## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

**RESIDENTIAL-SDCL 43-4-44** 

obei cl	Paul W. Wagner III Estate, Jo. Address 808 Main Street, Roslyn,	shua	L.L	Vagi	ner 1	<u>Personal Representa</u> til
	Address 808 Main Street, Roslyn,	SDE	2726		overgatematika water fast attribute	
operty	Legal Description Lots 8+9, Block 25, Or	aino	i i Pli	at T	MUM	of Roslan. Day Cour
nis Disc al prop	losure Statement concerns the real property identified above and offectly and given to potential buyers. This form can have important legompetent source.		ala Thia	سييم ماممالي	- 1	but but by a ba camplated by fallers of
eller sta any ma ne buye	ates that the information contained in this disclosure fully reflects the aterial fact changes prior to closing, the seller MUST disclose that charer.	Séller's k ige in a v	knowledge vritten an	e of the n	natters d	isclosed as of the date affixed to the form, disclosure statement and give the same to
MKKAP	ement is a DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED NTY of ANY KIND by the Seller or anyone representing any party in a tr arty may wish to obtain.	O PROPEI ansaction	RTY in cor n. It is NO	npliance T A SUBS	with Sou TITUTE F	th Dakota law § 43-4-38. It is NOT A OR ANY INSPECTIONS OR WARRANTIES
eller he	ereby authorizes any agent representing any party in this transaction to all or anticipated sale of the property.	o provide	a copy o	f this stat	tement to	o any person or entity in connection with
	1. When did you purchase or build the home?	INFOR	MATION			
		Year			n in a second	Service State Service
	LOT OR TITLE INFORMATION	Yes	No	Don't Know	N/A	Comments
2.	Are there any recorded liens or financial instruments against the property, other than a first mortgage?		X		Ay to	
3.	Are there any unrecorded liens or financial instruments against				I	
	the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that		X			
4.	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 water and sewer, gas and electric service, telephone service, cable		×			
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<ul><li>4.</li><li>5.</li><li>6.</li></ul>	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 water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)?  Are there any problems related to establishing the lot lines/boundaries?  Do you have a location survey in your possession or a copy of the recorded plat?  Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?  Are you aware of any covenants or restrictions affecting the use of		× × ×			If yes, attach a copy.
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4. 5. 6. 7.	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 water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)?  Are there any problems related to establishing the lot lines/boundaries?  Do you have a location survey in your possession or a copy of the recorded plat?  Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?  Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?  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?		× × × × × × ×			
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Buyer	Initials	
Duyer	111111111111111111111111111111111111111	 -

·*	LOT OR TITLE INFORMATION	Yes	No	Don't Know	N/A	Comments
14.	If leased, does the property use comply with applicable local ordinances?			*	X	
15.	Does this property or any portion of this property receive rent?				X	If yes, how much \$ and how often
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		X		/. // *	If yes, what are the fees or assessments? \$ per (annually, semi-annually, monthly) Payable to whom: For what purpose:
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than 48 hours?		X			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
18.	Is the property located in a flood plain?	ļ	X	ļ		
19.	Are federally protected wetlands located upon any part of the property?	*. !	X		ss at	
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?		X	Maring All		If yes, what are the fees or charges?  \$ per (annually, semi-annually, monthly)

Additional	Comments

# 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,		X	-		
	doors, basement, or crawl space?		~	-		g and a second of the second o
2.	Have any water damage related repairs been made?		<del>*</del>			
	Are there any unrepaired water-related damages that remain?	<b>V</b>	-	<del>                                     </del>		
3.	Are you aware if drain tile is installed on the property?			<del> </del>		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
4.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	X				
5.	Type of roof covering: asphat	- 193				
6.	Are you aware of any roof leakage, past or present?			X		
7.	Is there any existing unrepaired damage to the roof?		$\times$			
8.	Are you aware of insulation in ceiling/attic?	$\perp \times_{\!$				
9.	Are you aware of insulation in walls?	<u>×</u>				the state of the s
10.	Are you aware of insulation in the floors?	×		12 1 g & 2		4. + 17. v
11.	Are you aware of any pest infestation or damage, either past or		X	i.	1	
;	Are you aware of the property having been treated or repaired for any pest infestation or damage?		X		94.5	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 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	×	agis sig		
13.	Was a permit obtained for work performed upon the property?	1		3 1	×	
	Was the work approved by an inspector as required by local or state ordinance?	1	4 N		1	
14.	Are you aware of any past or present damage to the property (e.g., fire, smoke, wind, floods, hail, or snow)?		X			
15.	Have any insurance claims been made for damage to the property?		×	at Me		
16.	Was an insurance payment received for damage to the property?				×	
17.	Has the damage to the property been repaired?	1			X	
18.	Are there any unrepaired damages to the property from the insurance claim?				X	

	STRUCTURAL INFORMATION	Yes	No	Don't Know	N/A	Comments	
19.	Are you aware of any problems with sewer blockage or backup, past or present?		X			Programme and the second	1.5
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?		X				

Additional	Comments

## III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Comments
1.	Air Conditioning System			,	
2.	Air Exchanger			X	
3.	Air Purifier			$\overline{\mathbf{x}}$	
4.	Attic Fan			X	
5.	Bathroom Whirlpool and Controls				never used
6.	Burglar Alarm & Security System			$\overline{\mathbf{x}}$	
7.	Ceiling Fan			X	
8.	Central Air - Electric	X			
9.	Central Air – Water Cooled			$\overline{\mathbf{x}}$	
10.	Cistern			X	
11.	Dishwasher	X			
12.	Disposal	X	1.		
13.	Doorbell	X			
14.	Fireplace			X	
15.	Fireplace Insert		, ,	X	
16.	Garage Door(s)	×			
17.	Garage Door Opener(s)				· · · · · · · · · · · · · · · · · · ·
18.	Garage Door Control(s)				
19.	Garage Wiring				
20.	Home Heating System(s) Type:	X			Age: 20(9
21.	Hot Tub and Controls			X	
22.	Humidifier			Ż	
23.	In Floor Heat		1	<b>V</b>	
24.	Intercom			X	A
25.	Light Fixtures	X			
26.	Microwave				The second secon
27.	Microwave Hood			X	
28.	Plumbing and Fixtures	X	14.4		
29.	Pool and Equipment			X	
30.	Propane Tank (XLeasedOwned)	X		/	Si anx Valley COOP
31.	Radon System		1 1	X	J. 0.00
32.	Sauna		1.1	X	
33.	Septic/Leaching Field		?	X	
34.	Sewer Systems/Drains				A CONTRACTOR OF THE SECOND STATE OF THE SECOND
35.	Smart Home System			X	
36.	Smoke/Fire Alarm	X	+		
37.	Solar House – Heating		e e de	X	
38.	Sump Pump(s)				
39.	Switches and Outlets				
40.	Underground Sprinkler and Heads			X	
41.	Vent Fan – Kitchen	<b>×</b> /	1		
42.	Vent Fan – Bathroom	X	12		
43.	Water Heater ( Electric Gas)	X	1		Age: 50 gal Marathon - 2017
44.	Water Purifier ( Leased Owned)			X	1.10.411.011
45.	Water Softener ( Leased Owned)				

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Comments
46.	Well and Pump			<b>&gt;</b>	
47.	Wood Burning Stove			<b>X</b>	

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#### **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 C	onditions	Tests Per	formed	Comments
	28.2	Yes	No ,	Yes	No	
	Methane Gas		X		X	
	Lead Paint					
	Radon Gas (House)		7			
	Radon Gas (Well)					
j.	Radioactive Materials	7.5				
	Landfill, Mineshaft	:		4.		
	Expansive Soil	n				
	Mold					
	Toxic Materials	y i				
0.	Urea Formaldehyde Foam Insulations					
1.	Asbestos Insulation					
2.	Buried Fuel Tanks	1		2 PM 1		
3.	Chemical Storage Tanks	777				
4.	Fire Retardant Treated Plywood					
5.	Production of Methamphetamines	7. 3.				2-
6.	Use of Methamphetamines	V	V		_V/_	

## V. MISCELLANEOUS INFORMATION

	AND COMPANY OF THE PROPERTY OF					
	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 · · · · · · · · · · · · · · · · · · ·		
2.	Is there a written road maintenance agreement?  If yes, attach a copy of the maintenance agreement.	a de la composición del composición de la composición de la composición de la composición del composición de la composic	X			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.	:			×	
4.	Since you have owned the property, are you aware of a human death by homicide or sylicide occurring on the property?		X	Today - Vision -		
5.	Is the water source public or private		e see	\$ 00 00 00 00 \$ 00 00 00	nam Line	If private, what is the date and result of the last water test?
6.	Is the sewer system public or private		* 1			If private, what is the date of the last time septic tank was pumped?
7.	Are there broken window panes or seals?		X	i is .		
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,		<b>X</b>			If yes, please list:
-	etc.?				,	
9.	Are you aware of any other material facts which have not been disclosed on this form?	i i i i i i i i i i i i i i i i i i i	X			If yes, please explain:

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buver	muuais	

Additional Comments	3 /	
VI. ADDITIONAL COMMENTS (ATTACH	ADDITIONAL PAGES IF NECESSARY)	
in the state of th	14篇 李明 1973 (1994) \$14 (1994) \$1 (1994) \$1 (1994) \$1 (1994) \$1 (1994) \$1 (1994) \$1	The state of the s
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en ak in graenn auch eine eine eine eine eine eine eine ein	G SECTION	
The Seller hereby certifies that the information contained herein is true and corr of the Seller's signature below. If any of these conditions change before con amendment to this disclosure statement.	ect to the best of the Seller's information, knowledge, an iveyance of title to this property, the change will be c	d belief as of the dat fisclosed in a writte
Seller Dale	Seller	Date
THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE A CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISION BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.	ND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUIS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN	E REPORT AS TO TH THE SELLER AND TH
I/We acknowledge receipt of a copy of this statement on the date appearing be	side my/our signature(s) below. Any agent representing a	any party to this
transaction makes no representations and is not responsible for any conditions	existing in the property.	
You was also as a second of the second of th	Pinyor	Date

Date

Buyer

Buyer

# 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	ler's Disclo	osure						
(a)	a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):							
	(i)	Known lea (explain).	ad-based pa	aint and/or lea	ad-based paint haza	ards are present in the h	ousing	
(P)	(II) JU)	Seller has	no knowle	dge of lead-bas	sed paint and/or lea	ad-based paint hazards ir	the housing.	
(0)	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).							
	(11) SW	Seller has hazards ir	no reports the housing	or records per	taining to lead-bas	ed paint and/or lead-bas	ed paint	
			<b>gment</b> (init					
<b>(c)</b>		Purchaser	has receive	ed coples of al	l information listed	above.		
(d)		Purchaser	has receive	ed the pamphi	et <i>Protect</i> Your Fami	ly from Lead in Your Home		
(e)	Purchaser has received the pamphlet <i>Protect Your Family from Lead in Your Home.</i> Purchaser has (check (i) or (ii) below):							
	(f) 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; of							
	(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.							
Ag	ents Ackn	owiedgme	ent (initial)			•		
(f) <sup>(</sup>		Agent has aware of	informed inis/her resp	the seller of the	e seller's obligation nsure compliance.	s under 42 U.S.C. 4852d	and is	
		of Accurac						
The info	following rmation th	parties have vy have pro	reviewed the vided is true	ne Information a and accurate.	above and certify, to	the best of their knowledge	e, that the	
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	['			/ Dal <b>e</b>	Seller		Date	
Por	chaser V	m-		19915	Purchaser		Date	
ME	int 1			Date	Agent		Date	