

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This is an approved uniform DMAAR Form



PROPERTY ADDRESS 2183 208th Ln Logan, IA 51546

PROPERTY OWNER(S) William (Bill) & Shannon Troshynski

PURPOSE OF STATEMENT

Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the SELLER(S) disclosure of the condition of, and information about, the property the SELLER(S) is about to sell unless the property is exempt. This statement shall not be a warranty of any kind by the SELLER(S) or Listing Agent and shall not be intended as a substitute for any inspection or warranty the BUYER(S) may wish to obtain.

EXEMPT PROPERTIES

SELLER(S) is exempt from completing this form on the basis that:

- ☐ The property contains no dwelling units or more than 4 dwelling units.
- ☐ This transfer is between joint tenants or tenants in common.
- ☐ This transfer is to a spouse or a lineal descendent of SELLER(S).
- ☐ This transfer is by a power of attorney.
- ☐ This transfer is between spouses as a result of a dissolution of marriage.
- ☐ This transfer is made pursuant to a court order.
- ☐ Seller is a lender selling a foreclosed property.
- ☐ This transfer is to or from a governmental body.
- ☐ This transfer is by quit claim deed.

If SELLER(S) is an Estate, Conservatorship, or Trust, check the appropriate box below:

Was or will the fiduciary be an occupant in possession of the property at any time within the 12 consecutive months immediately preceding the date of sale of the property?

- ☐ Yes. SELLER(S) to complete disclosure form
- ☐ No. SELLER(S) is exempt from completing disclosure form.

SELLER(S) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the exemptions above. If so: sign and stop here.

Buyer	Date	Seller	Date
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Buyer	Date	Seller	Date
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SELLER INSTRUCTIONS

Unless EXEMPT as noted above, SELLER(S) must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).

SELLER(S) must disclose all known conditions materially affecting this property and provide information in good faith, making a reasonable effort to ascertain the required information.

- If the required information is known, indicate by checking the box (YES)
- If there have been no identified or reported issues, indicate by checking the box (NO)
- If the required information is unknown, indicate by checking the box (UNK)
- If an item does not apply to this property, indicate that it is not applicable (N/A)
- If the required information is unavailable following a reasonable effort, use an approximation of the information and identify your response as approximation (AP)
- Keep a copy of this statement with your other important papers
- Additional pages may be attached as needed

Version 1.2 - 4/23/24

BUYER INITIALS

BUYER INITIALS

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SELLER INITIALS

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SELLER INITIALS

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Prepared by: Chris Wearmouth | Kiloterra | chris.wearmouth@kiloterra.com |

Form
Simplicity

PROPERTY ADDRESS _____

EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM - CHECK ONLY ONE RESPONSE IN EACH STATEMENT

1. Basement/Foundation: Any known water or other problems? YES ☐ NO ☒ UNK ☐ N/A ☐
2. Roof: Any known problems? YES ☒ NO ☐ UNK ☐ N/A ☐
Any known repairs? YES ☒ NO ☐ UNK ☐ N/A ☐
If yes, date of repairs/replacement July 2024 AP ☐
3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A ☐
Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
Any known water tests? YES ☒ NO ☐ UNK ☐ N/A ☐
If yes, date of last report: Fall 2013 AP ☐
and results: No Issues
4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A ☐
Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, explain: _____
Has the system been inspected by an Iowa DNR certified inspector within 2 years? YES ☐ NO ☒ UNK ☐ N/A ☐
Date of Inspection: _____ AP ☐
Has the system been pumped/cleaned within the last 3 years? YES ☒ NO ☐ UNK ☐ N/A ☐
Date tank last cleaned: Fall 2023 AP ☐
(Note: If inspected within 2 years of closing date, system may not need inspection, and if pumped within 3 years, system may not need pumping/cleaning)
General location of system: Front yard
Age of system: 24 years AP ☐ UNK ☐
5. Sewer System: Any known problems? YES ☐ NO ☐ UNK ☐ N/A ☒
Any known repairs? YES ☐ NO ☐ UNK ☐ N/A ☒
If yes, date of repairs/replacement: _____ AP ☐
6. Heating System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement 2010 AP ☐
7. Central Cooling System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement 2010 AP ☐
8. Plumbing System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
9. Electrical System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
10. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date(s) of treatment: _____ AP ☐
Any known structural damage? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date(s) of repairs/replacement: _____ AP ☐
11. Asbestos: Any known to be present in the structure? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of last report: _____ AP ☐ and results: _____
13. Lead-Based Paint: Any known to be present in the structure? YES ☐ NO ☒ UNK ☐ N/A ☐
14. Flood Plain: Do you know if the property is located in a flood plain? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, what is the flood plain designation? _____
15. Zoning: Do you know the zoning classification of the property? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, what is the zoning classification? _____

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16. Covenants: Is the property subject to restrictive covenants? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, a true, current copy of the covenants can be obtained:
☐ Attached to this Property Disclosure
☐ At the _____ county recorder's office
☐ Other: _____
17. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowners Association which has any authority over the property? YES ☐ NO ☒ UNK ☐ N/A ☐
18. Physical Problems: Any known settling, flooding, drainage or grading problems? YES ☐ NO ☒ UNK ☐ N/A ☐
19. Private Burial Grounds: Does property contain any private burial grounds? YES ☐ NO ☒ UNK ☐ N/A ☐
20. Structural Damage: Any known structural damage or modification? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, what is the damage or modification? _____
21. Has there been a property/casualty loss resulting in an insurance claim? YES ☒ NO ☐ UNK ☐ N/A ☐
If yes, indicate date(s) 2017 Loss type(s) roof - hail
Loss amount(s) \$ 14,000 Correction(s) _____
Roof replaced in 2024
22. Are you related to Listing Agent? YES ☐ NO ☒ UNK ☐ N/A ☐

You MUST explain any "YES" response(s) above. Use additional sheets as necessary:

SELLER(S) DISCLOSURE

SELLER(S) discloses the information regarding this property based on information known or reasonably available.

The SELLER(S) has owned the property since 1996. The SELLER(S) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date SELLER(S) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, SELLER(S) shall immediately disclose such changes to BUYER(S) in writing, unless the statement is not required to be amended per 558A.3(2).

SELLER(S) acknowledges requirement that BUYER(S) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Belle L. Lynch 5/23/2025 Shannon Trost 5/23/2025
Seller Date Seller Date

BUYER(S) ACKNOWLEDGMENT

BUYER(S) acknowledges receipt of a copy of this Residential Property Seller Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection BUYER(S) may wish to obtain. BUYER(S) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer Date Buyer Date

FARM INFORMATION & DISCLOSURE

Landowner Name on deed William & Shannon Troshynski

Landowner Contact: Phone 402 740 1988 Email wtroshynski62@yahoo.com

Property Management: Phone _____ Email _____

Property State Iowa Property County Harrison Property S-T-R _____

Property Address 2183 208th Lane Logan, IA 51546

General description of location _____

School District Logan Magnolia School District

Type of Property Single family dwelling + farm ground Gross Acres 184

Are there easements over the property? YES ☒ NO ☐ Explain: _____

Are there easements to gain access? YES ☒ NO ☐ Describe: _____

Any known written fencing agreements? YES ☒ NO ☐ Condition of the fences? average

Known boundary discrepancies? YES ☒ NO ☐ Describe: _____

Is there rural/city water on property? YES ☒ NO ☐ Provider: _____

Lakes/ponds/streams/rivers/seasonal? ☒ YES ☐ NO Stocked? yes

Have trees been harvested? ☒ YES ☐ NO When? 2013

Describe the types of Trees on the property: Walnut, Burr Oak, Hackberry, cedar, Cottonwood, etc

Describe surrounding properties: Rural area

Hunting available or near? ☒ YES ☐ NO Predominate wildlife? Deer, Turkey, quail, coyote

Hunting Rights leased? YES ☒ NO ☐ Lease Expiration date? _____

Food Plots on property? YES ☒ NO ☐ Acres / Types: _____

Is cropping history available from FSA? ☒ YES ☐ NO

Are the farming rights leased? YES ☒ NO ☐ Lease Expiration Date? _____

Terms of Lease _____

Notice given prior to September 1? YES ☒ NO ☐

Name / Phone # of tenant _____

Is Property in a Flood Plain YES ☒ NO ☐

Any Ground Water Hazards? YES ☒ NO ☐ Describe: _____

Any Material Adverse Facts? YES ☒ NO ☐ Describe: _____

Property served by a septic system? ☒ YES ☐ NO Location of septic: Frontyard

Utility Providers Electric Mid American Water Well Communication Cell Phone, Internet
Remarks/Other info Verizon, western Iowa Wireless

"Material adverse fact" means an adverse fact that is of such significance that it affects or would affect a party's decision about the terms of, or the decision to enter into, a contract or agreement concerning a transaction.

Landowner's Signature Bill Troshynski Date 5/23/2025