



### SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 121 Cougar Rd Lipan Tx 76462

ESTIMATED SQUARE FOOTAGE 2578

SOURCE OF ESTIMATE Tax Roll

The undersigned acknowledge receipt of the square footage estimation and its source, and further acknowledge that neither the listing real estate broker or agent nor the agent/broker representing buyer(s) have created or otherwise originated the square footage estimate. All parties who are signatories to this disclaimer are recommended to have a third party verify the square footage of the property in the event a concern about the accuracy or value exists.

This disclaimer is being executed in advance of the negotiation and execution of a contract for the sale and purchase, and will become an exhibit to any contract executed by the parties.

Don Denman 4/16/25  
SELLER Don Denman DATE

BUYER DATE

Pam Denman 4/16/25  
SELLER Pamela Denman DATE

BUYER DATE

John McGuire  
LISTING AGENT John McGuire DATE

04/25/2025

SELLING AGENT DATE

CLARK REAL ESTATE GROUP

