

SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Residential)

1	TON FUNE MISHIN
2	PROPERTY: 1175 N STATE /INE ROAD, Dreyel, MO 64742
4 5 6 7 8 9 10	1. NOTICE TO SELLER. Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. 2. NOTICE TO BUYER
12 13 14 15	This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.
16 17 18 19 20	3. OCCUPANCY. Approximate age of Property? / 3 UPST How long have you owned?
21 22	4. TYPE OF CONSTRUCTION. Manufactured Modular Conventional/Wood Frame
23 24	Mobile Other
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46	5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF: a. Any fill or expansive soil on the Property? b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? c. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? d. Any drainage or flood problems on the Property or adjacent properties? e. Any flood insurance premiums that you pay? f. Any need for flood insurance on the Property? g. Any boundaries of the Property being marked in any way? h. The Property having had a stake survey? i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? j. Any fencing on the Property? j. Any fencing on the Property? j. Any fencing belong to the Property? k. Any diseased, dead, or damaged trees or shrubs on the Property? k. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Many of the answers in this coating with the coating
47 48	If any of the answers in this section are "Yes", explain in detail or attach other documentation:
49	
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6	. R	OOF.	
	a.	Approximate Age:years	
	υ.	If "Yes", what was the date of the occurrence?	Yes□ No₽
	C.	If "Yes", what was the date of the occurrence? Have there been any repairs to the roof, flashing or rain gutters? Date of and company performing such repairs	Vool Not
	d.		Yes□ No□
		If "Yes", was it: ☐ Complete or ☐ Partial What is the number of layers currently in place?layers or ☐ Unknown.	
	do	ny of the answers in this section are "Yes", explain in detail or attach all warranty in cumentation:	formation and othe
	_		
7.	INF	ESTATION. ARE YOU AWARE OF:	
	a.	Any termites, wood destroying insects or other nests on the Proporty?	Yes No No
	b.	Any damage to the Flobelty by lemmies whole destroying insects or other	
		pesis?	Yes□ No☑
	0.	Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years?	
		If "Yes", list company, when and where treated	Yes∐ No[✓
	d.	Any current warranty, bait stations or other treatment coverage by a licensed	
		pest control company on the Property?	Yes Now
		1 100, the diffual Cost of Service renewal is 8 and the time	1000 1100
		emaining on the service contract is	
		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.	is
	It an	y of the answers in this section are "Yes", explain in detail or attach all warranty inf	ormation and other
	aoct	mentation:	
-			
8. 5	STRU	CTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. YOU AWARE OF:	
		ny movement, shifting, deterioration, or other problems with walls, foundations,	
	С	awl space or slab?	V DND
k	J. /	ny cracks of flaws in the walls, cellings, foundations, concrete slab	
	C	awl space, basement floor or garage?	Yes Now
C	. /	by confective action taken including, but not limited to piering or bracing?	Vool Nall
C		Ty water leakage or dampness in the house, crawl space or hasement?	Vac NI-
f.	. A	ny dry rot, wood rot or similar conditions on the wood of the Property?	······ Yes□ No☑
	. A	ny problems with driveways, patios, decks, fences or retaining walls on the Property? By problems with fireplace including, but not limited to firebox, chimney,	Yes No
5	Cr	Imney cap and/or gas line?	V DN D
	D	ate of last use?	
h	. Do	te of last use?	Yes No
i	II Ar	Yes", location:	
1.	Al	y repairs or other attempts to control the cause or effect of any problem described above	?Yes□ No┏
lf	any	of the answers in this section are "Yes", explain in detail or attach all warranty info	rmotion and attend
de	ocun		
_		REPLACED SKUL PRINCE	
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1 10	/4-		
Y By	12 1	Initials Initials	
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9.	ADDITIONS AND/OR REMODELING.	
	a. Are you aware of any additions, structural changes, or other material alterations t	0
	the Property?	V A
	If "Yes", explain in detail:	.00
	b. If "Yes", were all necessary permits and approvals obtained, and was all work in	
	compliance with building codes?	NIATA T.
	If "No" explain in detail:	N/A Yes N
	If "No", explain in detail:	
10	DI HIMDING DEL ATED ITEMS	
	PLUMBING RELATED ITEMS.	
	a. What is the drinking water source? Public Private Well Cistern	
	If well water, state type depth	
	diameterage	
	b. If the drinking water source is a well, when we the water last about 1	
	safety and what was the result of the toot?	
	safety and what was the result of the test?	
,		Yes N
	II 165 , IS IL. LEASED OWNED /	
C	d. Is there a water purifier system?	IN PORY
	ii res, is it Leased Owned?	
е	What type of sewage system serves the Proporty? Dublic Source Division O	11102
	Septic System C Cesspool C Lagoop C Other	wer
f	Septic System Cesspool Lagoon Other The location of the sewer line clean out trap is: Life Street a sewage pump on the septic system?	,
1.	The location of the sewer line clean out trap is: 11/25/51AF OF h Dust	
g	Is there a sewage pump on the septic system?	NAT YesT No
h	gimest partip system:	Voc N
i.	II IIIEIE IS A DIIVAIEIV OWNER EVETOM whom woo the continuous	res_ 140
	system last serviced? 1 A and By whom?	е
į.	system last serviced? 1/1/2018 By whom?	
٦.	parameter of october 1 minimum	Yes☑ No
	boes sprinkler system cover full yard and landscaped areas?	N/A∠ Yes No
	ii no , explain in detall:	
K.	Are you aware of any leaks, backups, or other problems relating to any of the,	
	plumbing, water, and sewage related systems?	Voo No
1.		
	Copper Galvanized DPVC DPEY Dother	
	The location of the main water shut-off is:	
m	Is there a back flow provention design and the Wall	
111	☐ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other The location of the main water shut-off is: ☐ Location system, sewer or pool?	
	sewer or pool?	N/A Yes No
If y	your answer to (k) in this section is "Yes", explain in detail or attach available	
do	cumentation:	
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11	RISHLER	BUYER BUYER
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148	11. I	HEATING AND AIR CONDITIONING.	
149	a	Does the Property have air conditioning?	× 5/11 5
150		☐ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)	Yes No
151		Unit Age of Unit Leased Owned Location Last Da	0 1 10 111
152		1 Last Da	e Serviced/By Whom?
153		1. Nech motor 08-	1019
154	h	Does the Property have heating systems?	/
155	D	Does the Property have neating systems?	Yes No
		Licettic Life Oil / Inatural Gas i Theat Plimp i Teropana	
156		Fuel Tank _ Other	
157		Unit Age of Unit Leased Owned Location Last Dat	e Serviced/By Whom?
158		1.	S CCIVICCUIDY VVIIOIII!
159		2.	
160	C.	2. Are there rooms without heat or air conditioning?	
161		g:	Yes Now
162		If "Yes" which room(s)?	
163	d	If "Yes", which room(s)?	
164	u.	Does the Property have a water neater?	Yes No
165		Paris Das I Journal I Jankinss	
		Unit Age of Unit Leased Owned Location Capacity Last [ate Serviced/By Whom?
166		1.	7
167		2.	
168	e.	Are you aware of any problems regarding these items?	
169		If "Yes", explain in detail:	Yes Now
170		, april a decin	
171			
172			
173	40 EI	ECTRICAL OVOTERS	
		ECTRICAL SYSTEM.	
174	a.	Type of material used: Copper Aluminum Unknown	
175	n	IV/no of cloatrical name (a).	
176		Location of electrical panel(s): n with the Small	
177		Size of electrical panel (total amps) if known	
178	C.	Location of electrical panel(s): [] Breaker [] Fuse Location of electrical panel(s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [] Breaker [] Fuse Location of electrical panel (s): [
179			
180		If "Yes", explain in detail:	
181			
182			
	40 1145		
183	13. HAZ	ARDOUS CONDITIONS. ARE YOU AWARE OF:	
184	a.	Any landfill on the Property?	Voo No No O
185	ν.	Any fandin on the Property	\(\(\bar{\bar{\bar{\bar{\bar{\bar{\bar{
186	C.	Any toxic substances on the Property, (e.g. tires, batteries, etc.)?	Yes PNO
187	d	Any contamination with radioactive or other based on the state of the	Yes No
188	0	Any contamination with radioactive or other hazardous material?	Yes No
	C. /	ary testing for any of the above-listed items on the Property?	Vas Na V
189		my professional testing/initigation for faught on the Property?	Vaal Na
190	9. /	ary professional testing/initigation for mold on the Property?	Vac Nate
191	/	ary oner chyrolinemanssnes?	\/ \
192	i. /	Any controlled substances ever manufactured on the Property?	Yes No
193	i. A	any methamphetamine ever manufactured on the Property?	Yes No
194	j. /	ny methamphetamine ever manufactured on the Property?	Yes No
195	/,	in missour, a separate disclosure is required it methamphetamine or of	her controlled
	S	upstances have been produced on the Property, or if any resident of the	e Property has
196	b	een convicted of the production of a controlled substance.)	
197			
198	If an	y of the answers in this section are "Yes", explain in detail or	attack to t
199	docu	mentation:	attach test results and other
200	4004	mentation,	
201	-	40/07ds of concrite South of bu	uding
201	-		7
	pero		
Γ	6Mil	Initials	
L	PAR	SELLER	Initials
Ψ.	4-L-L-13	SPECEL	BUYER BUYER

b. Any current/pending bonds, assessments, or special taxes that apply to Property? Charly condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Any defect, damage, proposed change or problem with any common elements or common areas? Charly condition or claim which may result in any change to assessments or fees? Yes Any condition or claim which may result in any change to assessments or fees? Yes Any condition or claim which may result in any change to assessments or fees? Yes Any condition or claim which may result in any change to assessments or fees? Yes Any streets that are privately owned? 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 The Property being subject to ax abatement? Yes If Yes, unmber of days required for notice: Yes If Yes, unmber of days required for notice: Yes If Yes, unmber of days required for notice: Yes If Yes, unmber of days required for notice: Yes The Property being subject to exvenants, conditions, and restrictions of a Homeowner's Association are subdivision restrictions? Yes The Homeowner's Association for subdivision restrictions? NAC Yes If Yes, what is the amount? § Homeowner's Association dues are paid in full until payable yearly semi-annually monthly quarterly, sent to includes: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction of the property being in the amount? § Homeowner's Association/Management Company contact name, phone number, website, or email address 15. PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If Yes, a copy of inspection report(s) are available upon request. 16. OTHER MATTERS. ARE YOU AWARE OF: Any other conditions that may materially affect the value or desirability of the Property? Any other conditions that may materially affect the value or desirabi	202	14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION AND AND AND AND AND AND AND AND AND AN	3F 3/61/
apply to Property? 206 apply to Property? 207 c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? 208 area or having received any notice of such? 210 c. Any defect, damage, proposed change or problem with any common elements or common areas? 211 c. Any condition or claim which may result in any change to assessments or fees? Yes of the property of 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? 216 h. The Property being subject to tax abatement? 217 I. The Property being subject to a abatement? 218 If Yes', number of days required for notice suse? 219 J. The Property being subject to evenants, conditions, and restrictions of a Homowomer's Association or subdivision restrictions? 220 If the Any violations of such covenants and restrictions? 221 K. Any violations of such covenants and restrictions? 222 In The Homewomer's Association or subdivision restrictions? 223 In the form of the answers in this section are "Yes" (except h and k), explain in detail or attaction in the answers in this section are "Yes" (except h and k), explain in detail or attactions: 223 If any of the answers in this section are "Yes" (except h and k), explain in detail or attactions: 224 If Yes', what is the amount? S. 225 Homeowner's Association these are paid in full until payable yearly semi-annually manthly quarterly, sent to includes; 226 Homeowner's Association these are paid in full until in the amount of S. 227 payable yearly semi-annually manthly quarterly, sent to in the amount of S. 228 Yes' Homeowner's Association the section are "Yes" (except h and k), explain in detail or attaction year y	203	a. The Property located outside of city limits?	RE YOU AWARE OF:
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9. 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? 17	212	f. Any streets that are privately expect?	fees? Yes No.
requires any alterations or improvements to the Property be approved by a board or commission? 116 h. The Property being subject to tax abatement? 117 i. The Property being subject to a right of first refusal? 118 if "Yes", number of days required for notice: 119 j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? 120 i. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association for subdivision restrictions? 121 k. Any violations of such covenants and restrictions? 122 i. The Homeowner's Association functions of a Homeowner's Association functions of a lititation fee when the Property is sold? 123 i. The Homeowner's Association dues are paid in full until payable [_yearlysemi-annuallymonthlyquarterly, sent toincludes:	213	g. The Property being in a historia	Yes Now
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216 1. The Property being subject to tax abatement? Yes Yes Ir	215		
1. The Property being subject to a right of first refusel? Yes If "Yes", number of days required for notice: 219	216	h The Proporty being out in the	Voc Now
Types, number of days required for notice: Yes		i The Property being subject to tax abatement?	Voo No V
J. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Life Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? Life Wes', what is the amount? \$ Life Homeowner's Association dues are paid in full until payable payable payable was paid in full until payable was		If "Vos" number of the a right of first refusal?	Ves No
Homeowner's Association or subdivision restrictions? Yes		The Present Let in days required for notice:	res Noly
K. Any violations of such covenants and restrictions? Yes		1. THE LONGITY DELLE STIPLEST TO COVER ONLY	
1. The Horneowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold?		Association or subdivision restrictions?	V 0
Initiation fee when the Property is sold? If "Yes", what is the amount? \$ Homeowner's Association dues are paid in full until payable yearly semi-annually monthly quarterly, sent to Includes: Homeowner's Association/Management Company contact name, phone number, website, or email address Homeowner's Association/Management Company contact name, phone number, website, or email address If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation: If any of the answers in this section are "Yes" (except h and k), explain in detail or attaction and the documentation and the documentat		R. Any violations of such covenants and restrictions?	Yes No
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Mo Initials Initials Initials	232 233 234 235 236 237 238 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 i.	If any of the answers in this section are "Yes" (except h and k), documentation: PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. OTHER MATTERS. ARE YOU AWARE OF: a. Any of the following? Party walls Common areas Easement Driveways. b. Any fire damage to the Property? c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? d. Any violations of laws or regulations affecting the Property? e. Any other conditions that may materially affect the value or desirability of the Property? f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? J. Any general stains or pet stains to the carpet, the flooring or sub-flooring? In Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any violations of zoning, setbacks or restrictions, or non-conforming uses? Any unrecorded interests affecting the Prepart of the Property?	Yes No
SPICER ISELLER Initials	232 233 234 235 236 237 238 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 i.	If any of the answers in this section are "Yes" (except h and k), documentation: PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. OTHER MATTERS. ARE YOU AWARE OF: a. Any of the following? Party walls Common areas Easement Driveways. b. Any fire damage to the Property? c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? d. Any violations of laws or regulations affecting the Property? e. Any other conditions that may materially affect the value or desirability of the Property? f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? J. Any general stains or pet stains to the carpet, the flooring or sub-flooring? In Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any violations of zoning, setbacks or restrictions, or non-conforming uses? Any unrecorded interests affecting the Prepart of the Property?	Yes No
SPICER ISELLER Initials	232 233 234 235 236 237 238 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 i.	If any of the answers in this section are "Yes" (except h and k), documentation: PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. OTHER MATTERS. ARE YOU AWARE OF: a. Any of the following? Party walls Common areas Easement Driveways. b. Any fire damage to the Property? c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? d. Any violations of laws or regulations affecting the Property? e. Any other conditions that may materially affect the value or desirability of the Property? f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? J. Any general stains or pet stains to the carpet, the flooring or sub-flooring? In Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any violations of zoning, setbacks or restrictions, or non-conforming uses? Any unrecorded interests affecting the Prepart of the Property?	Yes No
BUYER BUYER	232 233 234 235 236 237 238 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 i.	If any of the answers in this section are "Yes" (except h and k), documentation: PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. OTHER MATTERS. ARE YOU AWARE OF: a. Any of the following? Party walls Common areas Easement Driveways. b. Any fire damage to the Property? c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? d. Any violations of laws or regulations affecting the Property? e. Any other conditions that may materially affect the value or desirability of the Property? f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? g. 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? List locks without keys Any violations of zoning, setbacks or restrictions, or non-conforming uses? Any unrecorded interests affecting the Property? Anything that would interfere with giving clear title to the BUYER?	Yes No Ye
	232 233 234 235 236 237 238 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 i.	If any of the answers in this section are "Yes" (except h and k), documentation: PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. OTHER MATTERS. ARE YOU AWARE OF: a. Any of the following? Party walls Common areas Easement Driveways. b. Any fire damage to the Property? c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? d. Any violations of laws or regulations affecting the Property? e. Any other conditions that may materially affect the value or desirability of the Property? f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? J. 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? Any violations of zoning, setbacks or restrictions, or non-conforming uses? Any unrecorded interests affecting the Property? Anything that would interfere with giving clear title to the BUYER?	Yes No Ye

250		1.	Any existing or threatened le	egal action pertaining to the Property	?Yes No
259			in a section of section of the contract of the	Deltailling to the Property?	Yes No
260			, my addod modiation since !	you have owned the Property?	V
261		0.	Having replaced any applian	ices that remain with the Proporty in t	Yes No ✓
262			past five (5) years? .l	LEADA	me Yes₽No□
263		p.	Any transferable warranties	on the Proporty or any of its	YesL+NoL
264		•	components?	of the Property of any of its	
265		q.	Having made any incursors		Yes No
266		4.	riaring irrade arry irradice	Of Office Claims perfaining to the Pror	oorty,
267			If "You" warms (5) years?		Yes No
268		100			
		r.	Any use of synthetic stucco c	on the Property?	N/ALYesLNol✔
269					
270		If a	ny of the answers in this se	ction are "Yes", explain in detail:	
271				o y oxpiani in detail	
272					
273					
274		-			
275	17	LITI	LITIES Identify the name		
276	17.	011	Electric Common N	d phone number for utilities listed bel	
277			Electric Company Name:	20PL	Phone #
			Gas Company Name:	Spiet F	Phone #
278			Water Company Name:	DUCKEL	Phone #
279			Trash Company Name:	Docte Mal coop of	Phone #
280			Other:	Vin to praye we	Phone #
281			Other:	PIRE FORESTE F	Phone #
282					Phone #
283	18.	FIXT	URES, FOLIPMENT AND A	PPLIANCES (FILL IN ALL BLANKS	
284		The	Residential Real Estate Sal	Control (FILL IN ALL BLANKS).
285		Conc	Vition of Droports Add	e Contract, including this paragrap	oh of the residential Seller's Disclosure and
286					
287					
288	(of the	Contract. If there are no "	Additional Inclusions" or "Evaluations	insure and the pre-printed list in Paragraph 1 is listed, the Seller's Disclosure and the pre-
289	r	orinte	ed list govern what is or is not	ipoludod in this and the	s listed, the Seller's Disclosure and the pre-
290					
291					
292					
293			, and a strong glace of the	therwise permanently attached to Pr	coperty are expected to remain with Property,
294	ir	rclud	ling, but not limited to:	parametrial and to 11	operty are expected to remain with Property,
295					
296	В	athro	oom mirrors	Lighting and light fixtures	
297		ence		Lighting and light fixtures	0,
298				Mounted entertainment brackets	(if attached)
299	1	uehie	ace grates, screens and/or	Other mirrors (if attached)	Storm windows, doors & screens
	-	gias	s doors (if attached)	Plumbing equipment and fixtures	Window blinds, curtains, coverings
300	H	oor	coverings (if attached)		and mounting components
					and mounting components

Initials

Initials

	Fill in all blanks using one of the abbreviations listed	d below.
	05 = Operating and Staving with the Property	(any item that is a set
	July 1 10 Polity But Excluded II	om Mechanical Repairs; cannot be an Unacceptable
		om moditament repairs, carniot be an unacceptable
	"NA" = Not applicable (any item not present).	
3	"NS" = Not staying with the Property (item should	d be identified a group of
3	107 Toperty (Item should	d be identified as "NS" below.)
3	08	
3	09 MAir Conditioning Window Units, #	Laundry - Washer N S
3	10 Air Conditioning Central System	Laundry - Washer
3	11 SAttic Fan	<u>M</u> PLaundry - Dryer
3	12 Ceiling Fan(s), #	Elec. Gas
	13 AJA Central Vac and Attachments	MOUNTED ENTERTAINMENT EQUIPMENT
31		// Item #1
31		Location
31		
31		Locationltem #3ltem #4locationltem #5
31		Item #3
31		Location
32		/ Item #4
32		Location
	1 (-) ! ! _ / \ / !	ltem #5
323		Location
324	Chimiley/	Location NAOutside Cooking Unit
	Gas Logs Gas Logs	NA Propane Tank
325	Gas Starter Gas Starter	OwnedLeased
326	Teat Ne-circulator	NA Security System
327	insert	Owned_Leased
328	The state of the s	Smoke/Fire Detector(s), #1
329	Other Other	MASpa/Hot Tub
330		MSpa/Sauna
331		NA Spa Equipment
332	Sarage Door Keyless Entry (1)	AASprinkler System Auto Timer
333	25 Garage Door Opener(s), # 1	Sprinkler System Back Flow Valve
334	OS Garage Door Transmitter(s), # /	Sprinkler System (Company of S. C
335	WAGas Yard Light	Sprinkler System (Components & Controls)
336	NA Humidifier	Statuary/Yard Art
337	MA_Intercom	Suimp Pump (1977)
338	Jetted Tub	NA Swimming Pool (Swimming Pool Rider Attached)
339	KITCHEN APPLIANCES	WA Swimming Pool Heater
340	Cooking Unit	Swimming Pool Equipment
341	Cooktop <u>LElec.</u> Gas	TV Antenna/Receiver/Satellite Dish
342	Microwave Oven	Owned Leased
343	O≸Oven	Water Heater
344	_√ElecGasConvection	WA_Water Softener and/or Purifier
345	Stove/Range	OwnedLeased
346	ElecGas Convection	NS Other SEWING SHED
347	Dishwasher	NS Other GREEN KIT. (CABINE)
348	OS Disposal	NSOther BLUE COMPRESSOD
349	*AFreezer	Other
350	Location	Ottlei
351	OS Icemaker	Ottle
352	Refrigerator (#1)	
353	Location (#1)	
354	Refrigerator (#2)	Other
355	Location (#Z)	Other
356	Location SHOP	Other
330	WA Frash Compactor	Other
	(Section 1) Initials	

362 363 364 365	The undersigned SELLER	represents, to the best of	their knowledge, the	information set forth in the foregoing
366 367	guarantee of any kind. SE	FLIER hereby authorized th	no Ligariani intend this D	isclosure Statement to be a warranty or
368	Licensee assisting the SFI	LIFR in writing if any inf	e brokers and salespe	ople. SELLER will promptly notify
369	Licensee assisting the SEL	LER will promptly notify I	icanaca in this discid	osure changes prior to Closing, and
370 371	(SELLER and BUYER initia of pages).	I and date any changes an	d/or attach a list of add	BUYER, in writing, of such changes. ditional changes. If attached, #
372				
373	THE SELL ILLIAD II	HE TERMS HEREOF BEFOR	RE SIGNING. WHEN S	IGNED BY ALL PARTIES, THIS
374 375		SILLI DECOMES FART O	L A LEGALLA BINDING	CONTRACT
376	IF NO	T UNDERSTOOD, CONSUL	T AN ATTORNEY BEF	ORE SIGNING.
377				
378 379	/			
380	SELLER Brush /c	156 m 9/3/1808		
381 382	SÉLLER	DATE	SELLER	DATE
383	BUYER ACKNOWLEDGEME	NT AND ACDEEMENT		DATE
384				
385	1. I understand and agree the	e information in this form is l	imited to information of	which SELLER has actual knowledge
	I understand and agree the and SELLER need only ma This Property is being solution.	e information in this form is li ake an honest effort at fully re	imited to information of evealing the information	which SELLER has actual knowledge requested.
385 386 387 388	This Property is being sol concerning the condition or	Id to me without warranties	or guaranties of any k	requested. ind by SELLER, Broker(s) or agents
385 386 387 388 389	 This Property is being sol concerning the condition or I agree to verify any of the 	Id to me without warranties revalue of the Property.	or guaranties of any k	requested. ind by SELLER, Broker(s) or agents
385 386 387 388	 This Property is being soll concerning the condition or I agree to verify any of the (including any information) 	Id to me without warranties revalue of the Property. above information, and any optained through the Multiple	or guaranties of any k	requested. ind by SELLER, Broker(s) or agents ion provided by SELLER or Broker(s)
385 386 387 388 389 390 391 392	 This Property is being sol concerning the condition or I agree to verify any of the (including any information of I have been specifically adv I acknowledge neither SELI 	Id to me without warranties related to me without warranties related to the Property. above information, and any contained through the Multiple vised to have Property examing the por Broker(s) is an average.	or guaranties of any k other important informat e Listing Service) by an ined by professional insp	requested. ind by SELLER, Broker(s) or agents ion provided by SELLER or Broker(s) independent investigation of my own. pectors.
385 386 387 388 389 390 391	 This Property is being sol concerning the condition or I agree to verify any of the (including any information of I have been specifically adv I acknowledge neither SELI I specifically represent there 	Id to me without warranties related to me without warranties related to the Property. above information, and any contained through the Multiple rised to have Property examinated to have Property examinated to have property examinated to have property is an expense of the property of t	or guaranties of any k other important information the Listing Service) by an ined by professional inspert at detecting or repair	requested. ind by SELLER, Broker(s) or agents ion provided by SELLER or Broker(s) independent investigation of my own. pectors. ng physical defects in Property.
385 386 387 388 389 390 391 392 393 394 395 396	 This Property is being sol concerning the condition or I agree to verify any of the (including any information of I have been specifically adv I acknowledge neither SELI I specifically represent there 	Id to me without warranties related to me without warranties related to the Property. above information, and any contained through the Multiple vised to have Property examing the por Broker(s) is an average.	or guaranties of any k other important information the Listing Service) by an ined by professional inspert at detecting or repair	requested. ind by SELLER, Broker(s) or agents ion provided by SELLER or Broker(s) independent investigation of my own. pectors. ng physical defects in Property.
385 386 387 388 389 390 391 392 393 394 395 396 397	 This Property is being sol concerning the condition or I agree to verify any of the (including any information of I have been specifically adv I acknowledge neither SELI I specifically represent there 	Id to me without warranties related to me without warranties related to the Property. above information, and any contained through the Multiple rised to have Property examinated to have Property examinated to have property examinated to have property is an expense of the property of t	or guaranties of any k other important information the Listing Service) by an ined by professional inspert at detecting or repair	requested. ind by SELLER, Broker(s) or agents ion provided by SELLER or Broker(s) independent investigation of my own. pectors. ng physical defects in Property.
385 386 387 388 389 390 391 392 393 394 395 396	 This Property is being sol concerning the condition or I agree to verify any of the (including any information of I have been specifically adv I acknowledge neither SELI I specifically represent there 	Id to me without warranties related to me without warranties related to the Property. above information, and any contained through the Multiple rised to have Property examinated to have Property examinated to have property examinated to have property is an expense of the property of t	or guaranties of any k other important information the Listing Service) by an ined by professional inspert at detecting or repair	requested. ind by SELLER, Broker(s) or agents ion provided by SELLER or Broker(s) independent investigation of my own. pectors. ng physical defects in Property.

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its amendments to this Contract be made. Last revised August 2018. All previous versions of this document may no longer be valid.



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)
(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

SELLER: Jum & SUE WISHOW	,
LEGAL DESCRIPTION: (As described in the attached Legal Descriptions)	ion/Company Disclosure Addendum, or
1125NSTATELINE LODD, DEE,	(e) MO 64742
Approximate date SELLER purchased Property: 2006 currently zoned as	Property is
1. NOTICE TO SELLER. Be as complete and accurate as possible when answering the questions in if space is insufficient for all applicable comments. SELLER understands material defects, known to SELLER, in the Property to prospective Buyer(soull liability for damages. This disclosure statement is designed to assist Licensee(s), prospective buyers and buyers will rely on this information.	this disclosure. Attach additional sheets that the law requires disclosure of any
2. NOTICE TO BUYER. This is a disclosure of SELLER'S knowledge of the Property as of the substitute for any inspections or warranties that BUYER may wish to obta SELLER or a warranty or representation by the Broker(s) or their licensees.	date signed by SELLER and is not a in. It is not a warranty of any kind by
3. WATER SOURCE. a. Is there a water source on or to the Property?	
1. Diameter age 2. Has water ever been tested? State c. Other water systems & their condition: 54+15+4 d. Is there a water meter on the Property? e. Is there a rural water certificate? f. Other applicable information:	
If any of the answers in this section are "Yes", explain in detail or att	ach documentation:
GAS/ELECTRIC. a. Is there electric service on the Property? If "Yes", is there a meter? b. Is there gas service on the Property? If "Yes", what is the source?	N/AL Yes No No
c. Are you aware of any additional costs to hook up utilities? d. Other applicable information:	
If any of the answers in this section are "Yes", explain in detail or atta	ch documentation:
Initials ELLER ISELLER	Initials

52		a. The Property or any portion thereof being leasted.	
53 54	3	to be located in such as desired being located in a flood zone, wetlands area or propo	sed
55	T .	D. Ally drainage or flood problems up - which requires flood insurance?	Vac NI Tiv
56	6 6	c. Any neighbors complaining Property causes drainage problems? d. The Property having had a stake survey? e. Any houndaries of the D	Yes Now
57 58	é	d. The Property having had a stake survey? e. Any boundaries of the Property being marked in any way? Having an Improvement Location Certificate (ILC) for the Property ALAC & Any fencing/gates on the	Yes No
59	ī.	Having an Improvement Location Certificate (ILC) for the Property? G. Any fencing/gates on the Property? If "Yes", does fencing/gates belong to the Property?	·····Yes No
60	9		
61	h.		
62 63		easements affecting the Proportion	1
64	1.	Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability	Yes No
65	j.	problems that have occurred on the Property or in the immediate vicinity? Any diseased, dead, or damaged trees or shrubs on the Property?	Yes NoTV
66 67	k.	Any diseased, dead, or damaged trees or shrubs on the Property? Other applicable information:	Yes Nov
68	If		
69 70	inf	any of the answers in this section are "Yes" (except g), explain in detail or atta	ich all warranty
70 71	-		
72	-	·	
73 74	6. SE	WAGE,	
75	a.	Does the Property have any sewage facilities on or connected to it?	VacTN
76		Li Fublic Sewer Private Sewer Comit of the	Yes No
77 78		Lagoon Grinder Pump Other Other	
79		If applicable, when last serviced? 07-14-1019 By whom?	
80	b. H	Has Property had any surface or subsection	
81 82	iı	installation of sewage facility? Are you aware of any problems relating to the sewage facilities? N/A	
83	c. A	Are you aware of any problems relating to the sewage facilities? N/A y of the answers in this section are "Yes", explain in detail or attach all warrents in	Yes No
84	other	y of the answers in this section are "Yes", explain in detail or attach all warranty in	Yes No No
85 86	-	r documentation: are "Yes", explain in detail or attach all warranty in	and
87	-		
88 7 89	LEAS	SEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.	
90	(Chec	ck and complete applicable box(es)) re there leasehold interests in the second complete applicable box(es))	
91	If "	"Yes", complete the following:	Vos Nota
92	1 (-)	38800 16.	res Nor
93 94	Co	ontact number is:	-
95	Les	eller is responsible for: Sissee is responsible for: Sissee is responsible for:	
96	Spl	lit or Rent is:	
97 98	Agr	reement between Seller and Lessee shall end on or before:	That
30		Copy of Lease is attached.	_
4			
51	3101	Initials	
SEĹ	LER ISE	ELLER Initials	
		Sellers Displayers at La	BUYER

1 1 1 1 1 1 1	99 00 01 02 03 04 05	b.	Are there tenant's rights in the property? If "Yes", complete the following: Tenant/Tenant Farmer is: Contact number is: Seller is responsible for: Tenant/Tenant Farmer is responsible for: Split or Rent is: Agreement between Seller and Tenant shall end on or before: Copy of Agreement is attached.	
10 10 10 11)8 9	c.	Do additional leasehold interests or tenant's rights exist?	Yes No
11 11 11: 11: 11:	1 2 8 3 4 5	Fi	IERAL RIGHTS (unless superseded by local, state or federal laws). Pass unencumbered with the land to the Buyer. Remain with the Seller. Have been previously assigned as follows:	
117 118 119 120 121 122 123	9.	ΠF	TER RIGHTS (unless superseded by local, state or federal laws). ass unencumbered with the land to the Buyer. emain with the Seller. ave been previously assigned as follows:	
124 125 126 127 128	10.	∐ Pa	PS (planted at time of sale). ass with the land to the Buyer. emain with the Seller. ave been previously assigned as follows:	
129 130 131 132 133 134 135 136 137		a. Ai fa b. Ar by	RNMENT PROGRAMS. e you currently participating, or do you intend to participate, in any government of the property that has been reserved previous owner or government action to benefit any other property? of the answers in this section are "Yes", explain in detail or attach documents.	ed Yes No
137 138 139 140 141 142 143 144 145 146 147 148 49 50 51	12. H	IAZAF Any tan If "\ Any Any biph insu Env Any Any	RDOUS CONDITIONS. ARE YOU AWARE OF: / underground storage tanks on or near Property? / previous or current existence of hazardous conditions (e.g., storage tanks, or see, oil spills, tires, batteries, or other hazardous conditions)? / es", what is the location? previous environmental reports. (e.g., Phase 1 Environmental reports)? disposal of any hazardous waste products, chemicals, polychlorinated enyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or lation on the Property or adjacent property? ronmental matters (e.g. discoloration of soil or vegetation or oil sheers et areas)? existing hazardous conditions on the Property or adjacent properties (e.g. ane gas, radon gas, radioactive material, landfill, toxic materials)?	Yes No V No V Yes No V Yes No V Yes No V
	SILLE) _I R ISE		tials BUYER BUYER

) J : 4	 Gas/oil wells, lines or storage facilities on the Property or adjacent property? Any other environmental conditions on the Property or adjacent property? 	Vac Note
15 15			
15		i. Any tests conducted on the Property?	Yes Now
15			
15		If any of the answers in this section are "Yes" (except b), explain in detail or attack	documentation:
15			
16	0		
16		OTHER MATTERS. ARE YOU AWARE OF:	
162	_	a. Any violation of zoning, setbacks or restrictions, or non-conforming and	
163			
164			
165			
166 167			Vac Now
168			
169		destrability of the Property	Yes Now
170	į		
171		sale of the Property?	Yes Now
172	i		
173	i.	Any abandoned wells on the Property?	Yes No
174		Any public authority contemplating condemnation proceedings? Any government rule limiting the future use of the Property other than existing	Yes No
175			
176	1.	zoning and subdivision regulations? Any government plans or discussion of public projects that could lead to special	Yes No
177		benefit assessment additist the Property or any part thorough	
178	m		
179			
180	Ο.		Yes No V
181 182		If "Yes", number of days required for notice:	res Now
183 184 185 186	-	any of the answers in this section are "Yes", explain in detail or attach documental	ion:
187 188	14. 01	ILITIES. Identify the name and phone number for utilities listed below.	
189		Lieung Coungaily Name, 18 (18)	
190		Gas Company Name: 3 ping Phone # Phone P	
191		Phone #Phone #	
192 193 194 195 196 197 198	warrant informa prompt prior to writing,	dersigned SELLER represents, to the best of their knowledge, the information set forth in ure Statement is accurate and complete. SELLER does not intend this Disclosure Stater or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to possible tion to prospective BUYER of the Property and to real estate brokers and salespeople. Sometify Licensee assisting the SELLER, in writing, if any information in this disclosure and Licensee assisting the SELLER will promptly notify Licensee assisting t	the foregoing nent to be a rovide this SELLER will osure changes
	1		
6	m.	Initials SELLER and BUYER acknowledge they have and the	
SEL	LER SE	TITES	
		Selleda Di L	ER BUYER

200 201 202 203 204	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 A ATTORNEY BEFORE SIGNING.	M.
204 205 206 207 208 209 210	SELLER DATE SELLER DATE BUYER ACKNOWLEDGEMENT AND AGREEMENT	E
211 211 112 113 114 115 116 117 118 119 119 119 119 119 119 119 119 119	 I understand and agree the information in this form is limited to information of which SELLER has actue knowledge and SELLER need only make an honest effort at fully revealing the information requested. This property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agent concerning the condition or value of the Property. I agree to verify any of the above information, and any other important information provided by SELLER investigation of my own. I have been specifically advised to have the property examined by professions. Buyer assumes responsibility Property is suitable for their intended use. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property. I specifically represent there are no important representations concerning the condition or value of the Property them. 	or nt al
7	BUYER DATE BUYER DATE	

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RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 2	
3	BUYER:
4 5 6	PROPERTY: 1/25 N. STATE LINE B. THELLE AND LIVERILE
7 8 9 10 11 12	The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and federal regulation. Installations which were proper at the time of original construction may not comply with governmental regulations which have been enacted since that time. It is recommended that BUYER check with lender and/or local government authority regarding septic system inspection.
13 14 15	Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S financing may be conditioned upon proof that the septic system meets current regulatory requirements.
16 17 18	Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an independent inspection of the septic system.
19 20 21 22	In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any other reason, and it is determined the system does not comply, it may be necessary to bring the system into compliance. Significant expense may be involved.
23 24 25	The cost of uncovering and recovering the septic tank lid, if needed, for purposes of this inspection will be paid by: (Check One) SELLER BUYER.
26 27 28 29	The cost of pumping the septic tank, if needed, for purposes of this inspection will be paid by: (Check One) SELLER BUYER.
30 31 32 33	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.
34 35 36	SELLER BUSE DATE BUYER DATE
37 38 39	Lynn Welson 9-8-19
40	SELLER DATE BUYER DATE

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UTILITY BILLS

PROPERTY ADDRESS // 25 NState LINE Rada

MONTHLY	ELECTRIC	GAS	WATER	SEWER
	ELECTRIC	SPIRE	7	N) A
January)	1	45,000	I I I
February			13.	
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
Yearly Ave	4,435.4	3,000 m	45.00	1125.00

TAXES	

UTILITY Company Information

Louisburg Gas Co. 5 S. Peoria

(913) 837-5371

Electric Co. KCPL

Paola, KS

(888)471-5275

L & K Trash Service

5 S. Peoria

(913) 837-4637

Classic Cable of Paola

Paola, KS

(800) 999-8876

Rural Water District # 4

Louisburg, KS

(913) 377-2104

Louisburg Water Co.

5 S. Peoria

(913) 837-5371

L & K Trash Service

5 S. Peoria

(913) 837-4637

Telephone-MoKan Dial

112 S. Broadway

(913) 837-2219

Rural Water District #2

Hillsdale, KS

(913) 783-4325

Drexel Business Park

