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Form # 2049

01/20

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

SALE CONTRACT DATE: \_\_\_\_\_

PROPERTY: 94 Portwood Meadows Winfield, Missouri 63389

**Lead Warning Statement**

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- ☒ Seller certifies that this home was built in 1978 or later  
☐ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing  
☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain): \_\_\_\_\_

(b) Records and reports available to Seller (check one below):

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below): \_\_\_\_\_

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

**Buyer's Acknowledgment (initial appropriate blanks)**

\_\_\_\_\_ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

\_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

\_\_\_\_\_ Buyer has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based hazards; or  
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

E-Signed \_\_\_\_\_ Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(To be completed by listing agent or if not listed, agent assisting Buyer unless Buyer's agent receives all compensation from Buyer).

**Certification of Accuracy**

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

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Buyer Printed Name \_\_\_\_\_

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Buyer Printed Name \_\_\_\_\_

SELLING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Selling Agent Printed Name \_\_\_\_\_

Laura M. Byas 04/21/2023  
SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Laura M. Byas  
Seller Printed Name \_\_\_\_\_

William R. Byas 04/21/2023  
SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

William R. Byas  
Seller Printed Name \_\_\_\_\_  
Bret Andrew Martin 04/27/2023

LISTING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Bret Andrew Martin

Listing Agent Printed Name \_\_\_\_\_

(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

Form # 2091 01/20

## SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 94 Portwood Meadows (Property Address) located  
in the municipality of Winfield (if incorporated), County of Lincoln, Missouri.  
Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect  
Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property  
being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot  
guarantee the accuracy of the information in this form.

**TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges  
that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for  
methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to  
your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some  
persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to  
achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,  
even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all  
aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,  
impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at  
the end of this form to describe that condition.

**TO BUYER:** THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY  
CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this  
disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment  
included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure  
that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the  
Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of  
the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,  
products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.  
Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price  
or you should make the correction of these conditions by the Seller a requirement of the sale contract.

### SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

(a) Development Name Portwood Meadows Road Fund  
(b) Contact Roger and Chris Pallardy-neighbor to the southwest Phone 636-299-8769  
Type of Property: (check all that apply) ☒ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome

☐ Villa ☐ Co-Op  
(c) Mandatory Assessment: #1 Road Fund \$ 120.00 per: ☐ month ☐ quarter ☐ half-year ☒ year  
Mandatory Assessment: #2 \_\_\_\_\_ \$ \_\_\_\_\_ per: ☐ month ☐ quarter ☐ half-year ☐ year

(d) Mandatory Assessment(s) include:  
☐ entrance sign/structure ☒ street maintenance ☒ common ground ☒ snow removal of common area  
☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling  
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal  
☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility \_\_\_\_\_  
☐ assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_ ☐ some insurance ☐ real estate taxes  
☐ other specific item(s): \_\_\_\_\_  
☐ Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_

(e) Optional Assessment(s)/Membership(s) Please explain \_\_\_\_\_

(f) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No  
(g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☒ No  
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☒ No  
(i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☒ No  
(j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☒ No  
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☒ No  
(l) Is there a recorded street/road maintenance agreement? ☐ Yes ☒ No  
(m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_

\_\_\_\_\_  
BUYER BUYER

\_\_\_\_\_  
SELLER SELLER

Initials BUYER and SELLER acknowledge they have read this page

**UTILITIES****Utility****Current Provider**

Gas/Propane: Not Applicable-All Electric if Propane, is tank ☐ Owned ☐ Leased  
Electric: Cuivre River Electric Cooperative  
Water: PWSD#1 of Lincoln County  
Sewer: Not Applicable  
Trash: We used a burn barrel, but regular Trash pickup can be arranged-Meridian Waste  
Recycle: Not Applicable  
Internet: Available-we used Brightspeed others available  
Phone: Available-CenturyLink is what we used for the computer

**HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)**

(a) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard  
(b) Source of heating: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other  
(c) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units     )  
(d) Areas of house not served by central heating/cooling: None  
(e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☒ Other: Ceiling Fans/DeHumidifier  
(f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain  
(g) Other details: Wood Stove in Garage

**FIREPLACE(S) NONE**

(a) Type of fireplace: ☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane  
(b) Type of flues/venting:  
☐ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s)      Location(s)       
☐ Non-Functional: Number of fireplace(s)      Location(s)      Please explain  
(c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☐ No If "Yes", please explain

**PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB**

(a) Water Heater: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other:  
(b) Ice maker supply line: ☒ Yes ☐ No (see page 5)  
(c) Jet Tub: ☒ Yes ☐ No  
(d) Swimming Pool/Spa/Hot Tub: ☐ Yes ☒ No  
(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)  
(e) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate:  
(f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain

**WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

(a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain)  
(b) If Public, identify the utility company: PWSD#1 of Lincoln County  
(c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information  
(d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? ☐ Yes ☒ No If "Yes", please explain

**SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

(a) What is the type of sewerage system to which the house is connected? ☐ Public ☐ Private ☒ Septic ☐ Aerator ☐ Other  
If "Other" please explain  
(b) Is there a sewerage lift system? ☒ Yes ☐ No If "Yes", is it in good working condition? ☒ Yes ☐ No  
(c) When was the septic/aerator system last serviced? 03/08/2023 New pump 3-yr War. & Floats Installed; Tank emptied  
(d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No  
If "Yes", please explain

**APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)**

(a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☒ Oven ☒ Built-in Microwave Oven  
☒ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☒ Wired smoke alarms ☒ Electric dryer (hook up)  
☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☒ Other Washer and Dryer stay with the home  
(b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane N/A  
☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater  
☐ Gas dryer (hook up) ☐ Other  
(c) Other Equipment: ☐ TV Antenna ☒ Cable Wiring ☒ Phone Wiring ☐ Network/Data Wiring  
☐ Electric Garage Door Opener(s) Number of controls  
☐ Security Alarm System ☐ Owned ☐ Leased /Lease information:

/ Initials BUYER and SELLER acknowledge they have read this page LMB / LRB  
BUYER BUYER SELLER SELLER



- 111 ☒ Satellite Dish ☐ Owned ☐ Leased/Lease Information: \_\_\_\_\_
- 112 ☐ Electronic Pet Fence System Number of Collars: \_\_\_\_\_ ☐ Other: \_\_\_\_\_
- 113 (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- 114

115 **ELECTRICAL**

- 116 Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: \_\_\_\_\_
- 117 (a) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- 119

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? 8 Years. Documented? ☒ Yes ☐ No
- 122 (b) Has the roof ever leaked during your ownership? ☒ Yes ☐ No If "Yes" please explain Hail and Wind Storms-Insurance
- 123 Replaced and Fixed all issues
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☒ Yes ☐ No If "Yes",
- 125 please explain Roof taken all the way back to the wood and any bad replaced before new shingles installed
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- 127

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing components? ☐ Yes ☒ No If "Yes" please describe in detail \_\_\_\_\_
- 131
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☒ No If "Yes", please describe the
- 133 location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_
- 134
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Patio & Front
- 137 Doors-2020; Screen Doors & Skylights-2021; Bathroom Remodel-2022; (see page 5 for more)
- 138 (e) Were required permits obtained for the work in (d) above? ☒ Yes ☐ No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) ☐ Sump pit ☒ Sump pit and pump
- 141 (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please
- 143 describe in detail \_\_\_\_\_
- 144
- 145
- 146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 147 ☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 148 effort Woods Basement-2016 Vapor Barrier/Dehumidifier/Sump Pump to create a dry, clean, energy
- 149 efficient part of the house

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No
- 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No
- 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No
- 154 (d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No
- 155 (e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No
- 156 (f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- 157

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 161 property? ☐ Yes ☒ No
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 163 the property? ☐ Yes ☒ No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No
- 167 (e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- 168

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page LMB1 WRB  
SELLER SELLER



**HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)
- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for lead? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
- (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- (b) Asbestos Materials
- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ No
- (2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
- (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- (c) Mold
- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
- (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- (d) Radon
- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
- (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "Yes", please provide the date and name of the person/company who did the mitigation \_\_\_\_\_
- (e) Methamphetamine
- Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
- ☐ Yes ☒ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_
- (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
- Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? ☐ Yes ☒ No
- If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. \_\_\_\_\_
- Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**
- (g) Radioactive or Hazardous Materials
- Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? ☐ Yes ☒ No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. \_\_\_\_\_
- (h) Other Environmental Concerns
- Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

**SURVEY AND ZONING**

- (a) Are you aware of any shared or common features with adjoining properties? ☒ Yes ☐ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☒ No
- (d) Do you have a survey of the property? ☒ Yes ☐ No (If "Yes", please attach) Does it include all existing improvements on the property? ☒ Yes ☐ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section Turnaround circle by the mailbox

\_\_\_\_\_  
BUYER BUYER

\_\_\_\_\_  
Initials BUYER and SELLER acknowledge they have read this page LMB / WRB  
SELLER SELLER

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? ☒ Yes ☐ No If "Yes", please provide the following  
230 information: date of claim, description of claim, repairs and/or replacements completed Bad Hail/Wind storm in 2015-All New  
231 Roof; Siding; Gutters; Windows and Screens were done

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 25 years. The Seller has occupied the property from 2005 to currently.
- 236 (b) Has the property been continuously occupied during the last twelve months? ☒ Yes ☐ No If "No", please explain \_\_\_\_\_
- 237
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
239 any other required governmental authority? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- 240
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please  
242 explain \_\_\_\_\_
- 243 (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- 244
- 245 (f) Is property tax abated? ☐ Yes ☒ No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? ☒ Yes ☐ No If "Yes" please explain Original owners had  
247 dogs-had carpets cleaned and treated when I moved in-in 2005 no pets in the last 18-years
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☒ Yes ☐ No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above Basement Crawl Space where a drain line went  
254 through a window-Woods Basement Sealed

255 **Additional Comments:**

256 81(b) Ice maker supply line marked Yes-it is there and worked when we disconnected it when we replaced the  
257 refrigerator with a smaller unit. We made a cabinet filler plate that can easily be removed and then a new  
258 larger unit could be installed again with ice maker  
259 136(d) Concrete garage & walkway-2012; Wood Stove Professionally Installed-2016; Crawl Space Updated-  
260 2016; Utility/Laundry Room Flooring updated to Tile & sub-floor replaced-2012; Kitchen floor-2023

261 Seller attaches the following document(s): Survey; Legal Description; Structural Engineering Inspection; Septic Warr.

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page LMB / WRB  
SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.  
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and  
265 their licensees to furnish a copy of this statement to prospective Buyers.

266 Laura M. Byas 04/21/2023  
267 SELLER SIGNATURE DATE

William R. Byas 04/21/2023  
SELLER SIGNATURE DATE

268 Laura M. Byas  
269 Seller Printed Name

William R. Byas  
Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's  
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in  
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information  
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker  
275 is not an expert at detecting or repairing physical defects in property.

276 \_\_\_\_\_  
277 BUYER SIGNATURE DATE

\_\_\_\_\_  
BUYER SIGNATURE DATE

278 \_\_\_\_\_  
279 Buyer Printed Name

\_\_\_\_\_  
Buyer Printed Name



Form # 2165

01/20

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 94 Portwood Meadows Winfield, Missouri 63389 DATE: 04/21/2023

2 SEPTIC (Explain any "Yes" answers):

3 Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system  
4 is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface  
5 that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- 6 (a) How many people occupy the property? 2  
7 (b) Has the property been vacant over any period during the last 12 months? ☐ Yes ☒ No  
8 (c) Does any other property owner share this system? ☐ Yes ☒ No  
9 (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No  
10 (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No  
11 (f) Does the system have an aerator? ☐ Yes ☒ No  
12 (g) Of what is the bottom of the tank constructed? ☐ gravel ☒ concrete ☐ unknown  
13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☐ Yes ☒ No  
14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☐ Yes ☒ No  
15 (j) Are any of the pipes exposed? Cleanout Access ☒ Yes ☐ No  
16 (k) Is there any seepage or surface discharge (effluence) from the septic system?  
17 If "Yes", is there any from your system onto your neighbor's property? ☐ Yes ☒ No  
18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No  
19 (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No  
20 (n) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No  
21 (o) Is there a current maintenance service agreement covering your system?  
22 If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_  
23 (p) Does any government authority require a maintenance service agreement for the  
24 new homeowner? ☐ Yes ☒ No  
25 (q) Have you ever been notified/cited by any governmental authority on problems  
26 related to the system? ☐ Yes ☒ No  
27 (r) Has a service company ever recommended any work to be done to the system? ☒ Yes ☐ No  
28 (s) Are you aware of any defects? ☐ Yes ☒ No  
29 (t) Have you expanded, updated or modified the septic system? ☒ Yes ☐ No  
30 (u) Have you cleaned or pumped the system during your ownership of the property? ☒ Yes ☐ No  
31 If "Yes", when was it done and who did the work? March 8, 2023 All American Septic

32 WELLS (Explain any "Yes" answers): - N/A

- 33 (a) Is any part of the well located on a neighbor's property? ☐ Yes ☐ No  
34 (b) Is the well shared with any other properties? ☐ Yes ☐ No  
35 If "Yes", is there a recorded well agreement? ☐ Yes ☐ No  
36 (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☐ No  
37 (d) Have you ever been notified/cited by any governmental authority on problems  
38 related to the system? ☐ Yes ☐ No  
39 (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☐ No  
40 (f) Are you aware of any defects? ☐ Yes ☐ No  
41 (g) Are you aware of any plans to bring public water to this property? ☐ Yes ☐ No

42 Explanation of any "Yes" answers and additional comments for either of the above sections:

43 See attached All American Septic receipt with scope of  
44 work performed and 3-year warranty listed for new pump  
45 installed

51 SELLER'S ACKNOWLEDGEMENT: Seller acknowledges that he has carefully examined this statement and that it is complete and  
52 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property  
53 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

54 Laura M. Byas 04/21/2023 William R. Byas 04/21/2023  
55 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

56 Laura M. Byas William R. Byas  
57 Seller Printed Name Seller Printed Name

58 BUYER'S ACKNOWLEDGEMENT: Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure  
59 Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge.  
60 Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important  
61 information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an  
62 independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical  
63 defects in property.

64  
65 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

66  
67 Buyer Printed Name Buyer Printed Name



# All American Septic

St. Charles, Lincoln, Warren & Pike Counties

636-278-1260

636-528-2868

573-324-9932

1491 East Pearce Blvd. Wentzville, MO 63385

Septic Installs, Cleaning & Repair

|  |                       |
|--|-----------------------|
| DATE: 3/9/23                                   | PHONE# (636) 278-6095 |
| NAME: Bill Dugas                               |                       |
| ADDRESS: 94 Postwood Meadows Winfield Mo 63389 |                       |
| EMAIL:   |                       |

Clogged Drains



| Description  | Amount               |
|--|----------------------|
| Cleaned Septic                                     |                      |
| Cleaned Filter                                     |                      |
| Cabled Main Line                                   |                      |
| Cabled Secondary Line                              |                      |
| Hydor Flushed Drain                                |                      |
| Camera Inspection                                  |                      |
| ✓ Replaced Pump / Aerator                          |                      |
| ✓ Other  |                      |
| ✓ service call                                     | \$ 165 <sup>00</sup> |
| ✓ pump tank  | \$ 300 <sup>00</sup> |
| ✓ Parts / Labor                                    | \$                   |
|  |                      |
|  |                      |
| Work completed by: Miguel, Juan, Ronnie, and Boddy |                      |

☒ Warranty (3 years) ☐ No Warranty

|                                     |
|-------------------------------------|
| Additional Notes 3 years            |
| Installed new septic pump and parts |
| inspected and 1 hr                  |
| pumped tank                         |
| Installed 3 up flths.               |

|                                     |                       |
|-------------------------------------|-----------------------|
| <b>TOTAL</b>                        | \$1,765 <sup>00</sup> |
| Amount Paid By Check<br>Check# 2431 | \$1,765 <sup>00</sup> |
| Amount Paid By Credit Card          |                       |
| Amount Paid In Cash                 |                       |
| <b>Amount Due</b>                   | 00                    |

|               |                      |           |            |          |
|---------------|----------------------|-----------|------------|----------|
| Credit Card # | Authorized Signature | Exp. Date | Auth. Code | Zip Code |
|               |                      |           |            |          |

Payment of this invoice is due upon completion of work

## ACCEPTANCE OF WORK PERFORMED

I agree that the amount set forth on this contract and the materials used, were completed in a satisfactory manner. I agree to pay reasonable attorney's fees and court cost in the event of legal action. A monthly service charge of 1.5% will be added after 10 days. I acknowledge that I have read and received a legible copy of this contract.

Signature X

*Bill Dugas*

Date

3/9/2023



## UTILITY LIST

|                        | <b>ELECTRIC</b> | <b>GAS</b>                             | <b>WATER</b> |
|------------------------|-----------------|--|--------------|
| <b>JANUARY 2023</b>    | \$286.00        | NOT APPLICABLE<br>HOME IS ALL ELECTRIC | \$36.02      |
| <b>FEBRUARY 2023</b>   | \$245.00        |  | \$31.35      |
| <b>MARCH 2023</b>      | \$167.00        |  | \$28.91      |
| <b>APRIL 2023/2022</b> | \$173.00-2023   |  | \$34.39-2022 |
| <b>MAY 2022</b>        | \$104.00        |  | \$29.53      |
| <b>JUNE 2022</b>       | \$93.00         |  | \$30.13      |
| <b>JULY 2022</b>       | \$123.00        |  | \$33.18      |
| <b>AUGUST 2022</b>     | \$107.00        |  | \$31.35      |
| <b>SEPTEMBER 2022</b>  | \$106.00        |  | 34.39        |
| <b>OCTOBER 2022</b>    | \$68.00         |  | \$27.09      |
| <b>NOVEMBER 2022</b>   | \$84.00         |  | \$31.35      |
| <b>DECEMBER 2022</b>   | \$196.00        |  | \$31.12      |

**Residence Address:** 94 Portwood Meadows

Winfield, Missouri 63389

**Electric Company:** Cuivre River Electric Cooperative Phone: 800-392-3709

**Gas Company:** N/A-Home is all electric

**Telephone Company:** N/A-We use our cell phones for the computer we used CenturyLink

**Water Company:** PWSD#1 of Lincoln County Phone: 636-528-8919

**Trash Company:** N/A-We used a burn barrel, but regular Trash pickup could be arranged-Meridian Waste

4422

## PORTWOOD MEADOWS PROPERTY OWNERS

The road will be maintained by the developers until the sale of 70% of the lots, then turned over to the property owners.

Each property owner based on lots owned, shall pay an equal share of the cost for the maintenance of the road through PORTWOOD MEADOWS (described below).

Work needed can be decided by a simple majority of the lot owners.

The undersigned Developers, in order to provide a roadway for ingress, egress and running of utilities, do hereby dedicate for the benefit of adjacent lot owners, the following described easement located in the State of Missouri, County of Lincoln, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED-SCHEDULE A

Michael A. Vollmer  
MICHAEL A. VOLLMER

Dennis H. Hug  
DENNIS H. HUG

Carol A. Vollmer  
CAROL A. VOLLMER  
David A. Haake  
DAVID A. HAAKE

Vickie A. Hug  
VICKIE A. HUG

STATE OF MISSOURI )  
COUNTY OF LINCOLN )

On this 30 day of July, 1994, before me personally appeared Michael A. Vollmer and Carole A. Vollmer, his wife, and Dennis M. Hug and Vickie A. Hug, his wife, and David A. Haake, a single person, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said David A. Haake further declared himself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Troy, Missouri, the day and year first above written.

KATHLEEN MEYER  
LINCOLN COUNTY  
STATE OF MISSOURI  
MY COMMISSION EXPIRES 10/23/98

*Kathleen Meyer*



STATE OF MISSOURI  
County of Lincoln  
FILED FOR RECORD

AUG 1 1994

At 2 o'clock 00 Minutes P M.  
MELBA HOUSTON, Recorder <sup>15</sup>

STATE OF MISSOURI  
County of Lincoln

I hereby certify that this instrument was  
FILED FOR RECORD on 8-1 19 94  
at 2 o'clock 00 min P M. and is  
recorded in Book 777 Page 5

MELBA HOUSTON  
Recorder of Deeds

By *James Howard*  
Deputy



SCHEDULE A

7

A 50 feet wide roadway and utility easement being part of the Northeast Quarter of the Southeast Quarter of Section 23, Township 49 North, Range 1 East, Lincoln County, Missouri, and being more particularly described as follows: Commencing at a found old spike in Portwood County Road marking the West Quarter corner of Section 24, Township 49 North, Range 1 East; thence S 00° 10' 00" E, along the centerline of Portwood County Road and along the common line of aforesaid Section 23 and said Section 24, 692.54 feet to the TRUE POINT OF BEGINNING of the centerline of the 50 feet wide roadway and utility easement herein described; thence departing said County Road centerline and said Section line and along said easement centerline, the following Courses and distances: S 89° 50' W 100.00 feet to a point of curve; along a curve to the left having a radius of 500.00 feet a central angle of 09° 18' 29" and an arc length of 81.23 feet to a point of reverse curve; along a curve to the right having a radius of 500.00 feet, a central angle of 10° 15' 13" and an arc length of 89.48 feet to a point of tangency; N 89° 13' 16" W 377.58 feet to a point of curve; along a curve to the left having a radius of 500.00 feet, a central angle of 16° 07' 01" and an arc length of 140.65 feet to a point of tangency; S 74° 39' 43" W 106.43 feet to a point designated as Point "A"; thence S 15° 20' 17" E continuing along said easement centerline, 260.86 feet to the center of a 50 feet easement radius, being the terminus of said easement. Also, beginning at aforesaid Point "A"; thence N 15° 20' 17" W along aforesaid easement centerline, 425.00 feet to the center of a 50 feet easement radius, being a terminus of said easement.

DECLARATION OF RESTRICTIONS  
PORTWOOD MEADOWS

We, the undersigned Owners, Michael A. Vollmer and Carole A. Vollmer, husband and wife, and Dennis M. Hug and Vickie A. Hug, husband and wife, hereinafter referred to as "Developers", do hereby declare the following restrictions for property located in the State of Missouri, County of Lincoln, which shall hereinafter be described as "PORTWOOD MEADOWS", the legal description of which is as follows, to-wit:

A 40.294 acre tract of land located in Lincoln County within part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 49 North, Range 1 East of the 5th P.M., and being more particularly described as follows: Beginning at the West Quarter corner of Section 24; thence S 00° 14' 50" E 1359.91 feet to a point; thence N 89° 20' 30" W 1285.24 feet to a point; thence N 00° 43' 00" W 1360.20 feet to a point; thence S 89° 20' 10" E 1296.40 feet to the point of beginning, all as shown on a Plat by Fitch and Associates.

The undersigned Developers, in order to provide a roadway for ingress, egress and running of utilities, do hereby dedicate for the benefit of adjacent lot owners, the following described easement located in the State of Missouri, County of Lincoln, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED  
ON SCHEDULE A

WHEREAS, the Developers intend to sell residential lots of not less than three (3) acres in the property above described known as "PORTWOOD MEADOWS"; and

WHEREAS, the Developers desire that property valued, living conditions, and environmental considerations be enhanced in "PORTWOOD MEADOWS", the following restrictions for "PORTWOOD MEADOWS" are hereby adopted:

No lot shall be sold for other than residential purposes, and only one (1) single family residential dwelling shall be allowed on each lot, and no lot shall be of an area of less than three (3) acres in size;

2. No building shall be erected, reconstructed or altered on any lot in "PORTWOOD MEADOWS" unless the plans and specifications shall conform to the following minimal standards:

- (a) Each residence shall contain not less than one thousand (1,000) square feet of actual living space;
- (b) Each residential dwelling shall contain a complete



bathroom facility including an approved sewage disposal system as specified by the Missouri Department of Natural Resources.

- (c) All buildings shall be constructed in a neat and workmanlike manner, in accordance with requirements of the National Building Code for residential construction;
- (d) No building may be constructed less than fifty (50) feet from the right-of-way of any existing road, or easement, and no building may be constructed less than ten (10) feet from any property line;
- (e) All buildings must have a roof pitch of not less than 3/12 except for underground homes where the roof area is completely covered by soil.

3. No one shall be permitted to live on any lot in "PORTWOOD MEADOWS" in a garage, outbuilding, trailer, temporary building or tent or other structure not designed for permanent occupancy and meeting the construction standards required herein, except for use of recreational vehicles as hereinafter mentioned in number 8. below. Furthermore, any residence constructed on a lot in "PORTWOOD MEADOWS" shall be completed within one (1) year after initial construction commences.

4. No lot or building thereon in "PORTWOOD MEADOWS" shall be used for any purpose prohibited by law, nor shall any lot be used as a dumping ground, and all lots and buildings shall be kept in a clean, sanitary, and nuisance-free condition.

5. No unlicensed trailer, mobile home, automobile, truck, or other vehicle shall be stored or parked in the open on any lot or on the easement, or other public areas in "PORTWOOD MEADOWS".

6. No lot of "PORTWOOD MEADOWS" shall be divided so that any lot sold, or remainder of lot retained, shall be less than three (3) acres in area.

7. No animals or livestock shall be allowed, other than usual household pets, except that one (1) horse, pony, cow, or steer shall be allowed for each acre owned. No chickens, turkeys, other poultry, dogs, cats, mink, or hogs shall be permitted to be raised commercially, and hogs are prohibited under all circumstances.

8. Property owners making use of lots for weekend or vacation use, prior to construction of a permanent residence, may park licensed recreational vehicles on their lot for a period of time not to exceed one hundred eighty (180) days in any calendar year.

9. Factory built homes (modular homes) shall be permitted if same are on permanent foundations and otherwise meet the construction requirements contained in these restrictions. Developers reserve the right for final approval of any factory built home (modular home).

These restrictions shall run with the land and be incorporated by reference in any deed made by the Developers for lots in "PORTWOOD MEADOWS", and may be enforced by any lot owner, or by the Developers, and any offending party does hereby agree to pay the cost of anyone bringing suit to enforce these restrictions, including Court costs and attorney's fees.

These restrictions may be altered or amended with the consent of any lot owners (including the Developers) owning twenty-five (25) acres of property in "PORTWOOD MEADOWS".

IN WITNESS WHEREOF, the Developers have hereunto set their hands this

30 day of July 1994.

Michael A. Vollmer  
Michael A. Vollmer

Carole A. Vollmer  
Carole A. Vollmer

Dennis M. Hug  
Dennis M. Hug

Vickie A. Hug  
Vickie A. Hug

David A. Haake 12  
David A. Haake -OWNER

STATE OF MISSOURI )  
COUNTY OF LINCOLN )

On this 30 day of July, 1994, before me personally appeared Michael A. Vollmer and Carole A. Vollmer, his wife, and Dennis M. Hug and Vickie A. Hug, his wife, and David A. Haake, a single person, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said David A. Haake further declared himself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Troy, Missouri, the day and year first above written.

KATHLEEN MEYER  
LINCOLN COUNTY  
STATE OF MISSOURI  
MY COMMISSION EXPIRES 10/28/95



STATE OF MISSOURI  
County of Lincoln  
FILED FOR RECORD

AUG 1 1994

At 2 o'clock 05 Minutes P M  
MELBA HOUSTON, Recorder

STATE OF MISSOURI

County of Lincoln

I hereby certify that this instrument was  
FILED FOR RECORD on 8-1 1994  
at 2 o'clock 05 min P M. and is  
recorded in Book 771 Page 8

MELBA HOUSTON  
Recorder of Deeds

By

Melba Houston  
Deputy

## SCHEDULE A

A 50 feet wide roadway and utility easement being part of the Northeast Quarter of the Southeast Quarter of Section 23, Township 49 North, Range 1 East, Lincoln County, Missouri, and being more particularly described as follows: Commencing at a found old spike in Portwood County Road marking the West Quarter corner of Section 24, Township 49 North, Range 1 East; thence S 00° 10' 00" E, along the centerline of Portwood County Road and along the common line of aforesaid Section 23 and said Section 24, 692.54 feet to the TRUE POINT OF BEGINNING of the centerline of the 50 feet wide roadway and utility easement herein described; thence departing said County Road centerline and said Section line and along said easement centerline, the following Courses and distances: S 89° 50' W 100.00 feet to a point of curve; along a curve to the left having a radius of 500.00 feet a central angle of 09° 18' 29" and an arc length of 81.23 feet to a point of reverse curve; along a curve to the right having a radius of 500.00 feet, a central angle of 10° 15' 13" and an arc length of 89.48 feet to a point of tangency; N 89° 13' 16" W 377.58 feet to a point of curve; along a curve to the left having a radius of 500.00 feet, a central angle of 16° 07' 01" and an arc length of 140.65 feet to a point of tangency; S 74° 39' 43" W 106.43 feet to a point designated as Point "A"; thence S 15° 20' 17" E continuing along said easement centerline, 260.86 feet to the center of a 50 feet easement radius, being the terminus of said easement. Also, beginning at aforesaid Point "A"; thence N 15° 20' 17" W along aforesaid easement centerline, 425.00 feet to the center of a 50 feet easement radius, being a terminus of said easement.



# Aerial Map



Map Center: 38° 59' 41.21, -90° 51' 53

0ft 122ft 244ft

**MEYER & COMPANY**  
REAL ESTATE AUCTIONS

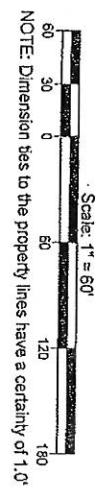
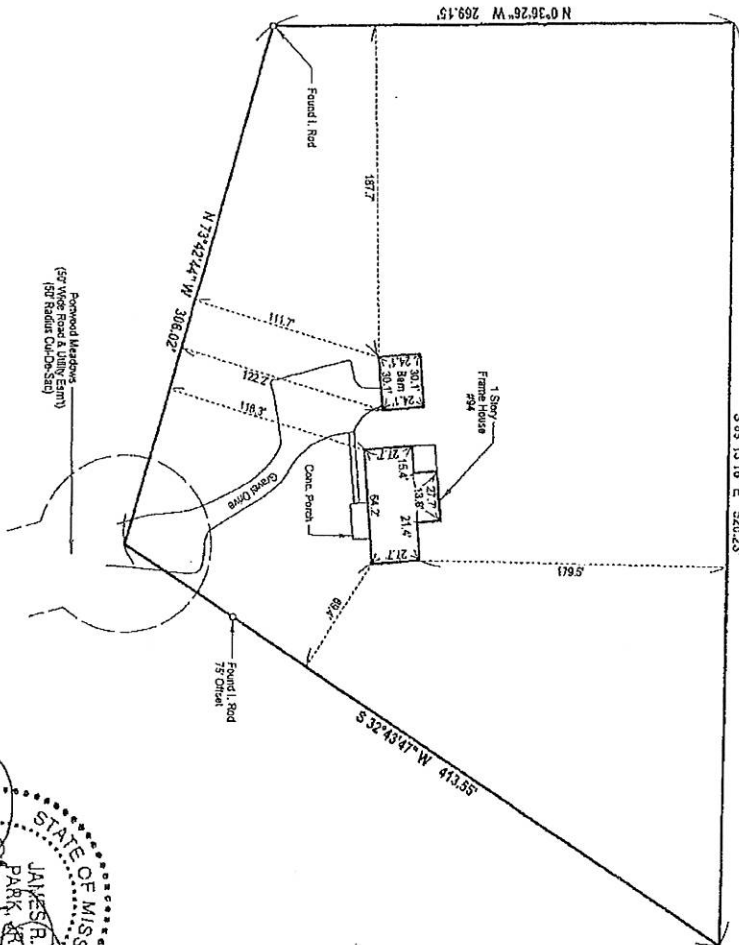
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

**23-49N-1E**  
**Lincoln County**  
**Missouri**

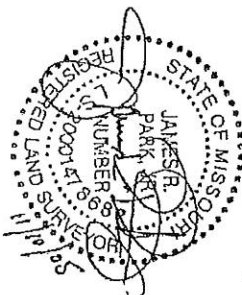




#94 PORTWOOD MEADOWS  
PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23,  
TOWNSHIP 49 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI



Lincoln County Survey Company has, at the request of U.S. Title, under the supervision of James R. Park Jr., PLS, conducted and prepared a "Surveyor's Real Property Report" of the property as described hereon. This drawing is a representation of the conditions that were found at the time of the inspection and the report does not constitute a property boundary survey and is subject to any inaccuracies that a subsequent property boundary survey may disclose. No property corners were set, and the information shown on the drawing should not be used to construct any fence, structure or other improvements. The property dimensions shown are based upon unverified recorded or deed information. No warranty of any kind is extended to the present or future owner(s) or occupant(s) of subject property.



|  |                     |
|--|---------------------|
| <b>SURVEYOR'S REAL PROPERTY REPORT</b> |                     |
| <b>LINCOLN COUNTY</b>                  | Date: Nov. 10, 2005 |
| <b>SURVEY COMPANY</b>                  | Draft: JRP          |
| P.O. BOX 419                           | Check: JRP          |
| TROY, MISSOURI 63379                   | Job No. 6-3072      |
| PHONE: (636) 528-7666                  |                     |
| FAX: (636) 528-7438                    |                     |

## EXHIBIT "A"

### Legal Description

File No. 2095020-02830

A tract of land being part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 49 North, Range 1 East, Lincoln County, Missouri, and being more particularly described as follows: Commencing at a found old spike in Portwood County Road marking the West  $\frac{1}{4}$  of Section 24, Township 49 North, Range 1 East; thence South 00 degrees 10 minutes 00 seconds East, along the centerline of Portwood County Road and along the common line of aforesaid Section 23 and said Section 24, 692.54 feet to the centerline of a proposed 50 feet wide road way and utility easement; thence departing said county road centerline and said section line and along said proposed easement centerline, the following courses and distance: South 89 degrees 50 minutes West, 100.00 feet to a point of curve; along a curve to the left having a radius of 500.00 feet to a central angle of 09 degrees 18 minutes 29 seconds and an arc length of 81.23 feet to a point reverse curve; along a curve to the right having a radius of 500.00 feet, a central angle of 10 degrees 15 minutes 13 seconds and an arc length of 89.48 feet to a point of tangency; North 89 degrees 13 minutes 16 seconds West, 377.58 feet along a curve to the left having a radius of 500.00, a central angle of 16 degrees 07 minutes 01 seconds and an arc length of 140.65 feet to a the point of tangency; South 74 degrees 39 minutes 43 seconds West, 106.43 feet; North 15 degrees 20 minutes 17 seconds West, 425 feet to a 5/8 diameter aluminum monument in the center of a 50 feet radius cul-de-sac marking the true point of beginning of the tract herein described and from which point a set iron rod bears North 73 degrees 42 minutes 44 seconds West, 50.00 feet; thence North 73 degrees 42 minutes 44 seconds West, leaving the centerline of said roadway and utility easement, 306.02 feet to a set iron rod on the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of section 23; thence North 00 degrees 36 minutes 26 seconds West, along said  $\frac{1}{4}$   $\frac{1}{4}$  section line, 269.15 feet to an old iron pipe at the Northwest corner of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence South 89 degrees 13 minutes 16 seconds East, along the East-West center line of Section 23, 520.24 feet to a set iron rod; thence South 32 degrees 43 minutes 47 seconds West, 413.55 feet to the point of beginning, as surveyed by Landmark Surveying Engineering Inc. during January 1994.



**CSE Engineering, LLC**

Consulting Structural Engineers

521 Autumn Run Ct  
Wentzville, MO 63385  
www.cseengineering.com  
(314) 348-6110

March 22, 2020

Laura Byas  
94 Portwood Meadows  
Winfield, MO 63389

Dear Mrs. Byas:

Per your request CSE Engineering, LLC was present at the above referenced property on March 20<sup>th</sup>, 2020 for the purpose of inspection of the manufactured home foundation and surrounding grading for compliance with FHA standards for a permanent foundation.

The manufactured home consists of three individual sections with the following HUD identification tag numbers: PFS 491380, PFS 491381 and PFS 491382. HUD identification tags had been removed from the home when the siding was replaced as a result of damage from a hailstorm and were no longer attached. The manufactured home has a crawl space beneath and is supported upon a poured concrete foundation around the perimeter with interior masonry pilasters. The grade has sufficient positive drainage away from the home to prevent accumulation of water adjacent to the home.

In conclusion, it is our professional opinion that the foundation is structurally sound and meets the FHA standards for a permanent foundation.

If you have any questions, please do not hesitate to contact me.

Sincerely

Daniel E Cella, P.E., S.E.  
CSE Engineering, LLC

Attachments: Photos dated 3/20/20



ELECTRONICALLY APPLIED 3/22/20  
DANIEL E. CELLA MO PE#2011026219



Photo 1: South Elevation



Photo 2: East Elevation

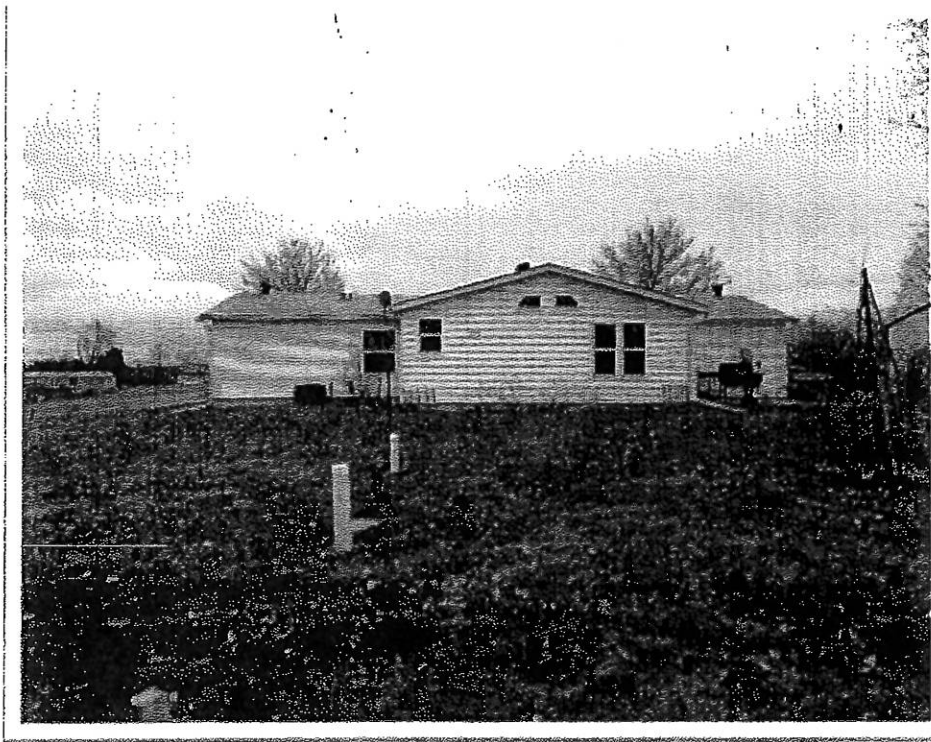


Photo 3: North Elevation

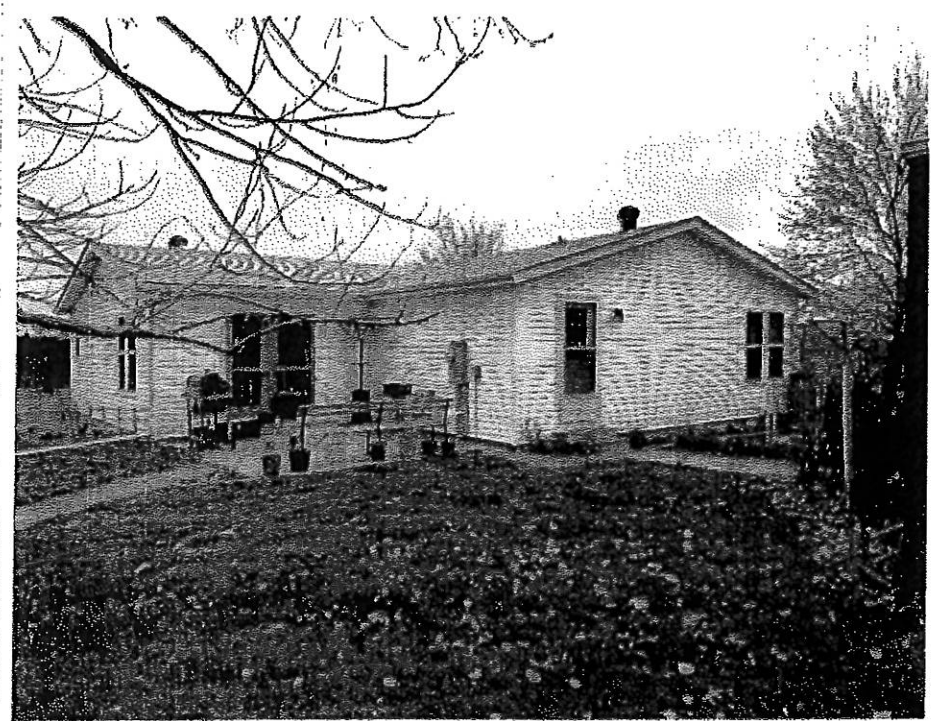


Photo 4: West Elevation

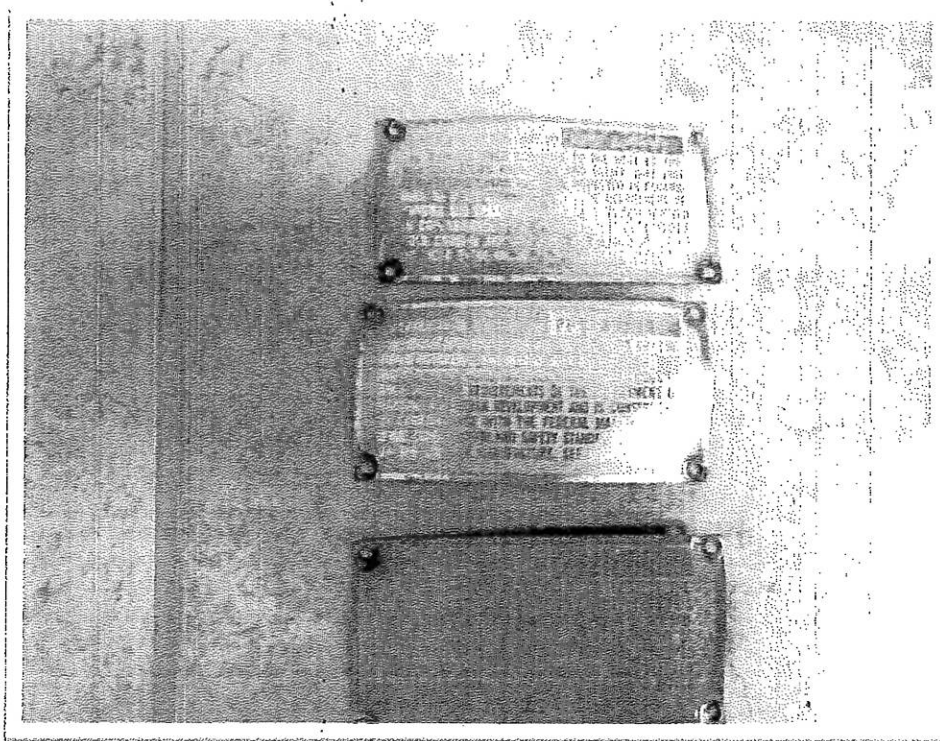


Photo 5: HUD Identification Tags