dotloop signature verification: dtlp.us/xgVI-u39L-N2Rg

REALTOR

SELLER DISCLOSURE OF PROPERTY CONDITION

EQUAL HOUSING OPPORTUNITY

(To be delivered prior to buyer making Offer to Buy Real Estate)

Property Owner(s) & Address: Roeland Investments LLC, David & Bobby Hansmeier, Diane and Greg Berns, and Dawn Heimer Family Trust

136 m/l acres to be surveyed from 1571 Scenic Valley Rd. Waukon, Iowa 52172

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

If claiming an exemption, sign here and stop. Note: Listing agent is related to the sellers.

Gregory Berns — dotloop verified 06/04/24 7:13 PM CDT 2XC5-OUSN-AF4M-8JDV
Dawn Heimer — dotloop verified 06/05/24 10:58 AM EDT UCYX-4GB5-2QOH-EJMO
Bobbi Hansmeier — dotloop verified 06/04/24 5:24 PM CDT J4LR-RS9C-PUZJ-TDBV
Diane Berns — dotloop verified 06/04/24 7:08 PM CDT 6YPR-QZAO-DQEI-BSTQ
Daryl L Hansmeier — dotloop verified 06/05/24 4:31 AM CDT 6YRY-SKCB-Z0LU-YBB5
David Hansmeier — dotloop verified 06/04/24 5:22 PM CDT KPNQ-LBQJ-GURF-BX0X

Buyer Date Buyer Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

GB 06/04/24 — DB 06/04/24 7:08 PM CDT — DH 06/04/24 5:22 PM CDT — Seller initials _____ _____ Buyer initials _____ _____

DH 06/05/24 10:58 AM EDT dotloop verified — BH 06/04/24 5:24 PM CDT dotloop verified — DLH 06/05/24 4:31 AM CDT dotloop verified

I. Property Conditions, Improvements and Additional Information: *(Section I is Mandatory)*

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☐ Unknown ☐
   1A. If yes, please explain: _____
2. **Roof:** Any known problems? Yes ☐ No ☐ Unknown ☐
   2A. Type _____
   2B. Date of repairs/replacement (If any) _____
   Describe: _____
3. **Well and pump:** Any known problems? Yes ☐ No ☐ Unknown ☐
   3A. Type of well (depth/diameter), age and date of repair: _____