

(LBOR Approved – 1-15-10)

Seller Property Condition Disclosure Statement

The following is a disclosure statement, made by the SELLER, of information concerning the condition of the Property during ownership of the Property, on the date on which it is signed. It is not a warranty of any kind by the SELLER(S) or any Agent representing any principal in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER may wish to obtain. The information provided in this statement is the representation of the SELLER and not the representation of any Agent. The information contained herein is not intended to be part of any Contract between the SELLER and BUYER.

This disclosure statement concerns the real property situated at:

0 DIAMOND RD IN THE CITY OF ALBIO
COUNTY OF REPUBLIC, STATE OF KANSAS.

SELLER ☐ IS ☒ IS NOT currently occupying the property.

SELLER has owned property since: _____.

SELLER'S INFORMATION

The SELLER discloses the following information with the knowledge that even though this is not a warranty, prospective BUYERS may rely on this information in deciding whether, and on what terms, to purchase the subject real property. SELLER hereby authorizes any Agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or possible sale of the real property.

Indicate the condition of the following items by marking the appropriate box. Check only one box per item. If negotiable, so indicate by writing "NEGOTIABLE" next to the item.

| SECTION A – APPLIANCES | Working | Not Working | Do Not Know if Working | N/A - Not Included |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Built-in Vacuum System..... <input type="checkbox"/> Attachments Included <input type="checkbox"/> Pre-Plumbed only <input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Clothes Dryer..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Clothes Washer..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Dishwasher..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Disposal..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Freezer – Free Standing..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Refrigerator..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Microwave Oven..... <input type="checkbox"/> Built in <input type="checkbox"/> Free Standing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Wall Oven..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Cook Top..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Range/Stove..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Free Standing <input type="checkbox"/> Drop-in <input type="checkbox"/> Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Range Ventilation System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Trash Compactor..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Exterior Grill – Built in..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. TV Antenna/Satellite Dish..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments/Explanations from Section A:

SELLER'S initials and date: JS 5-21-25
SELLER'S initials and date: JS 5-23-25

BUYER'S initial and date: _____
BUYER'S initial and date: _____

JS 5/24/2025

JS 5/25/2025

JS 5/29/2025



SECTION B – ELECTRICAL SYSTEMS

| | Working | Not Working | Do Not Know If Working | N/A - Not Included |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1. Electrical Service Panel..... <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Capacity: _____ AMPS (helpful hint – see main breaker panel) | | | | |
| <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses | | | | |
| 2. Type of Electrical Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Unknown | | | | |
| 3. 220 Volt Service (ie, stove, a/c, dryer)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Cable TV wiring & Jacks: Number of Jacks _____ <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Telephone Wiring & Jacks: Number of Jacks _____ <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Ceiling Fans: Number of Ceiling Fans _____ <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Doorbell..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Electrical Outlets & Switches..... <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Bathroom Vent Fan(s)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Light Fixtures..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Intercom System – Built-in..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Sound System – Built-in..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Speakers –Built-in; <input type="checkbox"/> Wiring – Built-in..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. High Speed Internet Wiring..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Cable <input type="checkbox"/> DSL <input type="checkbox"/> Satellite <input type="checkbox"/> Other | | | | |
| Number of Jacks: _____ | | | | |
| 14. Security System (<input type="checkbox"/> Pre-Wired Only)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Smoke/Fire Alarm..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Number of Smoke/Fire/Heat Detectors: _____ | | | | |
| 16. Sauna (<input type="checkbox"/> Steam <input type="checkbox"/> Dry)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Garage Door Opener(s): Number of Remotes _____ <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Garage Door Keyless Entry..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Other: _____ <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments/Explanations from Section B: _____


SECTION C – HEATING AND COOLING SYSTEMS


| | | | |
|---|--------------------------|--------------------------|--------------------------|
| 1. Furnace..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Forced Air Gas <input type="checkbox"/> Forced Air Electric <input type="checkbox"/> Forced Air Propane | | | |
| <input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Flow <input type="checkbox"/> Specify Other _____ | | | |
| Age _____; <input type="checkbox"/> Zoned Number of Units _____ | | | |
| Humidifier..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Heat Pump..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Age _____; <input type="checkbox"/> Zoned Number of Units _____ | | | |
| 3. Air Conditioning..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Central Air; Age _____; <input type="checkbox"/> Zoned; No. of Units _____ | | | |
| <input type="checkbox"/> Electric <input type="checkbox"/> Other (comment) _____ | | | |
| 4. Propane Tank (<input type="checkbox"/> Leased <input type="checkbox"/> Owned)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Leased From _____ | | | |
| 5. Air Purifier (Electronic Air Filter)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Solar Heating (Panels & Plumbing)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Whole House Fan..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Attic Ventilation System (attic only)..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Fireplace..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Masonry <input type="checkbox"/> Insert <input type="checkbox"/> Wood Burning <input type="checkbox"/> Direct Vent | | | |
| Gas Fireplace Logs..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Fireplace Starter..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Free Standing Heating Stove..... <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fuel Source: <input type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Corn <input type="checkbox"/> Other (comment) _____ | | | |
| 11. Other: _____ <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |


Comments/Explanations from Section C: _____

 SELLER'S Initials and date: OK 5-21-22
 SELLER'S Initials and date: JK 5-22-22

 BUYER'S Initial and date: _____
 BUYER'S Initial and date: _____

 Initial
 5/24/2025

 Initial
 5/25/2025

 Initial
 5/29/2025

SECTION D – WATER SYSTEMS

| | Working | Not Working | Do Not Know If Working | N/A - Not Included |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Water Supply..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Connected to Treated Water System: <input checked="" type="checkbox"/> City <input type="checkbox"/> Rural | | | | |
| <input type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Other: _____ | | | | |
| Rural Water District # _____ Phone # _____ | | | | |
| 2. Sewage System..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Property is connected to: <input type="checkbox"/> City Sanitary Sewer System | | | | |
| <input type="checkbox"/> Septic System <input type="checkbox"/> Lagoon <input type="checkbox"/> Other: _____ | | | | |
| 3. Plumbing | | | | |
| Water/Supply Lines..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewer/Waste Lines..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plumbing Fixtures & Faucets..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Grinder Pit / Lift Station..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Jetted Tub..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Hot Tub..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Sump Pump..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Discharges to _____ | | | | |
| Number of Sump Pumps _____ | | | | |
| 7. Swimming Pool..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Above Ground <input type="checkbox"/> In Ground | | | | |
| 8. Underground Sprinkler System..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Installed: <input type="checkbox"/> Professionally <input type="checkbox"/> Homeowner <input type="checkbox"/> Unknown | | | | |
| 9. Water Heater..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Other | | | | |
| Number of Water Heaters _____; Age _____; Gals. _____ | | | | |
| 10. Water Purifier..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Water Softener (<input type="checkbox"/> Leased <input type="checkbox"/> Owned)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments/Explanations from Section D: _____

SECTION E – STRUCTURAL CONDITIONS

| | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Age of Roof _____ | | | <input type="checkbox"/> |
| <input type="checkbox"/> Composition <input type="checkbox"/> 3-D Composition <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Other: <u>Tin</u> | | | |
| 2. Has the roof ever leaked? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Is there present damage to the roof? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are you aware of any adverse conditions regarding the exterior siding of the structure(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Is there a history of infestation of termites, carpenter ants, fleas, rodents, etc?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Has the property been treated for infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Unrepaired damage from previous infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is the property currently under warranty or other coverage by a licensed pest control company? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Have any of the windows ever leaked? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Are there any windows that have broken thermo-pane seals? (moisture between panes) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Is there any damage to the chimney which requires repair? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Has there ever been leakage/seepage in the basement/crawlspace? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Are there any structural problems with the improvements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Have any corrections been made to stabilize the foundation or retaining walls? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Have you experienced any moving or settling of the following? | | | |
| a. Foundations..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Floors..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Walls..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Driveways | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Sidewalks..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Patios..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Retaining Walls..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SELLER'S Initials and date: AS 5-21-25SELLER'S Initials and date: SP 5-23-25

BUYER'S Initial and date: _____

BUYER'S Initial and date: _____

Initial
AS 5/24/2025Initial
JS 5/25/2025Initial
TK 5/29/2025

Section E – Continued

- | | Yes | No | Unknown |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 16. Has there ever been damage to the real property or any of the improvements due to fire, flood, wind, hail, or other acts of nature? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Have you ever had a leak from any plumbing line/fixture or appliance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Have you had the property inspected for the existence of any types of mold? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, attach copy of any inspection report. | | | |
| 19. Have you received any insurance proceeds or filed any insurance claim on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: Trees falling on fence. Fence has always been stretched and fixed.

SECTION F – HAZARDOUS CONDITIONS: Are you (SELLER), to the best of your knowledge, aware of any of the following substances, materials, or products on the real property which may be an environmental hazard?

- | | Yes | No | Unknown |
|---|--------------------------|--------------------------|--------------------------|
| 1. Radon..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Pre-Plumbed <input type="checkbox"/> Operating Mitigation System | | | |
| 2. Mold | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Lead-Based Paint..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Contaminated soil or water | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Toxic Materials..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Asbestos..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Landfill or buried materials..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Underground fuel or chemical storage tanks..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Other (specify): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: _____

SECTION G – TITLE DISCLOSURES: Are you (SELLER), to the best of your knowledge, aware of any of the following which could affect the real property? FOR INFORMATION CONCERNING SPECIAL ASSESSMENTS, CONTACT BOTH THE CITY CLERK AT 832-3201, AND THE COUNTY TREASURER AT 832-5178.

For online tax info visit: http://www.douglas-county.com/online_services/valuetaxes/disclaimer.asp.
For Pending/Certified Special Assessment info visit: <http://www.lawrenceks.org/specialassessment/>

- | | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. Any Covenants and Restrictions or other deed restrictions or obligations..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you have a copy of a property survey..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Any lot-line disputes or other unusual claims against the real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Any encroachments..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Any zoning violations..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Any non-conforming uses of property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Any violations of "set back" requirements..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Easements other than normal utility easements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Any planned road or street expansions or improvements adjacent to the property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Any notices from any governmental, or quasi-governmental agency (HOA) affecting this real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Any Pending/Certified assessments on the real estate, including but not limited to those for sidewalks, streets, sewers and waterlines..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Total balance of remaining special taxes: \$ 0

Certified Special Taxes: please itemize below:

| | | |
|---|-----------------|---------------------|
| Special Assessment 1 Description: _____ | Amount \$ _____ | Pay Off Year: _____ |
| Special Assessment 2 Description: _____ | Amount \$ _____ | Pay Off Year: _____ |
| Special Assessment 3 Description: _____ | Amount \$ _____ | Pay Off Year: _____ |
| Special Assessment 4 Description: _____ | Amount \$ _____ | Pay Off Year: _____ |

Pending (estimated) Special Taxes or Benefit Districts: \$ _____ (principal only); Type of Assessment _____

SELLER'S Initials and date: JS 5-21-25
SELLER'S Initials and date: JS 5-21-25

BUYER'S initial and date: _____
BUYER'S initial and date: _____

JS 5/24/2025

JS 5/25/2025

JS 5/29/2025



Section G – Continued

- | | Yes | No | Unknown |
|--|--------------------------|-------------------------------------|--------------------------|
| 12. Features, such as walls, fences and driveways which are shared in common with adjoining landowners who use or have a responsibility to maintain the feature..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Any lawsuits against the SELLER threatening, or affecting, this real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Any Home Owners Association (HOA) which has authority over the real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Association contact person: _____ Phone _____ | | | |
| 15. Are Home Owner's Association (HOA) dues/fees assessed against the property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dues: \$ _____ per _____; Transfer/Initiation Fee: \$ _____ | | | |
| *Please explain in Comments/Explanation below what is covered /included by the HOA dues and fees. | | | |
| 16. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas Co-owned in individual interest with others)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Any problems related to any common area..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: _____

SECTION H – OTHER DISCLOSURES: FOR QUESTIONS CONCERNING ZONING OF ANY ADJACENT PROPERTY, CONTACT THE LAWRENCE/DOUGLAS COUNTY PLANNING DEPARTMENT AT 832-3150, OR THE LOCAL CITY/COUNTY ZONING DEPARTMENT IF THIS PROPERTY IS LOCATED OUTSIDE OF DOUGLAS COUNTY. Lawrence/Douglas County Planning info at: <http://www.lawrenceks.org/pds/>

- | | Yes | No | Unknown |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Current zoning is _____ | | | |
| 2. Is any portion of the property in a flood plain..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, is flood insurance required..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, is there a certificate of elevation..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Is the real property in a Wetlands area..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are there any flooding, drainage, or grading problems..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Any room additions, structural modifications, or other alterations without: | | | |
| Necessary permits..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Licensed contractors..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Are any trees or shrubs diseased or dead..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Is there located on the real property any of the following, active or inactive: | | | |
| a. Septic System..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Lagoon..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Well..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Cistern..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is this a rental property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Are you aware of any environmental conditions or incidents on, at, or over the real property that could possibly lead to a lawsuit or liability under any law, rule, ordinance, or other legal theory..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: _____

SECTION I – MAINTENANCE: Insert the most recent year in which the following occurred.

- | Date | Unknown | Date | Unknown |
|---|--------------------------|---|--------------------------|
| 1. Serviced Air Conditioner..... | <input type="checkbox"/> | 4. Serviced/Cleaned Septic System..... | <input type="checkbox"/> |
| 2. Serviced Furnace..... | <input type="checkbox"/> | 5. Serviced/Cleaned Main Plumbing Waste Lines.. | <input type="checkbox"/> |
| 3. Cleaned/Serviced Fireplace | | 6. Checked Sprinkler System Back-Flow Valve.... | <input type="checkbox"/> |
| Chimney/Woodstove flue..... | <input type="checkbox"/> | 7. Sprinkler System Winterized..... | <input type="checkbox"/> |
| Other Routine/Recurring Maintenance _____ | | | |

Comments/Explanations from Section I: _____

SELLER'S Initials and date: JS 5.21.25
 SELLER'S Initials and date: SK 5.23.25

BUYER'S Initial and date: _____
 BUYER'S Initial and date: _____

Initial JS 5/24/2025

Initial JS 5/25/2025

Initial TK 5/29/2025



SECTION J – PERSONAL PROPERTY: ANY PERSONAL PROPERTY INCLUDED IN THE SALE OF THIS PROPERTY SHOULD BE ITEMIZED IN THE SALES CONTRACT AS NEGOTIATED BETWEEN SELLER AND BUYER.

1. ITEMS THAT REMAIN WITH PROPERTY:

Fencing around the calf pen will stay

2. ITEMS RESERVED BY SELLER:

Nothing

SECTION K – ADDITIONAL INFORMATION:

1. ANY OTHER FACTS OR INFORMATION RELATING TO THIS PROPERTY THAT WOULD BE OF INTEREST TO A BUYER:

no

2. ARE YOU AWARE OF ANY ADDITIONAL DEFECTS PRIOR TO YOUR OWNERSHIP?

no

SELLER certifies that the information herein is true and correct to the best of SELLER'S knowledge as of the date signed by SELLER. SELLER further agrees to notify BUYER of any additional items which may become known to the SELLER prior to recording of the Deed. SELLER further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

☐ I have not occupied this property in the past _____ years of my ownership. Therefore, there are conditions of this property with which I am not familiar, however I have completed this disclosure as fully as possible.

Josh Kirk
SELLER SIGNATURE

5-23-25
DATE

Josh Kirk
SELLER NAME (Please type or print clearly)

Carrie Stastny
SELLER SIGNATURE

5-21-25
DATE

Carrie Stastny
SELLER NAME (Please type or print clearly)

Signed by:

Carrie Stastny
E04A1A4C00264C4...

Carrie Stastny

5/24/2025

BUYER'S Initial and date: _____
BUYER'S Initial and date: _____

Signed by:

Jason Emmel
688021257ABA4AB...

Jason Emmel



5/25/2025

Signed by:

Teri Kirk
25ADB4BF69D44C8...

Teri Kirk

5/29/2025