

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated for

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known

	ions indicated					None/Not			
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	Y				Cistern	$\overline{\mathbf{V}}$			
Clothes Dryer	<u> </u>		Y		Septic Field/Bed	Y			
Clothes Washer			$\mathbf{\underline{\checkmark}}$		Hot Tub	\leq			
Dishwasher			<u> </u>		Plumbing			Y	
Disposal			\mathbf{Y}		Aerator System	Y			
Freezer			Y		Sump Pump	Y			
Gas Grill	Y				Irrigation Systems	>			
Hood			\mathbf{Y}		Water Heater/Electric	\sim			
Microwave Oven			\mathbf{V}		Water Heater/Gas			\mathbf{V}	
Oven			$\overline{\mathbf{V}}$		Water Heater/Solar	$\overline{\mathbf{V}}$			
Range			lacksquare		Water Purifier			\checkmark	
Refrigerator			$\overline{\mathbf{V}}$		Water Softener			V	
Room Air Conditioner(s)	V				Well				
Trash Compactor			M		Septicand Holding Tank/Septic Mound	V			М
TV Antenna/Dish					Geothermal and Heat Pump				
Other:		\Box	$\Box\Box$		Other Sewer System (Explain)			~	
					Steuben Cty Sewer				
	$\top \bigcirc \top$				Swimming Pool & Pool Equipment	✓			
								Yes No	Do Not Know
	$+$ \sqcap	$\vdash \sqcap \vdash$		$\vdash \sqcap \vdash$	Are the structures connected to a pu	ublic water sy	vstem?		10.01
B. Electrical	None/Not Defective		Not	Do Not	Are the structures connected to a public water system? Are the structures connected to a public sewer system?				\vdash
System	Included/ Rented		Defective	Know	Are there any additions that may red		,		
Air Purifier	- Itolica				the sewage disposal system? If yes, have the improvements been completed on the				
Burglar Alarm		\vdash		\vdash	sewage disposal system?	completed c	on the		
Ceiling Fan(s)		\Box			Are the improvements connected to	a private/cor	mmunity		
Garage Door Opener / Controls	$+$ \sqcap $-$	\vdash \sqcap \vdash		\vdash	water system?				
Inside Telephone Wiring					Are the improvements connected to sewer system?	the improvements connected to a private/community			
and Blocks/Jacks			$\overline{\mathbf{Y}}$		D. HEATING & COOLING	None/Not Defective		Not	Do Not
Intercom	V				SYSTEM	Included Rented	20.00	Defective	Know
Light Fixtures					Attic Fan	Renteu			
Sauna					Central Air Conditioning		┼┼┼		┝┾┼
Smoke/Fire Alarm(s)		\Box	V		Hot Water Heat	\vdash	 		┝┼┼
Switches and Outlets				$\overline{\Box}$	Furnace Heat/Gas		+ $+$		$\vdash \vdash \vdash$
Vent Fan(s)					Furnace Heat/Electric		+ $+$		$\vdash \vdash \vdash$
60/100/200 Amp Service		\Box		\Box	Solar House-Heating		+	 	┝┼┼
(Circle one) Generator	$+\overline{z}-$	 	-	- ∺-	Woodburning Stove	-3 -	┼┼┼		
	ant month ha					<u> </u>		⊢ ∺—	$\vdash \! \vdash \! \vdash$
NOTE: Means a condition the effect on the value of the prop					Fireplace			 	$\vdash \vdash \vdash$
or safety of future occupants					Fireplace Insert		 	 	\vdash
or replaced would significan normal life of the premises.	itly shorten	or adversely	affect the	expected	Air Cleaner		$\vdash \vdash \vdash$	\vdash	\vdash
normar me or the premises.					Humidifier		 	$\vdash \vdash \vdash$	\vdash
					Propane Tank	<u> </u>	$\vdash \sqcup$		\sqcup
					Other Heating Source				
disclosure form is not a warranty prospective buyer or owner may	y by the owner later obtain. A at the condition	r or the owner At or before se on of the prop	's agent, if an ttlement, the perty is subs	ny, and the d owner is req	certifies to the truth thereof, based on isclosure form may not be used as a suired to disclose any material change is ame as it was when the disclosure Signature of Buyer	ubstitute for n the physica	any inspectio	ns or warrantie the property o	es that the r certify t er hereb
Signature of Seller	/	Eric J Stickford Jul 22, 2025					·		
acknowledge receipt of this Disc Signature of Seller Signature of Seller	ric J Stic	ekford BM-SIGNED	Jul 2	22, 2025	Signature of Buyer			Date (mm/	dd/yy)
Signature of Seller Signature of Seller			Jul 2 Date (mi	22, 2025 m/dd/yy) 22, 2025	Signature of Buyer	was originall	v provided to	,	dd/yy)

2. ROOF			DO NOT	ch Rd, Angola, IN 46703			
	YES	NO	KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
of the state of th	Y			Do structures have aluminum wiring?		V	
Does the roof leak?		<u> </u>		Are there any foundation problems with the		▼	
Is there present damage to the roof?	_Ц_			structures? Are there any encroachments?			
Is there more than one layer of shingles on the house?	\sqcup		$\overline{\mathbf{V}}$	Are there any violations of zoning, building codes,		Y	
If yes, how many layers?				or restrictive covenants? Is the present use of non-conforming use?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:			
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		>				✓	
Is there any contamination caused by the				Is the access to your property via a private road?		Y	
manufacture or a controlled substance on the property that has not been certified as		V		Is the access to your property via a public road?		\Box	
decontaminated by an inspector approved under IC 13-14-1-15?)		Is the access to your property via an easement? Have you received any notices by any		<u> </u>	
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?		~	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		\checkmark		Are there any structural problems with the building?		✓	
Explain:				Have any substantial additions or alterations been made without a required building permit?		✓	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		$\overline{\mathbf{Y}}$	
				Is there any damage due to wind, flood, termites, or rodents?		~	
				Have any structures been treated for wood destroying insects?		S	
				Are the furnace/woodstove/chimney/flue all in working order?			$\overline{\mathbf{Y}}$
E. ADDITIONAL COMMENTS AND/OR EXPLANAT	E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Y		
(Use additional pages, if necessary)				Do you currently pay for flood insurance?	\sim		
Fireplace gas ignition switches are inoperable Flood plain was elevated in 2013, placing home in the				Does the property contain underground storage tank(s)?		$\overline{\mathbf{Y}}$	
flood plain. Flood insur				Is the homeowner a licensed real estate salesperson or broker?		Y	
				Is there any threatened or existing litigation regarding the property?		S	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		S	
				Is the property located within one (1) mile of an airport?		$\overline{\mathbf{Y}}$	
KNOWLEDGE. A disclosure form is not a w inspections or warranties that the prospective	arranty by ve buyer over the string to the s	the owner not the transfer owner not the transfer owner not the transfer owner the transfer owner the transfer owner own	er or the owner' nay later obtain. ser at settlemen	er, who certifies to the truth thereof, based on t is agent, if any, and the disclosure form may not be. At or before settlement, the owner is required to t that the condition of the property is substantiall t of this Disclosure by signing below.	oe used a disclose a	s a substi ny materia	tute for an
Signature of Seller Eric J Stickford			(mm/dd/yy) 1 22, 2025	Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller Lara A Stickford			(mm/dd/yy) 11 22, 2025	Signature of Buyer		Date (mm/dd/yy)	
The Seller hereby certifies that the condition of the property i				<u> </u>		ovided to the Buyer. Date (mm/dd/yy)	
Signature of Seller (at closing)			(mm/dd/yy)	Signature of Seller (at closing)	giriany pro		
PPORTUNITY			FORM #0	3.			