SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT **RESIDENTIAL-SDCL 43-4-44** This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source. Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buyer. This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party may wish to obtain. Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. If the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet. I. LOT OR TITLE INFORMATION 1. When did you purchase or build the home? Don't LOT OR TITLE INFORMATION Yes N/A **Comments** No Know 2. Are there any recorded liens or financial instruments against the property, other than a first mortgage? Are there any unrecorded liens or financial instruments against 3. the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Are there any easements which have been granted in connection with the property (other than normal utility easements for public

N.	water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)?		V	:	
5.	Are there any problems related to establishing the lot lines/boundaries?		1		
6.	Do you have a location survey in your possession or a copy of the recorded plat?		V		If yes, attach a copy.
7.	Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?	V	- P	8 (V) T (V)	~ 1/2 of our garden shed +3 fence panels are on the property No of ours
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?	1.			If yes, attach a copy.
9.	Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?		~		
10.	Is the property currently occupied by the owner?	V			
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?				
12.	Is the property currently part of a property tax freeze for any reason?		1		
13.	Is the property leased?		V		

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Buyer	Initials	

-24	LOT OR TITLE INFORMATION	Yes	No	Don't Know	N/A	Comments
14.	If leased, does the property use comply with applicable local ordinances?				/	या. क्षेत्रपु १ क्ष
15.	Does this property or any portion of this property receive rent?		~			If yes, how much \$ and how often
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		1		E e	If yes, what are the fees or assessments? \$ per (annually, semi-annually, monthly) Payable to whom: For what purpose:
47	Are you aware if the property has ever had water in either the		 			For what purpose.
17.	front, rear, or side yard more than 48 hours?		V			
18.	Is the property located in a flood plain?	1 .	V	1 1		
19.	Are federally protected wetlands located upon any part of the property?		V		i.	
20.	Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?	State of the state	/	Note of the second seco		If yes, what are the fees or charges? \$ per (annually, semi-annually, monthly)

Add	itiona	I Com	ments

II. STRUCTURAL INFORMATION

	STRUCTURAL INFORMATION	Yes	No	Don't Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?	/				Some water leaked between entry + garage roof, Has bee sealed and hasn't leaked
2.	Have any water damage related repairs been made?	1		1		sealed and hasn't leaked
۷.	Are there any unrepaired water-related damages that remain?		1/			excep-with large snow melt
3.	Are you aware if drain tile is installed on the property?	1				
4.	Are you aware of any interior cracked walls, ceilings or floors, or			·. v		de la companya de la
.4.	cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	1				
_	Type of roof covering: asphalt shingles					replaced in 2016
5.	Are you aware of any roof leakage, past or present?	1/				garage only; resealed
6.	Is there any existing unrepaired damage to the roof?		V			3 3
7. 8.	Are you aware of insulation in ceiling/attic?	1/				
	Are you aware of insulation in coming action. Are you aware of insulation in walls?	V				
9.	Are you aware of insulation in the floors?	1				front bedroom above garage only
10. 11.	Are you aware of any pest infestation or damage, either past or present?		0			9 7 S S S
	Are you aware of the property having been treated or repaired for any pest infestation or damage?		V			If yes, who treated it and when?
12.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?	1		,		
13.	Was a permit obtained for work performed upon the property?	1				
	Was the work approved by an inspector as required by local or state ordinance?	V				
14.	Are you aware of any past or present damage to the property (e.g., fire, smoke, wind, floods, hail, or snow)?	1			,	hail in 2016
15.	Have any insurance claims been made for damage to the property?	V				
16.	Was an insurance payment received for damage to the property?	V				
17.	Has the damage to the property been repaired?	V				fully repaired in 2016
18.	Are there any unrepaired damages to the property from the insurance claim?		V			

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	STRUCTURAL INFORMATION	Yes	No	Don't Know	N/A	Comments
	Are you aware of any problems with sewer blockage or backup, past or present?		Χ			1 Sec. 1
20.	Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway?		V		1	

Additional Comments	

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air Conditioning System	1				:
2	Air Exchanger	~				
3	Air Purifier				100	
4.	Attic Fan	~				new motor ~2019
5.	Bathroom Whirlpool and Controls			1/	7.7% -	New Marie
5.	Burglar Alarm & Security System				7 0	
7.	Ceiling Fan	~		v		
8.	Central Air - Electric	1				heat pump NOV 2021
9.	Central Air – Water Cooled					The party was
10.	Cistern			V		
11.	Dishwasher			V.		
12.	Disposal			- 		
13.	Doorbell	~				
14.	Fireplace			V		:
15.	Fireplace Insert		<u> </u>			
16.	Garage Door(s)	V				
17.	Garage Door Opener(s)	V			1	replaced in 2019
18.	Garage Door Control(s)	レ				7
19.	Garage Wiring					
20.	Home Heating System(s) Type: L P + Heat	Pura				Age: 1,5 4rs
21.	Hot Tub and Controls	1 amp		V	43	110011
22.	Humidifier					
23.	In Floor Heat					- 12 to 1
24.	Intercom		f			· · · · · · · · · · · · · · · · · · ·
25.	Light Fixtures	1/				
26.	Microwave			V		
27.	Microwave Hood	<u> </u>		V		
28.	Plumbing and Fixtures		 			most replaced 2019,20
29.	Pool and Equipment		1	V	1 1	1051 195 meet 20:1,29
30.	Propane Tank (LeasedOwned)					
31.	Radon System	<u> </u>		1/	112	
32.	Sauna	<u> </u>			1.1	
33.	Septic/Leaching Field				1	
34.	Sewer Systems/Drains	1		- Y	T	basement Floor drain doesn
35.	Smart Home System				and the second	The second of the second
36.	Smoke/Fire Alarm				1	
37.	Solar House – Heating	-		V	7.7	
38.	Sump Pump(s)	//		v		new 12019
39.	Switches and Outlets			***************************************		The The AUT
40.	Underground Sprinkler and Heads				3 200	
41 .	Vent Fan – Kitchen	V				
42.	Vent Fan – Bathroom 2018 new					also in shower room 20
43.	Water Heater (Y Electric Gas)			The second secon	 	Age: (2022 new) 4 months
44.	Water Purifier (LeasedOwned)			V	1.	TOUR THEW) 4 MUNTAS
45 .	Water Softener (X Leased Owned)		ļ		- V	

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	No	one	No Inclu		Comments
46.	Well and Pump			ı		<u> </u>	_	
47.	Wood Burning Stove			1		V		

Additional Comments	

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed? If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

HAZARDOUS CONDITIONS	Existing	Conditions	Tests Pe	rformed	Comments
	Yes	No	Yes	No	
. Methane Gas		~		V	
. Lead Paint				V	
Radon Gas (House)		~		V	
Radon Gas (Well)		V		V	
. Radioactive Materials		V		V	
i. Landfill, Mineshaft		V		V_	
7. Expansive Soil		V	,	V	'a
3. Mold		V		V	
O. Toxic Materials		レ			
LO. Urea Formaldehyde Foam Insulations		V		V	
1. Asbestos Insulation				_/_	
12. Buried Fuel Tanks		V			
13. Chemical Storage Tanks		V		V	
L4. Fire Retardant Treated Plywood		V			
15. Production of Methamphetamines		V		V	
16. Use of Methamphetamines					

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Don't Know	N/A	Comments
1.	Is the street or road located at the end of the driveway to the property public or private	/				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.					City of Sisseton
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.				V	
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		V			
5.	Is the water sourcepublic or private	V				If private, what is the date and result of the last water test?
6.	Is the sewer system public or private	V				If private, what is the date of the last time septic tank was pumped?
7.	Are there broken window panes or seals?		V			·
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?		/	-		If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?		/			If yes, please explain:

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Additional Comments	-115-416-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1						
VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)							
		The state of the s					
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	CLOSIN	G SECTION					
amendment to this disclosure statement Seller THE SELLER AND THE BUYER MAY WIS	any of these conditions change before int.	Seller AND INSPECTIONS OF	the Seller's information, knowledge, and belief as of the othis property, the change will be disclosed in a writte disclosed in a written				
I/We acknowledge receipt of a copy of transaction makes no representations	this statement on the date appearing be and is not responsible for any conditions	eside my/our signature existing in the proper	e(s) below. Any agent representing any party to this ty.				
Buyer 4 42	Date	Buyer	Date Date				

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sel	Seller's Disclosure								
(a)	Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):								
	(i)		based paint hazards are present in the	housing					
ndO	(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.								
(b)	Records and reports available to the seller (check (i) or (ii) below):								
	(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).								
m£D	(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.								
Pu	rchaser's	Acknowledgment (initial)							
(c)		Purchaser has received copies of all information listed above.							
(d)		Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.							
		Purchaser has (check (i) or (ii) below):							
• • •	(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or								
	(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.								
Δσι	ent's Ackn	owledgment (initial)	the state of the s						
(f)	Ni.	Agent has informed the seller of the saware of his/her responsibility to ensi	eller's obligations under 42 U.S.C. 485 are compliance.	2d and is					
-	41041	, , , , , , , , , , , , , , , , , , , ,							
		of Accuracy narries have reviewed the information abo	we and certify to the best of their knowled	dgo that the					
info	The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.								
M	hu	- Deheasty 6/7/23	Kinham Solola	6/7/23					
Sell	er	Date	Seller	Date					
Pur	chaser	Date (2-7-23	Purchaser	Date					
Age	hi	Date	Agent	Date					