



ReeceNichols  
REAL ESTATE

# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

F333

**SELLER** (Indicate Marital Status): \_\_\_\_\_ Mark J. Courtney and Kelly A. Courtney (AMC)

**PROPERTY:** \_\_\_\_\_ 1420 \_\_\_\_\_ N \_\_\_\_\_ 300th Road \_\_\_\_\_ Baldwin City, KS 66006

## 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.

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.

## 3. OCCUPANCY.

Approximate age of Property? \_\_\_\_\_ 27 \_\_\_\_\_ How long have you owned? \_\_\_\_\_ 6 \_\_\_\_\_  
Does SELLER currently occupy the Property? ..... Yes ☒ No ☐  
If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

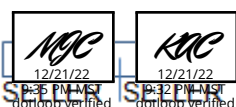
**4. TYPE OF CONSTRUCTION.** ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame  
☐ Mobile ☐ Other \_\_\_\_\_

## 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- Any fill or expansive soil on the Property? ..... Yes ☐ No ☒
- Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? ..... Yes ☐ No ☒
- 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? ..... Yes ☐ No ☒
- Any drainage or flood problems on the Property or adjacent properties? ..... Yes ☐ No ☒
- Any flood insurance premiums that you pay? ..... Yes ☐ No ☒
- Any need for flood insurance on the Property? ..... Yes ☐ No ☒
- Any boundaries of the Property being marked in any way? ..... Yes ☐ No ☒
- The Property having had a stake survey? ..... Yes ☐ No ☒
- Any encroachments, boundary line disputes, or non-utility easements affecting the Property? ..... Yes ☐ No ☒
- Any fencing on the Property? ..... Yes ☒ No ☐  
If "Yes", does fencing belong to the Property?..... N/A ☐ Yes ☒ No ☐
- Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes ☒ No ☐
- Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes ☒ No ☐
- Any oil/gas leases, mineral, or water rights tied to the Property? ..... Yes ☐ No ☒

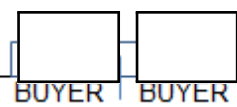
**If any of the answers in this section are "Yes", explain in detail or attach other**

Permanent perimeter fencing and gates stay with property. Panels or non-permanent fencing will not stay.  
Damaged and dead trees in and around creek areas.  
Gas line runs on adjacent property to the west but not on this property.



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**6. ROOF.**

- a. Approximate Age: 5 years ☐ Unknown Type: Asphalt shingle
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes ☐ No ☒  
If "Yes", what was the date of the occurrence? \_\_\_\_\_
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☐ No ☒  
Date of and company performing such repairs: \_\_\_\_\_ / \_\_\_\_\_
- d. Has there been any roof replacement? ..... Yes ☒ No ☐  
If "Yes", was it: ☒ Complete or ☐ Partial
- e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

**If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:** Roof replaced in 2017

**7. INFESTATION. ARE YOU AWARE OF:**

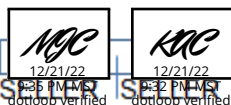
- a. Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or **other** pests? ..... Yes ☐ No ☒
- c. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? ..... Yes ☐ No ☒  
If "Yes", list company, **when and where** treated \_\_\_\_\_
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? ..... Yes ☐ No ☒  
If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time remaining on the service contract is \_\_\_\_\_.
- (Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

**If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:**

**8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:**

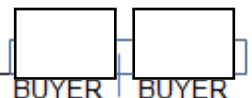
- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? ..... Yes ☐ No ☒
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? ..... Yes ☐ No ☒
- c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes ☐ No ☒
- d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes ☐ No ☒
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes ☐ No ☒
- f. Any problems with windows or exterior doors? ..... Yes ☐ No ☒
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A ☐ Yes ☐ No ☒  
Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_  
Date of last use? \_\_\_\_\_
- i. Does the Property have a sump pump? ..... Yes ☐ No ☒  
If "Yes", location: \_\_\_\_\_
- j. Any repairs or other attempts to control the cause or effect of any problem described above? ..... Yes ☐ No ☒

**If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:**



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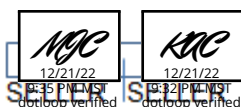
**9. ADDITIONS AND/OR REMODELING.**

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? ..... Yes ☒ No ☐  
If "Yes", explain in detail: Full kitchen remodel 2018; 40 X 80 horse barn 2020; Fencing from 2017 on Bar bar A frost free horse waterer 2020; Tankless water heater & softener 2021; solar system energy
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? ..... N/A ☐ Yes ☒ No ☐  
If "No", explain in detail: \_\_\_\_\_

**10. PLUMBING RELATED ITEMS.**

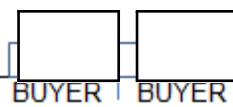
- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: \_\_\_\_\_  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- b. If the drinking water source is a well, has water been tested for safety? ..... N/A ☒ Yes ☐ No ☐  
If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- c. Is there a water softener on the Property? ..... Yes ☒ No ☐  
If "Yes", is it: ☐ Leased ☒ Owned?
- d. Is there a water purifier system? ..... Yes ☐ No ☒  
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer ☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field: East of house
- g. The location of the sewer line clean out trap is: East side of walk out basement
- h. Is there a sewage pump on the septic system? ..... N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? ..... Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 2017 By whom? \_\_\_\_\_
- k. Is there a sprinkler system? ..... Yes ☐ No ☒  
Does sprinkler system cover full yard and landscaped areas? ..... N/A ☒ Yes ☐ No ☐  
If "No", explain in detail: \_\_\_\_\_
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes ☐ No ☒
- m. Type of plumbing material currently used in the Property:  
☒ Copper ☐ Galvanized ☒ PVC ☒ PEX ☐ Other \_\_\_\_\_  
The location of the main water shut-off is: In the furnace room
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A ☒ Yes ☐ No ☐

**If your answer to (l) in this section is "Yes", explain in detail or attach available documentation:** Water softener 2021



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# 11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? ..... Yes ☒ No ☐  
☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)  

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	17		X	North	05/18/2022 AB May
2.					

  
b. Does the Property have heating systems? ..... Yes ☒ No ☐  
☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☒ Propane  
☐ Fuel Tank ☐ Other \_\_\_\_\_  

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	27		X	Basement	11/13/2021 AB May
2.					

  
c. Are there rooms without heat or air conditioning? ..... Yes ☐ No ☒  
If "Yes", which room(s)? \_\_\_\_\_  
d. Does the Property have a water heater? ..... Yes ☒ No ☐  
☐ Electric ☐ Gas ☐ Solar ☒ Tankless  

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.	1		X	Basement		11/13/2021 AB May
2.						

  
e. Are you aware of any problems regarding these items? ..... Yes ☐ No ☒  
If "Yes", explain in detail: \_\_\_\_\_

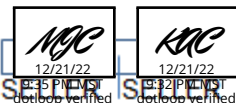
## 12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown  
b. Type of electrical panel(s): ☒ Breaker ☐ Fuse  
Location of electrical panel(s): \_\_\_\_\_ 1 in hall of basement & 1 in north wall of garage  
Size of electrical panel(s) (total amps), if known: \_\_\_\_\_  
c. Are you aware of any problem with the electrical system? ..... Yes ☐ No ☒  
If "Yes", explain in detail: \_\_\_\_\_

## 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

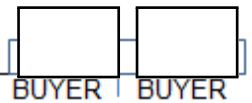
- a. Any underground tanks on the Property? ..... Yes ☐ No ☒  
b. Any landfill on the Property? ..... Yes ☐ No ☒  
c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? ..... Yes ☐ No ☒  
d. Any contamination with radioactive or other hazardous material? ..... Yes ☐ No ☒  
e. Any testing for any of the above-listed items on the Property? ..... Yes ☐ No ☒  
f. Any professional testing/mitigation for radon on the Property? ..... Yes ☐ No ☒  
g. Any professional testing/mitigation for mold on the Property? ..... Yes ☐ No ☒  
h. Any other environmental issues? ..... Yes ☐ No ☒  
i. Any controlled substances ever manufactured on the Property? ..... Yes ☐ No ☒  
j. Any methamphetamine ever manufactured on the Property? ..... Yes ☐ No ☒  
(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: \_\_\_\_\_



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**14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- a. The Property located outside of city limits? ..... Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes ☐ No ☒  
If "Yes", what is the amount? \$ \_\_\_\_\_
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? ..... Yes ☐ No ☒
- f. Any streets that are privately owned? ..... Yes ☐ No ☒
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? ..... Yes ☐ No ☒
- h. The Property being subject to tax abatement? ..... Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
If "Yes", number of days required for notice: \_\_\_\_\_
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? ..... N/A ☐ Yes ☐ No ☒
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... N/A ☐ Yes ☐ No ☒  
If "Yes", what is the amount? \$ \_\_\_\_\_
- m. The Property being subject to a Homeowners Association fee? ..... Yes ☐ No ☒  
If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: \_\_\_\_\_ and such includes: \_\_\_\_\_  
Homeowner's Association/Management Company contact name, phone number, website, or email address: \_\_\_\_\_
- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

**If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

This property is located approximately 2 miles west of Baldwin City in Douglas County. It is approximately 10 minutes south of Lawrence and 15 minutes north of Ottawa Kansas, all on blacktop.

**15. PREVIOUS INSPECTION REPORTS.**

- Has Property been inspected in the last twelve (12) months? ..... Yes ☐ No ☒  
If "Yes", a copy of inspection report(s) are available upon request.

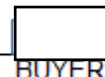
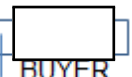
**16. OTHER MATTERS. ARE YOU AWARE OF:**

- a. Any of the following?  
☐ Party walls ☐ Common areas ☐ Easement Driveways ..... Yes ☐ No ☒
- b. Any fire damage to the Property? ..... Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? ..... Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒
- g. Any animals or pets residing in the Property during your ownership? ..... Yes ☒ No ☐
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes ☐ No ☒  
List locks without keys \_\_\_\_\_
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒
- l. Anything that would interfere with giving clear title to the BUYER? ..... Yes ☐ No ☒

   
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- m. Any existing or threatened legal action pertaining to the Property? ..... Yes ☐ No ☒
- n. Any litigation or settlement pertaining to the Property? ..... Yes ☐ No ☒
- o. Any added insulation since you have owned the Property? ..... Yes ☐ No ☐
- p. Having replaced any appliances that remain with the Property in the past five (5) years? ..... Yes ☒ No ☐
- q. Any transferable warranties on the Property or any of its components? ..... Yes ☐ No ☒
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? ..... Yes ☐ No ☒  
If "Yes", were repairs from claim(s) completed?..... N/A ☒ Yes ☐ No ☐
- s. Any use of synthetic stucco on the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail:

Dogs, cats, horses, chickens  
Kitchen appliances including refrigerator, double oven, microwave, dishwasher all new in past 5 yrs

**17. UTILITIES.** Identify the name and phone number for utilities listed below.

Electric Company Name:	Evergy	Phone #
Gas Company Name:	Pinnacle	Phone #
Water Company Name:	RWD #4	Phone #
Trash Company Name:		Phone #
Other:		Phone #
Other:		Phone #

**18. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the Property? ..... N/A ☐ Yes ☒ No ☐

If "Yes" list: Solar system energy

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

**19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors,	Storm windows, doors, screens
attached or hung	Window blinds, curtains, coverings
Fences (including pet systems)	and window mounting components

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322 **Fill in all blanks using one of the abbreviations listed below.**

323 **“OS” = Operating and Staying with the Property (any item that is performing its intended function).**

324 **“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.**

325 **“NA” = Not applicable (any item not present).**

326 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

327  
328  
329

330 OS Air Conditioning Window Units, # \_\_\_\_\_

331 OS Air Conditioning Central System \_\_\_\_\_

332 OS Attic Fan \_\_\_\_\_

333 OS Ceiling Fan(s), #5 \_\_\_\_\_

334 NA Central Vac and Attachments \_\_\_\_\_

335 OS Closet Systems \_\_\_\_\_

336 Location All bedrooms \_\_\_\_\_

337 OS Doorbell \_\_\_\_\_

338 NA Electric Air Cleaner or Purifier \_\_\_\_\_

339 NA Electric Car Charging Equipment \_\_\_\_\_

340 OS Exhaust Fan(s) – Baths \_\_\_\_\_

341 OS Fences – Invisible & Controls \_\_\_\_\_

342 Fireplace(s), #1 \_\_\_\_\_

343 Location #1 \_\_\_\_\_ Location #2 \_\_\_\_\_

344 NA Chimney \_\_\_\_\_ Chimney \_\_\_\_\_

345 OS Gas Logs \_\_\_\_\_ Gas Logs \_\_\_\_\_

346 OS Gas Starter \_\_\_\_\_ Gas Starter \_\_\_\_\_

347 NA Heat Re-circulator \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_

348 NA Insert \_\_\_\_\_ Insert \_\_\_\_\_

349 NA Wood Burning Stove \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_

350 Other \_\_\_\_\_ Other \_\_\_\_\_

351 NA Fountain(s) \_\_\_\_\_

352 OS Furnace/Heat Pump/Other Heating System \_\_\_\_\_

353 OS Garage Door Keyless Entry \_\_\_\_\_

354 OS Garage Door Opener(s), #1 \_\_\_\_\_

355 OS Garage Door Transmitter(s), #2 \_\_\_\_\_

356 NA Gas Yard Light \_\_\_\_\_

357 NA Humidifier \_\_\_\_\_

358 NA Intercom \_\_\_\_\_

359 NA Jetted Tub \_\_\_\_\_

360 KITCHEN APPLIANCES

361 Cooking Unit

362 NA Stove/Range

363 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection

364 OS Built-in Oven

365 X Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection

366 OS Cooktop \_\_\_\_\_ ElecX \_\_\_\_\_ Gas

367 OS Microwave Oven

368 OS Dishwasher

369 OS Disposal

370 NS Freezer

371 Location \_\_\_\_\_

372 OS Refrigerator (#1)

373 Location Kitchen \_\_\_\_\_

374 Refrigerator (#2)

375 Location \_\_\_\_\_

376 NA Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

\_\_\_\_\_ Elec. \_\_\_\_\_ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

NS Item #1 TV \_\_\_\_\_

Location Living room \_\_\_\_\_

Item #2 \_\_\_\_\_

Location \_\_\_\_\_

Item #3 \_\_\_\_\_

Location \_\_\_\_\_

Item #4 \_\_\_\_\_

Location \_\_\_\_\_

Item #5 \_\_\_\_\_

Location \_\_\_\_\_

OS Outside Cooking Unit

OS Propane Tank

\_\_\_\_\_ Owned X Leased

OS Security System

\_\_\_\_\_ Owned X Leased

OS Smoke/Fire Detector(s), #5 \_\_\_\_\_

NS Shed(s), # \_\_\_\_\_

NA Spa/Hot Tub

\_\_\_\_\_ Spa/Sauna

\_\_\_\_\_ Spa Equipment

NA Sprinkler System Auto Timer

\_\_\_\_\_ Sprinkler System Back Flow Valve

\_\_\_\_\_ Sprinkler System (Components & Controls)

NA Statuary/Yard Art

NA Swing set/Playset

NA Sump Pump(s), # \_\_\_\_\_

NA Swimming Pool (Swimming Pool Rider Attached)

\_\_\_\_\_ Swimming Pool Heater

\_\_\_\_\_ Swimming Pool Equipment

OS TV Antenna/Receiver/Satellite Dish

\_\_\_\_\_ Owned \_\_\_\_\_ Leased

OS Water Heater(s)

OS Water Softener and/or Purifier

X Owned \_\_\_\_\_ Leased

NA Boat Dock, ID # \_\_\_\_\_

NS Camera-Surveillance Equipment

NA Generator

OS Other Solar panels/system

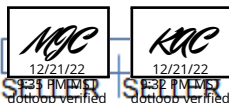
NS Other Barn Refrigerator

OS Other Tack room saddle trees/tack pegs

OS Other Rubber mats/ feeding buckets

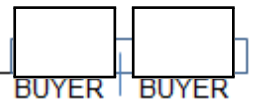
Other located in south lean-to

OS Other Bar bar A horse watering system



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Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # pages).**

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.

*Mark J. Courtney*

dotloop verified  
12/21/22 9:35 PM MST  
WM0Y-SPZC-AJLA-4ZTT

SELLER

DATE

*Kelly A. Courtney*

dotloop verified  
12/21/22 9:32 PM MST  
6UKH-6MYV-W1EY-51MH

SELLER

DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER

DATE

BUYER

DATE

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 use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.





# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

F336

(Land)

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

**SELLER** (Indicate Marital Status): Mark J. Courtney and Kelly A. Courtney (AMC)

**LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure Addendum, or described below) 1420 N 300th Road Baldwin City, KS 66006

Approximate date SELLER purchased Property: 04/2017. Property is currently zoned as Mixed use.

## 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. 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.

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.

## 3. WATER SOURCE.

- Is there a water source on or to the Property? Yes ☒ No ☐  
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other  
 If well, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_  
 Has water been tested? Yes ☐ No ☒
- Other water systems and their condition: \_\_\_\_\_
- Is there a water meter on the Property? Yes ☒ No ☐
- Is there a rural water certificate? Yes ☐ No ☒
- Other applicable information: \_\_\_\_\_

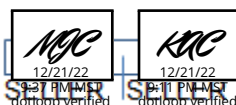
If any of the answers in this section are "Yes", explain in detail or attach documentation:

Water easement down west property line which includes 2 meters, one for this property and one for neighbors to the west.

## 4. GAS/ELECTRIC.

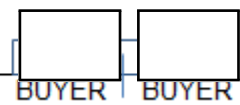
- Is there electric service on the Property? Yes ☒ No ☐  
 If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
- Is there gas service on the Property? Yes ☒ No ☐  
 If "Yes", what is the source? Propane
- Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
- Other applicable information: \_\_\_\_\_

If any of the answers in this section are "Yes", explain in detail or attach documentation:



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**5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

- a. 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? ..... Yes ☐ No ☒
- b. Any drainage or flood problems on the Property or adjacent properties? ..... Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? ..... Yes ☐ No ☒
- d. The Property having had a stake survey? ..... Yes ☐ No ☒
- e. Any boundaries of the Property being marked in any way? ..... Yes ☐ No ☒
- f. Having an Improvement Location Certificate (ILC) for the Property? ..... Yes ☐ No ☒
- g. Any fencing/gates on the Property? ..... Yes ☒ No ☐  
If "Yes", does fencing/gates belong to the Property? ..... Yes ☒ No ☐
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? ..... Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? ..... Yes ☐ No ☒
- j. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes ☒ No ☐
- k. Other applicable information: \_\_\_\_\_

Permanent perimeter fencing and gates remain on property. Panels do not stay.

**If any of the answers in this section are "Yes" explain in detail or attach all warranty information and other documentation:** \_\_\_\_\_

Permanent perimeter fencing and gates remain on property. Panels and any non- permanent fencing will not stay.  
Dead and damaged trees in the wooded area on either side of creek bed.

**6. SEWAGE.**

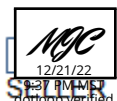
- a. Does the Property have any sewage facilities on or connected to it? ..... Yes ☒ No ☐  
If "Yes", are they:  
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool  
☐ Lagoon ☐ Grinder Pump ☐ Other \_\_\_\_\_  
If applicable, when last serviced? \_\_\_\_\_ 2017  
By whom? \_\_\_\_\_  
Approximate location of septic tank and/or absorption field: \_\_\_\_\_  
East of house  
Has Property had any surface or subsurface soil testing related to installation of sewage facility? ..... N/A ☐ Yes ☐ No ☒
- b. Are you aware of any problems relating to the sewage facilities? ..... Yes ☐ No ☒

**If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:** \_\_\_\_\_

Holding tank is between house and white fence. Lateral field is to the east of white fence with lines running to the south.


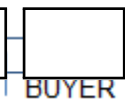
**7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES. (Check and complete applicable box(es))**

- a. Are there leasehold interests in the Property? ..... Yes ☐ No ☒  
If "Yes", complete the following:  
Lessee is: \_\_\_\_\_  
Contact number is: \_\_\_\_\_  
Seller is responsible for: \_\_\_\_\_  
Lessee is responsible for: \_\_\_\_\_  
Split or Rent is: \_\_\_\_\_  
Agreement between Seller and Lessee shall end on or before: \_\_\_\_\_  
☐ **Copy of Lease is attached.**

 12/21/22  
dotloop verified

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- b. Are there tenant's rights in the Property? ..... Yes ☐ No ☒
- 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.**
- c. Do additional leasehold interests or tenant's rights exist? ..... Yes ☐ No ☒
- If "Yes", explain: \_\_\_\_\_

**8. MINERAL 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: \_\_\_\_\_

**9. WATER 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: \_\_\_\_\_

**10. CROPS (planted at time of sale).**

- ☒ Pass with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: \_\_\_\_\_

**11. GOVERNMENT PROGRAMS.**



- a. Are you currently participating, or do you intend to participate, in any government farm program? ..... Yes ☐ No ☒
- b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_

**12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- a. Any underground storage tanks on or near Property? ..... Yes ☐ No ☒
- b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? ..... Yes ☐ No ☒
- If "Yes", what is the location? \_\_\_\_\_
- c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? ..... Yes ☐ No ☒
- d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? ..... Yes ☐ No ☒
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? ..... Yes ☐ No ☒
- f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? ..... Yes ☐ No ☒

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- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? ..... Yes ☒ No ☐
- h. Any other environmental conditions on the Property or adjacent properties? ..... Yes ☐ No ☒
- i. Any tests conducted on the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes" explain in detail or attach documentation: \_\_\_\_\_

Gas line runs on adjacent property to the west

**13. OTHER MATTERS. ARE YOU AWARE OF:**

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? ..... Yes ☐ No ☒
- b. Any violation of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- c. Any existing or threatened legal action pertaining to the Property? ..... Yes ☐ No ☒
- d. Any litigation or settlement pertaining to the Property? ..... Yes ☐ No ☒
- e. Any current/pending bonds, assessments, or special taxes that apply to the Property? ..... Yes ☐ No ☒
- f. Any burial grounds on the Property? ..... Yes ☐ No ☒
- g. Any abandoned wells on the Property? ..... Yes ☐ No ☒
- h. Any public authority contemplating condemnation proceedings? ..... Yes ☐ No ☒
- i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? ..... Yes ☐ No ☒
- j. Any condition or proposed change in surrounding area or received any notice of such? ..... Yes ☐ No ☒
- k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? ..... Yes ☐ No ☒
- l. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☒
- m. Anything that would interfere with passing clear title to the Buyer? ..... Yes ☐ No ☒
- n. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
If "Yes", number of days required for notice: \_\_\_\_\_
- o. The Property subject to a Homeowner's Association fee? ..... Yes ☐ No ☒
- p. Any other conditions that may materially and adversely affect the value or desirability of the Property? ..... Yes ☐ No ☒
- q. Any other condition that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: \_\_\_\_\_

**14. UTILITIES.** Identify the name and phone number for utilities listed below.

Electric Company Name: Every Phone #                     

Gas Company Name: Pinnacle Phone #                     

Water Company Name: RWD #4 Phone #                     

Other:                      Phone #                     

**15. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the Property? ..... N/A ☐ Yes ☒ No ☐

If "Yes", list: \_\_\_\_\_

Solar system



Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # \_\_\_\_\_ of pages).**

   
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**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.**

*Mark J. Courtney*  
dotloop verified  
 12/21/22 9:37 PM MST  
 FQWA-TEYK-QCCU-HFBA  
**SELLER** **DATE**

*Kelly A. Courtney*  
dotloop verified  
 12/21/22 9:11 PM MST  
 QPP2-FKED-XOQM-05UY  
**SELLER** **DATE**

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
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**BUYER** **DATE**

**BUYER** **DATE**

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