SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

RESIDENTIAL - SDCL 43-4-44

Natalie Biermann

Lincoln Biermann

Seller(s) Lincoln Biermann				Natalie Biermann								
ropert	y Address 116738 Roykota Dr				La	ake City SD						
e com	isclosure Statement concerns the real property identification of the second property and given to pote understand this form, you should seek advice from	ential b	uyers	. This for	rm ca							
e date	tates that the information contained in this disclose affixed to the form. If any material fact changes penent to this disclosure statement and give the same	prior to	clos	ing, the s								
uth I	tement is a DISCLOSURE OF THE CONDITION Dakota law § 43-4-38. It is NOT A WARRANTY tion. It is NOT A SUBSTITUTE FOR ANY INSP	of AN	YKI	ND by the	e Sell	er or anyone representing any party in a						
ller h	nereby authorizes any agent representing any party in connection with any actual or anticipated sale of	in this	s trans	saction to	prov	ide a copy of this statement to any person of						
	nswer to any of the following requires more space e sheet.	for ex	plana	tion, plea	se ful	ly explain in comments or on an attached						
	I. LOT OR 1	TITLE	E INI	FORMA	ATIC	N						
1.	When did you purchase or build the home?	Mo	nth		/	ear						
	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments						
100000000000000000000000000000000000000	re there any recorded liens or financial instruments gainst the property, other than a first mortgage?		X	KIIOW								
ag an hu	re there any unrecorded liens or financial instruments gainst the property, other than a first mortgage; or have my materials or services been provided in the past one undred twenty days that would create a lien against the roperty under chapter 44-9?		×									
ea se dr	onnection with the property (other than normal utility asements for public water and sewer, gas and electric rvice, telephone service, cable television service, rainage, and sidewalks)?		×									
COLUMN TO SERVICE SERV	re there any problems related to establishing the lot nes/boundaries?		×	18								
lin	o you have a location survey in your possession or a	V		NB		If yes, attach a copy.						
Do		1		CX	30000000							
Do co Ai fro	opy of the recorded plat? re you aware of any encroachments or shared features, om or on adjoining property (i.e. fences, driveway, sheds, atbuildings, or other improvements)?	^	X	ex								
Do co	re you aware of any encroachments or shared features, om or on adjoining property (i.e. fences, driveway, sheds, atbuildings, or other improvements)? re you aware of any covenants or restrictions affecting	〈	X			If yes, attach a copy.						
Do Co Ai fro Ou Ai the Ai fo vi as	re you aware of any encroachments or shared features, om or on adjoining property (i.e. fences, driveway, sheds, atbuildings, or other improvements)?	<u>\</u>	X			If yes, attach a copy.						
Do co Ai fire ou Ai the Ai fo vi as you	re you aware of any encroachments or shared features, om or on adjoining property (i.e. fences, driveway, sheds, atbuildings, or other improvements)? re you aware of any covenants or restrictions affecting the use of the property in accordance with local law? re you aware of any current or pending litigation, or eclosure, zoning, building code or restrictive covenant tolation notices, mechanic's liens, judgments, special seessments, zoning changes, or changes that could affect	X	X			If yes, attach a copy.						

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
12.	Is the property currently part of a property tax freeze for any reason?		X			
13.	Is the property leased?		X			
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 (i.e. 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 forty-eight hours?		X			
18.	Is the property located in a flood plain?	1000000	1000	X	6 600	
19.	Are federally protected wetlands located upon any part of the property?		×	是一种"包含"。 1000年(包含		
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			If yes, what are the fees or charges? \$per (i.e. annually, semi-annually, monthly)

Additional Comments

II. STRUCTURAL INFORMATION

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?	×			Wester Came up from floor of (rowl) softer 2022-2023 Winter Snow MeH. Inte
2.	Have any water damage related repairs been made?		X		Sump pump to remove moter.
3.	Are there any unrepaired water-related damages that remain?		×		
4.	Are you aware if drain tile is installed on the property?		X		
5.	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			
6.	Type of roof covering: Shingle (asphalt)	X			
7.	Age of roof covering, if known:	X			2023 installed
8.	Are you aware of any roof leakage, past or present?		X		
9.	Have any roof repairs been made, when and by whom?	X			Roney Construction, New Asphalt shingles after hair Domage.
10.	Is there any existing unrepaired damage to the roof?		100000		affec Mail Domoor.
11.	Are you aware of insulation in ceiling/attic?	X			
12.	Are you aware of insulation in walls?	X			
13.	Are you aware of insulation in the floors?			X	
14.	Are you aware of any pest infestation or damage, either past or present?		×		
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		×		If yes, who treated it and when?
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?	×			Repair affer Horl Damage and remodeling additionally During that

42	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
17.	Was a permit obtained for work performed upon the property?	X				
18.	Was the work approved by an inspector as required by local or state ordinance?			×		
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?	X			The State of the S	Hail Domoge War repaired with new
20.	Have any insurance claims been made for damage to the property?	X				Hoil Damoge Claim
21.	Was an insurance payment received for damage to the property?	X				Used to repair + upgrade.
22.	Has the damage to the property been repaired?	X				
23.	Are there any unrepaired damages to the property from the insurance claim?		X			
24.	Are you aware of any problems with sewer blockage or backup, past or present?		×			
25.	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?		×			

Additional Comments

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air conditioning System	X				Age of System, if known:
2.	Air Exchanger			X		
3.	Air Purifier			X		
4.	Attic Fan			X		
5.	Bathroom Whirlpool and Controls			X		
6.	Burglar Alarm & Security System		40 6 To 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	X		
7.	Ceiling Fan	X				
8.	Central Air - Electric	X			Total Control	Unknown
9.	Central Air - Water Cooled			X	557983	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.
10.	Cistern			X		
11.	Dishwasher	X				2023
12.	Disposal			X	Water Street,	
13.	Doorbell			X		
14.	Fireplace			X		
15.	Fireplace Insert			X		
16.	Garage Door(s)			X		
17.	Garage Door Opener(s)			X		
	Garage Door Control(s)			X		
19.	Garage Wiring			X		
20.	Home Heating System(s) Type: Electric	X		THE RESERVE		Age of System, if known: Unknown
21.	Hot Tub and Controls			X		
22.	Humidifier			X		
23.	In Floor Heat			X		
24.	Intercom			X		
25.	Light Fixtures	X				
26.	Microwave	X				2023
27.	Microwave Hood	X				
28.	Plumbing and Fixtures	X	TO BELLE MEDICAL TO			
29.				×		
30.	Propane Tank - Select One: Leased Owned			×		
31.	Radon System			X		

Seller LB / Seller NB

Buyer ____/ Buyer ____

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
32.	Sauna			×		
33.	Septic/Leaching Field	×				
4.	Sewer Systems/Drains	X				
5.	Smart Home System			X		Smart Home System includes:
6.	Smoke/Fire Alarm	X				and by stone morades.
7.	Solar House – Heating			X		
8.	Sump Pump(s)	X				
9.	Switches and Outlets	X			13.00	
0.	Underground Sprinkler and Heads			X		
1.	Vent Fan – Kitchen	×				
2.	Vent Fan – Bathroom	X				
3.	Water Heater, Select One: V Electric Gas	1				Age of System, if known: Unknown
4.	Water Purifier, Select One: Leased Owned			X		- Boot of Stein, II Allowin.
5.	Water Softener, Select One: Leased Owned			X		
6.	Well and Pump			×		
7.	Wood Burning Stove			×		

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 Po	erformed	Comments				
	Yes	No	Yes	No	North (1900			
1. Methane Gas		×		No. of Participants	4	ARREST TRANS			
2. Lead Paint		X							
3. Radon Gas (House)		X							
4. Radon Gas (Well)		X		A PARTICION AND A STATE OF THE PARTICION AND					
5. Radioactive Materials		X							
6. Landfill, Mineshaft		X							
7. Expansive Soil		X							
8. Mold		X		Acres de la constante de la co					
9. Toxic Materials		X			7-56-1				
10. Urea Formaldehyde Foam Insulations		X							
11. Asbestos Insulation		X							
12. Buried Fuel Tanks		X							
13. Chemical Storage Tanks		×							
14. Fire Retardant Treated Plywood		X							
15. Production of Methamphetamines		X							
16. Use of Methamphetamines		X							

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public Private			X		
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		UB //B	X		
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.				X	

Seller LB / Seller NB

Buyer ____/ Buyer _

Lake City

SD

4. Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property? 5. Is the water source (select one) private 6. Is the sewer system (select one) public or private 7. Are there broken window panes or seals? 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.? 9. Are you aware of any other material facts which have not been disclosed on this form? Additional Comments CLOSING SECTION CLOSING SECTION The Seller hereby certifies that the information contained herein is true and co and belief as of the date of the Seller's signature below. If any of these conditions are will be disclosed in a written amendment to this disclosure systeme.	MISCELLANEOUS INFORMATION	es No	Do Not Know	NA	Comments
human death by homicide or suicide occurring on the property? Is the water source (select one)	O' a read the property, are you aware of a		KIIOW		
Is the water source (select one)	human death by homicide or suicide occurring on the	X			
Is the sewer system (select one) public or	Is the water source (select one)	,			If private, what is the date and result of the las
Are there broken window panes or seals? 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.? Are you aware of any other material facts which have not been disclosed on this form? dditional Comments VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL COMMENTS) CLOSING SECTION COMMENTS (ATTACH ADDITIONAL COMMENTS) The Seller hereby certifies that the information contained herein is true and conducted being as of the date of the Seller's signature below. If any of these conditions are change will be disclosed in a written amendment to this disclosure statement of the seller change will be disclosed in a written amendment to this disclosure statement. 2-4-2025 Date The Seller AND THE BUYER MAY WISH TO OBTAIN PROFESSION PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGO BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSTANCE of the date appearing by	public or private				water test?
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CLOSING SECTION The Seller hereby certifies that the information contained herein is true and condition as of the date of the Seller's signature below. If any of these conditions the change will be disclosed in a written amendment to this disclosure statement and the seller are the seller and the Buyer May Wish to obtain Profession Roperty to obtain a true report as to the condition of Propriate Provisions in any contract of sale as negocity with respect to such professional advice and instance of the search of the date appearing by	been disclosed on this form?				
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Buyer	yer Date	Buye	r		Date
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