned?			
	d.	Is there a water purifier system?		Yes[I NOX
		If "Yes", is it: Leased Owned?			-
	e.	What type of sewage system serves the Property? X Public Sewer Private Sewer			
		Septic System Cesspool Lagoon Other			
	f.	The location of the sewer line clean out trap is:	\$ 1 / A F	7.7.	
	g.	Is there a sewage pump on the septic system?	N/AL	Yes[No[_
	_	Is there a grinder pump system?		Yes	X NO
	i.	If there is a privately owned system, when was the septic tank, cesspool, or sewage			
	2	system last serviced? By whom?		V -	T N. ROT
	j.	Is there a sprinkler system?		YesL	I NOX
		Does sprinkler system cover full yard and landscaped areas?	N/A	Y YesL	ONI
		If "No", explain in detail:			
	K.	Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems?		Vool	Note
	,		••••••	165[- Moltz
	I.	Type of plumbing material currently used in the Property:			
		The location of the main water shut-off is: Right outside of home			
	m	Is there a back flow prevention device on the lawn sprinkling system,	-		
	111.	sewer or pool?	N/A	(1 Yes	ПоП
		00 NOI OI POOI:	¥	JOE	
	If	your answer to (k) in this section is "Yes", explain in detail	or a	ttach	available
	do	cumentation:	J. u		
	uoi	cumentation:			
	-				
		a a			
		ž.	8		
C	JI	3 ELB Initials Initials		1	
SE	LLE	R ISELLER	BUYER	I BU	YER

			V (7) M
	a.	Does the Property have air conditioning?	Yesk No
		Central Electric Central Gas Heat Pump Window Unit(s)	
		Unit Age of Unit Leased Owned Location Last Date Serviced/By Wi	<u>hom?</u>
		1.	
		2.	~
	b.	2. Does the Property have heating systems?	Yes No
		□Electric □Fuel Oil □Natural Gas □Heat Pump ဩPropane	
		Fuel Tank Other	
		Unit Age of Unit Leased Owned Location Last Date Serviced/By WI	hom?
		1.	
			0
	c.	Are there rooms without heat or air conditioning?	Yes No
			········
		If "Yes", which room(s)?	ACT
	d.	Does the Property have a water heater?	Yeśki No
		⊠Electric	_
		Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By	<u>/Whom?</u>
		1.	W
		2.	
	e.	Are you aware of any problems regarding these items?	Yes No
		If "Yes", explain in detail:	
11.	ELI	ECTRICAL SYSTEM.	
	a	Type of material used: ☐ Copper ☐ Aluminum ☐ Unknown	
		Type of electrical panel(s): Breaker Fuse	
	ν.	Togation of electrical namel(e).	
		Location of electrical panel(s): Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system?	-
	_	Oze of electrical pariet (total amps), if known.	- Voc No
	C.	Are you aware or any problem with the electrical system?	162 140
		If "Yes", explain in detail:	
			_
			_
12.	HA:	ZARDOUS CONDITIONS. ARE YOU AWARE OF:	
. — .		Any underground tanks on the Property?	Yes No
		Any landfill on the Property?	
		Any toxic substances on the Property, (e.g. tires, batteries, etc.)?	
		Any testing for any of the above-listed items on the Property?	
	e.	Any professional testing/mitigation for radon on the Property?	Yes No
	f.	Any professional testing/mitigation for mold on the Property?	Yes∐ No
		Any other environmental issues?	Yes No
	h.	Any methamphetamine or controlled substances ever being	
		used or manufactured on the Property?	Yes No
		(In Missouri, a separate disclosure is required if methamphetamine or	
		A contraction of the contraction	
		other controlled substances have been present on or in the Property.)	
		other controlled substances have been present on or in the Property.)	
			results and
	lf a	any of the answers in this section are "Yes", explain in detail or attach test	results and
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	lf a	any of the answers in this section are "Yes", explain in detail or attach test	
C	If a doc	any of the answers in this section are "Yes", explain in detail or attach test	

13.		IGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE Y	
	a.	Any current/pending bonds, assessments, or special taxes that	
		apply to Property?	Yes∐ NoL
	h	If "Yes", what is the amount? \$ Any condition or proposed change in your neighborhood or surrounding	
	D.	area or having received enumetics of such?	V N. W
		area or having received any notice of such?	Yes∐ Nop
	C.	Any defect, damage, proposed change or problem with any	V = N.
	al	common elements or common areas?	Yes No
	a.	Any condition of claim which may result in any change to assessments of fee	es / 90//
		Any streets that are privately owned?	YesLI NoL
	T.	The Property being in a historic, conservation or special review district that	
		requires any alterations or improvements to the Property be approved by a	
		board or commission?	Yes∐ No∠
	g.	The Property being subject to tax abatement?	Yes No
	h.	The Property being subject to a right of first refusal?	Yes No
	-	If "Yes", number of days required for notice:	
	i.	The Property being subject to covenants, conditions, and restrictions of a	
		Homeowner's Association or subdivision restrictions?	Yes∐ No⊵
	j.	Any violations of such covenants and restrictions?	N/AL_ Yes_ No[x
	K.	The Homeowner's Association imposing its own transfer fee and/or	
		initiation fee when the Property is sold?	N/A Yes No
		If "Yes", what is the amount? \$	
		11 A	
	Hor	neowner's Association dues are paid in full untilirable	n the amount of \$
	pay	able Liyearly Lisemi-annually Limonthly Liquarterly, sent to	and s
		udes:	
		neowner's Association/Management Company contact name, priorie number,	* Expecte to out of the angle o
	If a	any of the answers in this section are "Yes" (except h and k), ex	xplain in detail or attach o
	If a		xplain in detail or attach o
	doc	any of the answers in this section are "Yes" (except h and k), excumentation:	xplain in detail or attach o
14.	PRE	any of the answers in this section are "Yes" (except h and k), except hand k),	xplain in detail or attach o
14.	PRE	any of the answers in this section are "Yes" (except h and k), except h an	xplain in detail or attach o
14.	PRE	any of the answers in this section are "Yes" (except h and k), except hand k),	xplain in detail or attach o
	PRE	ency of the answers in this section are "Yes" (except h and k), excumentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request.	xplain in detail or attach o
	PRE	any of the answers in this section are "Yes" (except h and k), excumentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	xplain in detail or attach o
	PRE OTH	ency of the answers in this section are "Yes" (except h and k), excumentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	xplain in detail or attach of
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	PRE OTH a. b.	any of the answers in this section are "Yes" (except h and k), excumentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property?	xplain in detail or attach of Yes No
	OTH a. b. c.	any of the answers in this section are "Yes" (except h and k), extended and the sumentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways	xplain in detail or attach of Yes No
	OTH a. b. c. d.	any of the answers in this section are "Yes" (except h and k), extended and the sumentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	xplain in detail or attach o
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	OTH a. b. c. d. e.	any of the answers in this section are "Yes" (except h and k), examentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	xplain in detail or attach of Yes No
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	OTH a. b. c. d. e. f.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property?	Yes No
	OTH a. b. c. d. e. f. g.	Iny of the answers in this section are "Yes" (except h and k), extended in the last twelve (12) months? Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any general stains or pet stains to the carpet, the flooring or sub-flooring?	Yes No
	OTH a. b. c. d. e. f. g. h.	any of the answers in this section are "Yes" (except h and k), examentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property?	Yes No
	OTH a. b. c. d. e. f. g. h.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways	xplain in detail or attach of Yes No
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	OTH a. b. c. d. e. f. g. h. i. j.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways	Yes No
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115.	OTH a. b. c. d. e. f. g. h. i. j. k.	any of the answers in this section are "Yes" (except h and k), examentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Yes No
15.	OTH a. b. c. d. e. f. g. h. i. j. k.	Any of the answers in this section are "Yes" (except h and k), examentation: EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Yes No

290	Fill in all blanks using one of the abbreviations listed be	low.
291	"OS" = Operating and Staying with the Property (any	tem that is performing its intended function).
292	"EX" = Staying with the Property but Excluded from	Mechanical Renairs: cannot be an Unaccentable
293	Condition.	modification repairs, carmot be all officeoptable
294		
	"NA" = Not applicable (any item not present).	
295	"NS" = Not staying with the Property (item should be	e identified as "NS" below.)
296		
297	- t A	OS
298	为性 ir Conditioning Window Units, #	Laundry - Washer
299	Air Conditioning Central System	Laundry - Dryer
300	NA Attic Fan	ElecGas
301	Ceiling Fan(s), # 3	MOUNTED ENTERTAINMENT EQUIPMENT
302	Central Vac and Attachments	
303	NA Doorbell	Item #1
		Location Item #2 Location Item #3
304	NA Electric Air Cleaner or Purifier	Item #2
305	<u>as</u> Exhaust Fan(s) – Baths	Location
306	Fences – Invisible & Controls	Item #3
307	Fireplace(s), # Location #2 Chimney Chimney	Location
308	Location #1 Location #2	Item #4
309	Chimney Chimney	Location
310	Gas Logs Gas Logs	Location N POutside Cooking Unit
311	Chimney Chimney Gas Logs Gas Logs Gas Starter Gas Starter Heat Re-circulator	OS Propane Tank
312	Heat Re-circulator Heat Re-circulator	W Owned _ Leased
313	Insert Insert	
	InsertInsert	<u>OS</u> Security System
314	Wood Burning Stove Wood Burning Stove	OwnedLeased
315	Other Other	Smoke/Fire Detector(s), #
316	Fountain(s)	NA Spa/Hot Tub
317	Furnace/Heat Pump/Other Htg System	NA Spa/Sauna
318		NA Spa Equipment
319	AAGarage Door Opener(s), #	NA Sprinkler System Auto Timer
320	MAGarage Door Opener(s), # MAGarage Door Transmitter(s), #	Sprinkler System Back Flow Valve
321	NA Gas Yard Light	Sprinkler System (Components & Controls)
322	NA Humidifier	
323	NA Intercom	Statuary/Yard Art
		MA Sump Pump
324	NA Jetted Tub	MA Swimming Pool
325	KITCHEN APPLIANCES	<u>NA</u> Swimming Pool Heater
326	Cooking Unit Cooktop Elec. Gas	NA Swimming Pool Equipment
327	CooktopElec. X Gas	NA TV Antenna/Receiver/Satellite Dish
328	S Microwave Oven	OwnedLeased
329	OS Oven	A Water Heater
330	ElecX GasConvection	Water Softener and/or Purifier
331	05 Stove/Range	OwnedLeased
332	Elec. 📈 GasConvection	Other
333	& X Dishwasher	Other
334	NA Disposal	Other
335		Other
	<u>A</u> Freezer	Other
336	Location	Otner
337	Icemaker	Otner
338	25 Refrigerator (#1)	Other
339	Location	Other
340	Refrigerator (#2)	Other
341	Location	Other
342	A A Trash Compactor	Other
	CJB ELB Initials	Initials
	SELLER SELLER	BUYER BUYER

344	Disclose any material information and des fully revealed above. If applicable, state invoices, notices or other docume	who did the wor	k. Attach to this	disclosure any repair	estimates, reports
346	involocs, houses of other docum	ents describing	g or referring	to the matters	revealed herein
347					
348					
349					
350	The undersigned SELLER represents, to	the best of th	eir knowledge, th	e information set fort	h in the foregoing
351 I	Disclosure Statement is accurate and com	plete. SELLER o	loes not intend this	Disclosure Statement	to be a warranty o
352	guarantee of any kind. SELLER hereby	authorizes the	Licensee assisting	SELLER to provide	this information to
353 p	prospective BUYER of the Property and	to real estate	brokers and sales	people SELLER wi	Il promptly notify
354 I	Licensee assisting the SELLER, in writi	ing, if any infor	mation in this dis	closure changes price	or to Closing and
355 I	Licensee assisting the SELLER will pro	mptly notify Lic	ensee assisting th	e BIIVER in writing	of such changes
356 (SELLER and BUYER initial and date an	v changes and/	or attach a list of	additional changes I	f attached #
357	of pages).	7	or attaon a not or	additional changes. I	attached, m
358					
359	CAREFULLY READ THE TERMS HI	FREOF BEFORE	SIGNING WHEN	SIGNED BY ALL PA	PTIES THIS
360	DOCUMENT BECO	OMES PART OF	A I FGALLY RIND	ING CONTRACT	KIILO, IIIIO
361	IF NOT UNDERSTO	OOD CONSULT	AN ATTORNEY R	FEORE SIGNING	
362		oo, concoli	ANATIONNELLD	LI OIL SIGINING.	
363					
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367 S	BELLER	DATE	SELLER		DATE
367 S			SELLER		DATE
367 S	SELLER BUYER ACKNOWLEDGEMENT AND AGE		SELLER		DATE
367 S 368 369 <u>E</u> 370	BUYER ACKNOWLEDGEMENT AND AGE	REEMENT		n of which SELLER has	
367 S 368 369 <u>E</u> 370	BUYER ACKNOWLEDGEMENT AND AGE . I understand and agree the information	REEMENT in this form is lir	nited to information	n of which SELLER has	
367 \$ 368 369 \$ 370 371 1 372	BUYER ACKNOWLEDGEMENT AND AGE . I understand and agree the information and SELLER need only make an hones	REEMENT in this form is lir t effort at fully rev	nited to informatior	tion requested.	s actual knowledge
367 \$ 368 369 \$ 370 371 1 372	BUYER ACKNOWLEDGEMENT AND AGE I understand and agree the information and SELLER need only make an hones This Property is being sold to me with	REEMENT in this form is lir t effort at fully reviout warranties o	nited to informatior	tion requested.	s actual knowledge
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Bates County, MO Property Report Card

Parcel Number: 0604020040007010000

Name: BALLARD, EDWARD L & CAROL J

Situs Address:

Deeded Acres: 3.80



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LEGAL DESCRIPTION ADDENDUM

1	SELLER: Carol & Edward L Ballard (HW)
2	BUYER:
4 5 6	PROPERTY: 13488 NW State Route J Amsterdam, mo
7	PROPERTY LEGAL DESCRIPTION:
9 10 11	SW/cor SE4 BGN. 20'N OF SW/cor; 417'N & BY 418' E+W metes + Bounds
12 13	Ovel for
14	OC - oc toble oc
15 16	US per 11/11/2 (1)
17	
18	
19 20	
21	
22	
23 24 25	(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)
26 27 28 29	CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
30 31	Carol J Baland 74-17
32 33	SELLER DATE BUYER DATE
14 15 16	Edward & Ballar 7-4-17
O	SELLER DATE BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTOR® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2017.

UTILITY BILLS

PROPERTY ADDRESS 13488 NW State Rt. J Amsterdam, MO.

MONTHLY	ELECTRIC	PCO OC S S	WATER	SEWER
January 17	123,15	Propane fill once	82.00	
February	164.39	a year	82.000	
March	138.19	250 gal	82.00	
April	140,53	TANK	82.00	
May	116.27			
June	102.00			
July	100			
August			· ·	
September				4 0
October		1		
November				4
December				
Yearly Ave				

TAXES 5 80,00

*	UTILITY Company	Information				
Louisburg Gas Co. 5 S. Peoria	(913) 837-5371	Louisburg Water Co). (913) 837-5371			
Electric Co. KCPL Paola, KS	(800) 223-0755	L & K Trash Service 5 S. Peoria	e (913) 837-4637			
L & K Trash Service 5 S. Peoria	(913) 837-4637	Telephone- MoKan I 112 S. Broadway	Dial (913) 837-2219			
Classic Cable of Paola Paola, KS	(800) 999-8876	Rural Water District Hillsdale, KS	# 2 (913) 783-4325			
Rural Water District #	4 4					
Louisburg, KS (913) 377-2104						