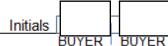


SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

SELLE	R (Indic	ate Marita	Status):		Mark J. Courtn	ey and Kell	y A. Courtney	(AMC)	
PROPI	ERTY:	1420	N	300th Roa	ad		Bald	win City, KS (66006
		O SELLER							
				ible when answ					
				comments. SELL					
				perty to prospe					
				sures. License					
2. NC	TICE TO	O BUYER.							
				wledge of the Pi	operty as of the	he date si	gned by SEL	LER and is	not a sub
				BUYER may w					
warran	ty or rep	resentatio	n by the Brok	er(s) or their lice	ensees.		•		-
3. 00	CUPAN	CY.							
Approx	imate aç	ge of Prop	erty?	27 roperty?	_ How long ha	ve you ow	ned?	6	
Does S	SELLER	currently c	ccupy the Pr	operty?					Yes🔽 l
If "No",	how lon	g has it be	en since SEI	LLER occupied	the Property?		years	/months	
	I ED 6-				7 4a awaaaa al	II	- 4- 40- 14	-f OELLED!	O l
☐ SEL	LER na	s never oc	cupled the P	roperty. SELLEI	R to answer al	questions	s to the best	of SELLER	5 knowled
4 TY	PF OF C	ONSTRU	CTION I	Manufactured		/lodular	Conver	ntional/Wood	l Frame
		ONOTINO		Mariaracturea	· · · · · · · · · · · · · · · · · · ·	nodulai	CONVE	itionali vvooc	i i iaiiic
				Mobile		Other_			
				BOUNDARIES) J AWARE OF:	. (IF RURAL (<u>OR VACA</u>	NT LAND, A	TTACH SEI	LLER'S L
<u>Dis</u>	Δny fill	or eynans	<u>.)</u> ARE 100 ive soil on th	e Property?					Ves∏
				vement, upheav					
									Yes
C.				ereof being loca					_
				ed in such as de					
				s on the Proper					
	Any flo	od insuran	ce premiums	that you pay?					Yes∐
f.				on the Property?					
g.				y being marked					
n. i.	Any en	croachme	ilig ilau a Sia	ike survey? v line disputes, o	or non utility o	acamante			res
1.									Vac∏
j.									
٦.				o the Property?					
k.				ged trees or shru					
I.				age facilities on					
m.				water rights tie					
If a	any of th	e answer	s in this sec	tion are "Yes",	explain in de	etail or att	ach other		
								nt fencing wil	ll not stay.
		F 31-	D Gas line ru	g and gates stay v amaged and dea ns on adjacent pr	d trees in and a	around cre	ek areas.	nerty	·
				on aujacent pi	operty to tile v		on this prop	city.	
									1



Initials



6.			
	a. h	Approximate Age: 5 years Unknown Type: Asphalt shingle Have there been any problems with the roof, flashing or rain gutters?	Yes No
	c.	If "Yes", what was the date of the occurrence? Have there been any repairs to the roof, flashing or rain gutters?	
		Date of and company performing such repairs/	
	d.	Date of and company performing such repairs/	Yes ☑ No □
		If "Yes", was it: ☑ Complete or ☐ Partial	
	e.	What is the number of layers currently in place?1layers or \square Unknown.	
		ny of the answers in this section are "Yes", explain in detail or attach all warranty in	formation and oth
	dod	cumentation: Roof replaced in 2017	
7.	INF	FESTATION. ARE YOU AWARE OF:	
		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 l
		If "Yes", list company, when and where treated	
	a.	Any current warranty, bait stations or other treatment coverage by a licensed	Vaa 🗖 Na 🖺
		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	
		subject to removal by the treatment company if annual service fee is not paid. ny of the answers in this section are "Yes", explain in detail or attach all warranty in cumentation:	
		subject to removal by the treatment company if annual service fee is not paid. ny of the answers in this section are "Yes", explain in detail or attach all warranty in	
8.	dod	subject to removal by the treatment company if annual service fee is not paid. ny of the answers in this section are "Yes", explain in detail or attach all warranty in cumentation:	
8.	STF	subject to removal by the treatment company if annual service fee is not paid. ny of the answers in this section are "Yes", explain in detail or attach all warranty in	
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8.	STF ARI a. b. c. d. e. f. g. h.	ny of the answers in this section are "Yes", explain in detail or attach all warranty in cumentation: RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Date of any repairs, inspection(s) or cleaning? Does the Property have a sump pump?	Yes No
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8.	STF ARI a. b. c.d. e. f. g. h. i. j. If a	ny of the answers in this section are "Yes", explain in detail or attach all warranty in cumentation: RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Date of any repairs, inspection(s) or cleaning? Does the Property have a sump pump?	Yes No
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). AI	DITIONS AND/OR REMODELING.	
a.	Are you aware of any additions, structural changes, or other material alterations to	
	the Property?	Yes 🗹 N
	If "Yes", explain in detail: Full kitchen remodel 2018; 40 X 80 horse barn 2020; Fencing from	
	Bar bar A frost free horse waterer 2020; Tankless water heater & softener 2021; solar system	n energy
b.	If "Yes", were all necessary permits and approvals obtained, and was all work in	
	compliance with building codes?	
	If "No", explain in detail:	
0. P	LUMBING RELATED ITEMS.	
a.	What is the drinking water source? ✓ Public ☐ Private ☐ Well ☐ Cistern ☐ Oth	er:
_	If well water, state type depth diameter age_ If the drinking water source is a well, has water been tested for safety?	
b.		
	If "Yes", when was the water last checked for safety?(attach test resu	lts)
C.	Is there a water softener on the Property?	Yes 🗹 N
	If "Yes", is it: ☐ Leased ☑ Owned?	_
d.	Is there a water purifier system?	Yes N
	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 base ls there a sewage pump on the septic system?	ment
	Is there a sewage pump on the septic system?	N/A∐ Yes∐ N
į.	Is there a grinder pump system?	Yes L N
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 N
	Does sprinkler system cover full yard and landscaped areas?	N/A M Yes∐ N
_	If "No", explain in detail:	
I.		
	plumbing, water, and sewage related systems?	Yes L N
m	Type of plumbing material currently used in the Property:	
	☑ Copper ☐ Galvanized ☑ PVC ☑ PEX ☐ Other	
	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 M Yes L N
	your answer to (I) in this section is "Yes", explain in detail or attach available	
4	cumentation: Water softener 2021	

 a. Type of material used: ☐ Copper ☐ Aluminum ☐ Unknown b. Type of electrical panel(s): ☐ Breaker ☐ Fuse						☐ Window Un		ricod/Dv/ \A/ls =	
b. Does the Property have heating systems? Yes		Unit	-	Leased					<u>1?</u>
Electric Fuel Oil Natural Gas Heat Pump Propane		<u>1.</u> 2				•			
Electric Fuel Oil Natural Gas Heat Pump Propane	b.	Does th	ne Property ha	ve heating sy	/stems?				. Yes 🔽
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom? 1, 27		□Elec	tric □ Fueĺ Oil	□Natural G	as 🗖 Heat Pu	mp 🗹 Propane			
1. 27 X Basement 11/13/2021 AB May 2. 2. C. Are there rooms without heat or air conditioning?									
C. Are there rooms without heat or air conditioning?		<u>Unit</u>		Leased					<u>1?</u>
c. Are there rooms without heat or air conditioning? Yes If "Yes", which room(s)? Does the Property have a water heater? Yes Electric		<u>1.</u>				-	· · · · · · · · · · · · · · · · · · ·		
If "Yes", which room(s)? d. Does the Property have a water heater?	•	<u>2.</u> Are the	re rooms with	vut heat or ai	r conditioning	· 2			
d. Does the Property have a water heater?									
Capacity	d.	Does th	ne Property ha	ve a water he	eater?				. Yes 🗸
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom? 1. 1			tric Gas	☐ Solar	✓ Tankles	s			
e. Are you aware of any problems regarding these items? Yes f "Yes", explain in detail:		Unit					acity_Last Date	Serviced/By WI	hom?
e. Are you aware of any problems regarding these items?		<u>1.</u>	1		X	Basement	11/13/2021	AB May	
If "Yes", explain in detail:		<u>2.</u>							
12. ELECTRICAL SYSTEM. a. Type of material used:	e.				garding these	items?			.Yes
a. Type of material used:		If "Yes"	', explain in de	tail:					
a. Type of material used:									
a. Type of material used:									
a. Type of material used:	10 FI	FOTDIO	AL CVCTEM						
b. Type of electrical panel(s):				· 🗖 Conne	r 🗖 Alumin		WA/10		
Location of electrical panel(s): Size of electrical panel(s) (total amps), if known: C. Are you aware of any problem with the electrical system? Yes If "Yes", explain in detail: 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF: a. Any underground tanks on the Property? Yes							VVII		
Size of electrical panel(s) (total amps), if known: C. Are you aware of any problem with the electrical system? If "Yes", explain in detail:	D.	I ype o	n electrical pari	ei(s). V Di	1 in hal	JSE Il of hacamant &	1 in north wall of	marage	
c. Are you aware of any problem with the electrical system? Yes If "Yes", explain in detail: 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF: a. Any underground tanks on the Property? Yes b. Any landfill on the Property? Yes c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes d. Any contamination with radioactive or other hazardous material? Yes e. Any testing for any of the above-listed items on the Property? Yes f. Any professional testing/mitigation for radon on the Property? Yes g. Any professional testing/mitigation for mold on the Property? Yes h. Any other environmental issues? Yes i. Any controlled substances ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any methamphetamine over manufactured on the Property? Yes j. Any of the answers in this section are "Yes", explain in detail or		<u> </u>		: : .					_
If "Yes", explain in detail:	_	Are you	Laware of any	nroblom with	ips), ii kiiuwii. Stho olootrical	Levetom2			
13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF: a. Any underground tanks on the Property? Yes b. Any landfill on the Property? Yes c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes d. Any contamination with radioactive or other hazardous material? Yes e. Any testing for any of the above-listed items on the Property? Yes f. Any professional testing/mitigation for radon on the Property? Yes g. Any professional testing/mitigation for mold on the Property? Yes h. Any other environmental issues? Yes i. Any controlled substances ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes (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.)	C.	If "Voo"	' aware or arry	biopietii wiii					. 165
a. Any underground tanks on the Property? Yes b. Any landfill on the Property? Yes c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes d. Any contamination with radioactive or other hazardous material? Yes e. Any testing for any of the above-listed items on the Property? Yes f. Any professional testing/mitigation for radon on the Property? Yes g. Any professional testing/mitigation for mold on the Property? Yes h. Any other environmental issues? Yes i. Any controlled substances ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes (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 are		11 169	, explain in de	.aii.					-
a. Any underground tanks on the Property? Yes b. Any landfill on the Property? Yes c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes d. Any contamination with radioactive or other hazardous material? Yes e. Any testing for any of the above-listed items on the Property? Yes f. Any professional testing/mitigation for radon on the Property? Yes g. Any professional testing/mitigation for mold on the Property? Yes h. Any other environmental issues? Yes i. Any controlled substances ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes (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 are									
a. Any underground tanks on the Property? Yes b. Any landfill on the Property? Yes c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes d. Any contamination with radioactive or other hazardous material? Yes e. Any testing for any of the above-listed items on the Property? Yes f. Any professional testing/mitigation for radon on the Property? Yes g. Any professional testing/mitigation for mold on the Property? Yes h. Any other environmental issues? Yes i. Any controlled substances ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes (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 the property of the property in the property of the property of the property has been convicted of the production of a controlled substance.)									
a. Any underground tanks on the Property? Yes b. Any landfill on the Property? Yes c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes d. Any contamination with radioactive or other hazardous material? Yes e. Any testing for any of the above-listed items on the Property? Yes f. Any professional testing/mitigation for radon on the Property? Yes g. Any professional testing/mitigation for mold on the Property? Yes h. Any other environmental issues? Yes i. Any controlled substances ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes (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 the property of the property is an any of the answers in this section are "Yes", explain in detail or attach test results and the property of the property is any of the answers in this section are "Yes", explain in detail or attach test results and the property is any of the answers in this section are "Yes", explain in detail or attach test results and the property is any or the property is any or the property in this section are "Yes", explain in detail or attach test results and the property is any or the property is	2 11 4	74 DDO	IIS CONDITIO	NC ADEV)E.			
b. Any landfill on the Property?									Vac
 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? d. Any contamination with radioactive or other hazardous material? e. Any testing for any of the above-listed items on the Property? f. Any professional testing/mitigation for radon on the Property? g. Any professional testing/mitigation for mold on the Property? h. Any other environmental issues? i. Any controlled substances ever manufactured on the Property? j. Any methamphetamine ever manufactured on the Property? j. Any methamphetamine ever manufactured on the Property? j. Any methamphetamine ever manufactured 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.) lf any of the answers in this section are "Yes", explain in detail or attach test results and the property of the production of a controlled substance.) 	a. h	Δny lar	deiground tarr	nerty?	perty:				. 163 <u> </u> Vas
 d. Any contamination with radioactive or other hazardous material? e. Any testing for any of the above-listed items on the Property? f. Any professional testing/mitigation for radon on the Property? g. Any professional testing/mitigation for mold on the Property? h. Any other environmental issues? i. Any controlled substances ever manufactured on the Property? j. Any methamphetamine ever manufactured on the Property? j. Any methamphetamine ever manufactured on the Property? j. (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.) lf any of the answers in this section are "Yes", explain in detail or attach test results and the property of the production of a controlled substance.) 									
 e. Any testing for any of the above-listed items on the Property? f. Any professional testing/mitigation for radon on the Property? g. Any professional testing/mitigation for mold on the Property? h. Any other environmental issues? i. Any controlled substances ever manufactured on the Property? j. Any methamphetamine ever manufactured on the Property? j. Any methamphetamine ever manufactured on the Property? j. (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.) lf any of the answers in this section are "Yes", explain in detail or attach test results and the property of the production of a controlled substance.) 	۲. د	Any to	ntomination wi	th radioactive	erty (e.g. tires,	ordous meterio) (IO		. res_
f. Any professional testing/mitigation for radon on the Property? Yes g. Any professional testing/mitigation for mold on the Property? Yes h. Any other environmental issues? Yes i. Any controlled substances ever manufactured on the Property? Yes j. Any methamphetamine ever manufactured on the Property? Yes (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.)	u.	Any co	ntammation wi	the charalis	e or other naza	ardous materia	l <i>f</i>		Yes
g. Any professional testing/mitigation for mold on the Property?	_	Any tes	sting for any of	the above-iis	sted items on	the Property?.			. Yes
 h. Any other environmental issues?									
 i. Any controlled substances ever manufactured on the Property?									
 j. Any methamphetamine ever manufactured on the Property?	h.								
(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 an	į.								
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 an	j.								. Yes□
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 an									
If any of the answers in this section are "Yes", explain in detail or attach test results an								Property has	
		been c	onvicted of the	ie productio	n of a contro	lled substance	e.)		
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documentation:				in this se	ction are "	res", explain	in detail or at	tach test res	ults ar
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100 100									

a.	The December I control outside of situitionity		
•	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 "Vaa" what is the amount? (
C.	Any condition or proposed change in your neighborhood or surrounding		
٠.	area or having received any notice of such?		Yes No No
٨	Any defect, damage, proposed change or problem with any	• • • • • • • • • • • • • • • • • • • •	1 C3 LINO
u.	common elements or common areas?		Vool Nol
_			
_	Any condition or claim which may result in any change to assessments or fee		
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?		
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		
٠.	Homeowner's Association or subdivision restrictions?		Yes No No
k	Any violations of such covenants and restrictions?	NI/A 🗖	Ves No V
I.	The Homeowner's Association imposing its own transfer fee and/or	N//_	1 COLL INOIA
1.	initiation for when the Dranarty is sold?	NI/A 🎞	
	initiation fee when the Property is sold?	N/AL	Tes INO M
	If "Yes", what is the amount? \$		·
m.	The Property being subject to a Homeowners Association fee?		.Yes∐ NoM
	If "Yes", Homeowner's Association dues are paid in full until	in the amount of	•
	\$payable \(\subsection{\text{yearly}}{\text{ \subsection}} \) \(\subsection{\text{monthly}}{\text{ \subsection}} \) \(\subsection{\text{quarter}}{\text{wearly}} \)	ly, sent to:	
		an	d such include
	Homeowner's Association/Management Company contact name, phone num	ber, website, or em	ail address:
n.	The Property being subject to a secondary Master Community Homeowners	Association fee?	Yes □ No ☑
n.	The Property being subject to a secondary Master Community Homeowners	Association fee?	Yes □ No ☑
If a	ny of the answers in this section are "Yes" (except m), explain in detai	l or attach other o	locumentation
If a This	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is a	l or attach other o	locumentation
If a This	ny of the answers in this section are "Yes" (except m), explain in detai	l or attach other o	locumentation
If a This	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is a	l or attach other o	locumentation
If a	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop.	l or attach other o	locumentation
If a	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprended and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS.	l or attach other c	locumentation tes south of
If a	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprended and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other c	locumentation tes south of
If a	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprented and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS.	l or attach other c	locumentation tes south of
If a This Law 5. PR	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other c	locumentation tes south of
If a This Law Law 5. PR	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprended and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other c	locumentation tes south of
If a This Law Law 5. PR	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprended and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	I or attach other opproximately 10 minu	tes south of Yes No
If a This Law 5. PR	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprended and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	I or attach other opproximately 10 minu	tes south of Yes No
If a This Law 5. PR 6. OTI a.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprended and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other c	locumentation tes south of Yes □ No ☑ Yes □ No ☑
If a This Law 5. PR 6. OTI a. b.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other c	Yes No Yes No
If a This Law 5. PR 6. OTI a. b. c.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprended and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other c	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other c	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. c. d. e. f.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. c. d. e. f.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. c. d. e. f.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d. e. f. g. h.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. c. d. e. f.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is apprened and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d. e. f. g. h. i.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is agreed and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d. e. f. j.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is agrence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways Any fire damage to the Property? Any violations of laws or regulations affecting the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any violations of zoning, setbacks or restrictions, or non-conforming uses?	l or attach other copproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d. e. f. g. h. i. j.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is agrence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any ilens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any unrecorded interests affecting the Property?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d. e. f. j.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is agrence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways Any fire damage to the Property? Any violations of laws or regulations affecting the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any violations of zoning, setbacks or restrictions, or non-conforming uses?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law T	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is agrence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any ilens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any unrecorded interests affecting the Property?	l or attach other opproximately 10 minu	Yes No Ye
If a This Law 5. PR 6. OTI a. b. c. d. e. f. j.	ny of the answers in this section are "Yes" (except m), explain in detail property is located approximately 2 miles west of Baldwin City in Douglas County. It is agrence and 15 minutes north of Ottawa Kansas, all on blacktop. EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any ilens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any unrecorded interests affecting the Property?	l or attach other opproximately 10 minu	Yes No Ye

m.				V
	Any existing or threatened legal ac Any litigation or settlement pertain			
	Any added insulation since you ha			Yes ☐ No ☐
	Having replaced any appliances the			rest not
ρ.	past five (5) years?			Yes 🗸 No
q.	Any transferable warranties on the	Property or any of its		
•	components?			Yes □ No ₽
r.				<u></u>
	in the past five (5) years?			Yes 🔲 No 🔽
	If "Yes", were repairs from claim(s			
S.	Any use of synthetic stucco on the	: Property?		Yes ∐ No ⊵
If a	any of the answers in this section			
	Kitchen appliances including re	Dogs, cats, horses frigerator, double ove	s, chickens en, microwave, dishwas	sher all new in past 5 yr:
 7 UT	II ITIES I don't to the name and no	no number for utilities li	isted below	
/. U I	ILITIES. Identify the name and pho			
	Electric Company Name:	Pinnacle	Phone #	
	Water Company Name:	RWD #4	Phone #	
	Trash Company Name:		Phone #	
	Other:		Phone #	
	Other:		Phone #	
Up	on Closing SELLER will provide BU	YER with codes and pa	sswords, or items will be	reset to factory settings.
IO EIV	TUDES EQUIDMENT AND ADDI-	IANCES (EUL IN ALL I	DI ANIZO	
	(TURES, EQUIPMENT AND APPLI			ontial Sallar's Disalacura
	e Residential Real Estate Sale C indition of Property Addendum ("Se			
	at is included in the sale of the			notional material, provide
		a Property Items liste		
- ou	pparagraphs to and ic of the Cont		ed in the "Additional Ir	nclusions" or "Exclusions
		tract supersede the Sell	ed in the "Additional Ir ler's Disclosure and the	nclusions" or "Exclusions ore-printed list in Paragra
of	the Contract. If there are no "Add nted list govern what is or is not incl	tract supersede the Sell litional Inclusions" or "E	ed in the "Additional Ir ler's Disclosure and the exclusions" listed, the Se	nclusions" or "Exclusions pre-printed list in Paragra eller's Disclosure and the
of pri	the Contract. If there are no "Add	tract supersede the Sell litional Inclusions" or "E luded in this sale. If the	ed in the "Additional Ir ler's Disclosure and the exclusions" listed, the Se are are differences betwe	nclusions" or "Exclusions pre-printed list in Paragra eller's Disclosure and the en the Seller's Disclosure
of prii the "Ad	the Contract. If there are no "Add nted list govern what is or is not incl e Paragraph 1 list, the Seller's Di dditional Inclusions" and/or the "Exc	tract supersede the Sell litional Inclusions" or "E luded in this sale. If the isclosure governs. Un slusions" in Paragraph 1	ed in the "Additional Ir ler's Disclosure and the exclusions" listed, the Se ere are differences betwe aless modified by the S b and/or 1c, all existing i	nclusions" or "Exclusions ore-printed list in Paragra eller's Disclosure and the en the Seller's Disclosure deller's Disclosure and/or mprovements on the Prop
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Initials

Initials

323 324 325 326	"OS" = Operating and Staying with the Property (any "EX" = Staying with the Property but Excluded from Condition. "NA" = Not applicable (any item not present).	
327 328 329	"NS" = Not staying with the Property (item should be	identified as "NS" below.)
330	OS_Air Conditioning Window Units, #	NS Laundry - Washer
331	OS Air Conditioning Central System	NS Laundry - Dryer
332	OS Attic Fan	Elec. Gas
333	OS Ceiling Fan(s), #5	MOUNTED ENTERTAINMENT EQUIPMENT
334	NA Central Vac and Attachments	NS Item #1 TV
335	OS Closet Systems	Location Living room
336	Location All bedrooms	ltem #2 Location
337	OS Doorbell	Location
338	NA Electric Air Cleaner or Purifier	ileiii n o
339	NA Electric Car Charging Equipment	Location
340	OS Exhaust Fan(s) – Baths	ILCIII II T
341	os Fences – Invisible & Controls	Location
342	Fireplace(s), #_1	Item #5
343	Location #1 Location #2	Location
344	NA Chimney Chimney	OS Outside Cooking Unit
345	OS Gas Logs Gas Logs	OS Propane Tank
346	OS Gas Starter Gas Starter	Owned x Leased
347	NA Heat Re-circulator Heat Re-circulator	OS Security System
348	NA Insert Insert	Owned X_Leased
349	NA Wood Burning Stove Wood Burning Stove	OS_Smoke/Fire Detector(s), #_5
350	OtherOther	<u>NS_</u> Shed(s), #
351	NA_Fountain(s)	NA_Spa/Hot Tub
352	os Furnace/Heat Pump/Other Heating System	Spa/Sauna
353	OS Garage Door Keyless Entry	Spa Equipment
354	os Garage Door Opener(s), #1	NA Sprinkler System Auto Timer
355	OS Garage Door Transmitter(s), #2	Sprinkler System Back Flow Valve
356	NA Gas Yard Light	Sprinkler System (Components & Controls)
357	NA_Humidifier	NA Statuary/Yard Art
358	NA Intercom	NA Swing set/Playset
359	NA Jetted Tub	NA Sump Pump(s), #
360	KITCHEN APPLIANCES	NA Swimming Pool (Swimming Pool Rider Attached)
361 362	Cooking Unit NA Stove/Range	Swimming Pool Heater Swimming Pool Equipment
363	Elec. Gas Convection	OS TV Antenna/Receiver/Satellite Dish
364	OS Built-in Oven	Owned Leased
365	X Elec. Gas Convection	OS Water Heater(s)
366	OS Cooktop ElecX Gas	OS Water Softener and/or Purifier
367	OS Microwave Oven	X Owned Leased
368	OS Dishwasher	NA Boat Dock, ID #
369	OS Disposal	NS Camera-Surveillance Equipment
370	NS Freezer	NA Generator
371	Location	OS Other Solar panels/system
372	OS Refrigerator (#1)	NS Other Barn Refrigerator
373	Location Kitchen	OS Other Tack room saddle trees/tack pegs
374	Refrigerator (#2)	OS Other Rubber mats/ feeding buckets
375 376	Location NA_Trash Compactor	Other located in south lean-to OS Other Bar bar A horse watering system

Disclose any material information and describe any significant repairs, improvements or alterations to the Property no 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 provided by the matters of the matters revealed herein invoices, notices or other documents describing or referring to the matters revealed herein invoices, notices or other documents describing or referring to the matters revealed herein provides at the matters of the matters revealed herein provided in the matters revealed herein provided herein provided in the matters revealed herein provided in the matters revealed herein provided					F333	
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 of 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 Licensees assisting the SELLER will promptly notify 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. Country 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 licenseer 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 here without warranties or superanties of repairing physical defects in Property. 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.	fully revealed above. If applicable, s	state who did the work	. Attach to this dis	closure any repair	estimates,	reports
Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty of 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 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. Courting **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.	invoices, notices of other do	ocuments describing	or reletiting to	the matters	revealed	Пегеп
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 Mark J. Courtney Mark Signed Mast Mark Signed	Disclosure Statement is accurate and guarantee of any kind. SELLER he prospective BUYER of the Property a assisting the SELLER, in writing, i assisting the SELLER will promptly and BUYER initial and date any of	complete. SELLER do ereby authorizes the L and to real estate broker fany information in to notify Licensee assistant.	es not intend this Disicensee assisting Ses and licensees. Sent of the State of the	sclosure Statement ELLER to provide ELLER will promp nges prior to Clos n writing, of such	to be a war this inform tly notify L sing, and L changes. (S	rranty of nation to icensee icensee
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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

KANSAS CITY REGIONAL
ASSOCIATION OF REALTORS

RECCENICATION

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S

CONDITION OF PROPERTY ADDENDUM) DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

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lity for damages. This disclosure statement in the (s), prospective buyers and buyers will rely on the company of the disclosure of SELLER'S knowledge of the disclosure of seller or warranties that BUYER.	s designed to assist SEL this information. Property as of the date R may wish to obtain.	LER in making these disclos				
TICE TO BUYER. a disclosure of SELLER'S knowledge of the e for any inspections or warranties that BUYE	Property as of the date ER may wish to obtain. I	signed by SELLER and is				
a disclosure of SELLER'S knowledge of the e for any inspections or warranties that BUYE	R may wish to obtain. I	signed by SELLER and is				
a disclosure of SELLER'S knowledge of the e for any inspections or warranties that BUYE	R may wish to obtain. I	signed by SELLER and is				
e for any inspections or warranties that BUYE	R may wish to obtain. I	Signica by OLLLLix and is				
or a warranty or representation by the Broker(s	s) or thair licences					
	s) or their licensees.					
TER SOURCE.						
Is there a water source on or to the Property?		Yes				
✓ Public ☐ Private ☐ Well ☐ Cistern	☐ None ☐ Other_					
f well, state type de	oth diameter	age				
Has water been tested?		Yes L				
Other water systems and their condition:		Ves				
s there a water meter on the Property:		Yes				
If any of the answers in this section are "Yes", explain in detail or attach documentation:						
er easement down west property line which inc	ludes 2 meters, one for thi					
	the west.					
S/ELECTRIC						
		Yes				
f "Yes", is there a meter?		N/A Yes 🗸				
s there gas service on the Property?		Yes				
f "Yes", what is the source?	Propane					
Are you aware of any additional costs to hook u	p utilities?	Yes				
Other applicable information:						
y of the answers in this section are "Yes", e	xplain in detail or attach	n documentation:				
	s there a water source on or to the Property? Public Private Well Cistern f well, state type deplay water been tested? Other water systems and their condition: s there a water meter on the Property?	s there a water source on or to the Property? Public Private Well Cistern None Other f well, state type depth diameter Has water been tested? Other water systems and their condition: s there a water meter on the Property? s there a rural water certificate? Other applicable information: y of the answers in this section are "Yes", explain in detail or attacker easement down west property line which includes 2 meters, one for the the west.				

52	5.	LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:	
53		a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed	
54		to be located in such as designated by FEMA which requires flood insurance?	
55		b. Any drainage or flood problems on the Property or adjacent properties?	
56		c. Any neighbors complaining Property causes drainage problems?	.Yes□ No ▽
57		d. The Property having had a stake survey?	.Yes□ No☑
58		e. Any boundaries of the Property being marked in any way?	.Yes ☐ No 🗸
59		f. Having an Improvement Location Certificate (ILC) for the Property?	.Yes□ No☑
60		g. Any fencing/gates on the Property?	.Yes ✓ No
61		If "Yes", does fencing/gates belong to the Property?	.Yes ✓ No
62		h. Any encroachments, boundary line disputes, or non-utility	
63		easements affecting the Property?	Yes No No
64		i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability	
65		problems that have occurred on the Property or in the immediate vicinity?	Yes No No
66		j. Any diseased, dead, or damaged trees or shrubs on the Property?	Yes 7 No
67		k. Other applicable information:	. 100 🖭 110 🗀
68		Permanent perimeter fencing and gates remain on property. Panels do not stay.	_
69		If any of the answers in this section are "Yes" explain in detail or attach all warranty info	 prmation and
		other documentation:	ormation and
70			
71		Permanent perimeter fencing and gates remain on property. Panels and any non- permanent fencing values are as on either side of creek bed.	will not stay.
72		Dead and damaged trees in the wooded area on either side of creek bed.	
73	_		
74	6.	SEWAGE.	v
75		a. Does the Property have any sewage facilities on or connected to it?	.Yes ☑ No∐
76		If "Yes", are they:	
77		☐ Public Sewer ☐ Private Sewer ☑ Septic System ☐ Cesspool	
78		Lagoon Grinder Pump Other	
79		If applicable, when last serviced? 2017	_
80		By whom?	
81		Approximate location of septic tank and/or absorption field:	
82		East of house	_
83		Has Property had any surface or subsurface soil testing related to installation	_
84		of sewage facility?N/A	Yes ☐ No 🗹
85		b. Are you aware of any problems relating to the sewage facilities?	.Yes No
86			
87		If any of the answers in this section are "Yes", explain in detail or attach all warranty info	ormation and
88		other documentation:	
89		Holding tank is between house and white fence. Lateral field is to the east of white fence with lines ru	nning to the
90		south.	
91			
92	7	LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.	
93	٠.	(Check and complete applicable box(es))	
94		a. Are there leasehold interests in the Property?	
95		If "Yes", complete the following:	. 163 110 4
96		Lessee is:	
97		Contact number is:	
98		Seller is responsible for:	
99		Ecooce is responsible for.	
100		Split or Rent is: Agreement between Seller and Lessee shall end on or before:	<u> </u>
101		Agreement between Seller and Lessee shall end on or before:	
102		Copy of Lease is attached.	
	4	MGC H KGC I I I I I I I I I I I I I I I I I I I	Н Ы
	11 4		
	4	Initials Initials	R BUYER

	b.	Are there tenant's rights in the Property?	Yes □ No ☑
		If "Yes", complete the following:	
		Tenant/Tenant Farmer is: Contact number is:	
		Caller is responsible for:	
		Tenant/Tenant Farmer is responsible for:	
		On!!! an Dan!!a.	
		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?	
8.		NERAL 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.		ATER 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.		ROPS (planted at time of sale).	
		Pass with the land to the Buyer.	
	Н	Remain with the Seller.	
	Ц	Have been previously assigned as follows:	
11.	GC	OVERNMENT PROGRAMS.	
	a.	Are you currently participating, or do you intend to participate, in any government	·
		farm program?	Yes∐ No ⊻
	D.	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 a	any of the answers in this section are "Yes", explain in detail or attach documentat	ion:
12	НΔ	ZARDOUS CONDITIONS. ARE YOU AWARE OF:	
		Any underground storage tanks on or near Property?	Yes∏ No ⊠
		Any previous or current existence of hazardous conditions (e.g., storage tanks, oil	
		tanks, oil spills, tires, batteries, or other hazardous conditions)?	
		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 ☑
	NGC	Initials Initials	
SE	12/21/22 987 M MS Jolloop verif	TR S = 11211/22 TR	BUYER BUYER

	g. h. i.	Gas/oil wells, lines or storage facilities on the Property or adjacent property? Any other environmental conditions on the Property or adjacent properties? Any tests conducted on the Property?	Yes 🔲 No
	If a	nny of the answers in this section are "Yes" explain in detail or attach documentation:	
		Gas line runs on adjacent property to the west	·
13.	ОТ	HER MATTERS. ARE YOU AWARE OF:	
		Any violation of zoning, setbacks or restrictions, or non-conforming use?	
	b.	Any violation of laws or regulations affecting the Property?	Yes 🔲 No
		Any existing or threatened legal action pertaining to the Property?	
	d.	Any litigation or settlement pertaining to the Property?	
	e.	Any current/pending bonds, assessments, or special taxes that apply to the Property?	
	f.	Any burial grounds on the Property?	
	g.		
		Any public authority contemplating condemnation proceedings?	Yes INO
	i.	Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations?	Voo 🗆 No
		Any condition or proposed change in surrounding area or received any notice of such?	
	j.	Any government plans or discussion of public projects that could lead to special	resNo
	ĸ.	benefit assessment against the Property or any part thereof?	Vec \square No
	ı.	Any unrecorded interests affecting the Property?	
		Anything that would interfere with passing clear title to the Buyer?	
		The Property being subject to a right of first refusal?	
	•••	If "Yes", number of days required for notice:	1 03 🗀 140
	0	The Property subject to a Homeowner's Association fee?	Yes□No
	p.	Any other conditions that may materially and adversely affect the value or	
	ρ.	desirability of the Property?	Yes□No
	a	Any other condition that may prevent you from completing the sale of the Property?	Yes No
14.	UT	ILITIES. 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 #	
		Water Company Name: RWD #4 Phone # Phone # Phone #	
15.	Any	ECTRONIC SYSTEMS AND COMPONENTS. / technology or systems staying with the Property?N. /es", list:	
		Solar system	
	Upo	on Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to f	actory settings.
- .		density and OFILED represents to the best of the fall best of the fall of the	- -
		dersigned SELLER represents, to the best of their knowledge, the information set forth in the	
		sure Statement is accurate and complete. SELLER does not intend this Disclosure Stateme ty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to prov	
		ation to prospective BUYER of the Property and to real estate brokers and licensees. SELL	
		Licensee assisting the SELLER, in writing, if any information in this disclosure chang	
		g, and Licensee assisting the SELLER will promptly notify Licensee assisting the BU	
		h changes. (SELLER and BUYER initial and date any changes and/or any list of addition	
		ed, # of pages).	
		<u></u>	
	VGC -20102	Initials Initials	
SE	7 PM MST cop verified		BUYER

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING.	WHEN SIGNED BY ALL PARTIES, THIS
DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTI	RACT. IF NOT UNDERSTOOD, CONSULT AN
ATTORNEY BEFORE SIGNING.	

	Mark J. Courtney	dotloop verified 12/21/22 9:37 PM MST FQWA-TEYK-QCCU-HFBA	Kelly A. Courtney	dotloop verified 12/21/22 9:11 PM MST QPP2-FKED-XOQM-05UY
S	SELLER	DATE	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 the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
- 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
- 5. I specifically represent there are no important representations concerning the condition or value of the 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.

237				
238				
239				
	DIIVED	DATE	DIIVED	DATE
240	BUYER	DATE	BUYER	DATE

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