

SELLER'S DISCLOSURE EXHIBIT  
RESIDENTIAL PROPERTY

PROPERTY: 11373 Old 79 City Hannibal State MO Zip 63401

Notice: While the following disclosure may help a Buyer in the evaluation of the above referenced property, it is not to be considered a warranty nor should it be considered a substitute for inspections or warranties the Buyer may wish to obtain.

THIS DOCUMENT WAS COMPLETED BY  SELLER  AGENT IN SELLER'S PRESENCE

GENERAL.

Age of Residen7 ears. Seller has  owned  occupied for 7 years.  
Property has been vacant for \_\_\_\_\_ months \_\_\_\_\_ years. Occupancy permit req'd  Yes  No.  
Survey  Yes  No. Designated historical home or district  Yes  No.  
Pets occupying property  Yes  No Explain \_\_\_\_\_  
Home Warranty Plan offered by Seller  Yes  No. 100 year flood plain  Yes  No  
Features shared with other properties  Walls  Fences  Sewer  Well  Road  
Encroachments to property by neighboring landowners  Yes  No. Legal action  Yes  No  
Notice of zoning, legal, building code, permit violations  Yes  No.  
Explanations regarding any of the above \_\_\_\_\_

Utilities. Gas Company \_\_\_\_\_ Electric Company RCEC  
Water Company \_\_\_\_\_ Cable TV \_\_\_\_\_  
Sewer septic Telephone \_\_\_\_\_  
Trash \_\_\_\_\_  
Fire District \_\_\_\_\_ Dues in taxes  Yes  No  
Explanations of any of the above \_\_\_\_\_

SPECIFIC

1. Subdivision, Condominium or Association Name \_\_\_\_\_  
 Annual  Monthly Assessment Fee \$ \_\_\_\_\_ includes \_\_\_\_\_

Existing or proposed Special Assessments or pending claims that may result in a Special Assessment?  Yes  No. If Yes, describe \_\_\_\_\_

Written subdivision rules, covenants, restrictions, regulations  Yes  No  
Association Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Comments \_\_\_\_\_

2.  Boat docks,  slips,  lifts included in the sale (must be included in personal property on sale contract).  Owned  Leased from \_\_\_\_\_  
Assessment?  Yes  No \$ \_\_\_\_\_  Annual  Monthly  
Permit required?  Yes  No Pending Assessment Increase?  Yes  No  
Comments \_\_\_\_\_

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3. Heating & Cooling:  Natural Gas  LP Gas  Electric  Wood  Oil forced air furnace. Other heating system \_\_\_\_\_

Approximate age of heating system 7 years Serviced by \_\_\_\_\_  
LP Gas or other fuel tank is  Owned  Leased from \_\_\_\_\_

Cooling  Central or  (#) Window Units (must be included in personal property on contract). Areas of dwelling not services by heat and/or air systems \_\_\_\_\_

Fireplace(s) # \_\_\_\_\_ Woodburning Gas Electric Other \_\_\_\_\_  
Insulation  Yes  No R-  Ceiling R-  Walls  Unknown  
Problems or explanations of heating and cooling systems \_\_\_\_\_

4. Electrical:  110v.  220v.  Amp Breaker Box  Fuse Box  
Wiring:  Copper  Aluminum  Knob & Tube  Romex  Unknown  
Attention needed in electrical system. Problems, repairs \_\_\_\_\_

Recent Updates \_\_\_\_\_

5. Appliances/Fixtures/Equipment. (must be included in personal property on sale contract).  
The following items are included in the sale of the property and are in working condition unless otherwise noted:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Fans: Attic, Ceiling Exhaust          | <input checked="" type="checkbox"/> Dishwasher               | <input type="checkbox"/> Trash Compactor                     |
| <input type="checkbox"/> Garage Door Openers (# _____ remotes) | <input type="checkbox"/> Fireplace Equipment ar              | <input type="checkbox"/> Exterior lighting                   |
| <input type="checkbox"/> Smoke Alarms                          | <input type="checkbox"/> Fireplaces                          | <input type="checkbox"/> Doors                               |
| <input type="checkbox"/> Fireplace Logs                        | <input checked="" type="checkbox"/> Garbage Disposal         | <input type="checkbox"/> BBQ Grill                           |
| <input type="checkbox"/> Installed Humidifier                  | <input checked="" type="checkbox"/> Door Locks               | <input checked="" type="checkbox"/> Lighting Fixtures        |
| <input checked="" type="checkbox"/> Installed Microwaves       | <input type="checkbox"/> Water Softener                      | <input type="checkbox"/> Sump Pump                           |
| <input type="checkbox"/> LP Gas Tank                           | <input checked="" type="checkbox"/> Refrigerator             | <input checked="" type="checkbox"/> Security & Alarms System |
| <input type="checkbox"/> Intercom                              | <input type="checkbox"/> Sprinkler System                    | <input type="checkbox"/> Satellite Dish                      |
| <input type="checkbox"/> Satellite Receiver                    | <input type="checkbox"/> Satellite Remotes                   | <input type="checkbox"/> Cable TV Wiring                     |
| <input type="checkbox"/> Television Antenna                    | <input type="checkbox"/> Central Vacuum                      | <input checked="" type="checkbox"/> Water Heater Gas/Elec    |
| <input checked="" type="checkbox"/> Installed Oven Gas/Elec    | <input checked="" type="checkbox"/> Installed Range Gas/Elec |  |
| <input checked="" type="checkbox"/> Washing Machine            | <input checked="" type="checkbox"/> Clothes Dryer Gas/Elec   |  |
| <input type="checkbox"/> # Window Air Conditioning Units       |  |  |

Notes regarding the above inclusions, needed repairs, needed replacements, recent replacements, etc \_\_\_\_\_

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing  Copper  Galvanized  PVC  
Water Heater  Electric  Gas  Other Age \_\_\_\_\_ Gallon

Hot Tub/Jacuzzi \_\_\_\_\_

Lawn Sprinkler System \_\_\_\_\_

Water Source  Public  Well  Other \_\_\_\_\_ Approx well depth 60

Well tested  Yes  No Results human consumption

Water Softener, Purifier, Filter?  Yes  No  Owned  Leased from \_\_\_\_\_

Attention needed in plumbing or water systems. Problems, repairs \_\_\_\_\_

Recent Updates \_\_\_\_\_

7. Roof, Gutters & Downspouts. Approximate age of roof 7 years. Leaks  Yes  No  
Explanation (if Yes) \_\_\_\_\_

Roof repairs? \_\_\_\_\_

Attention needed in roof, gutter & downspout systems. Problems, repairs \_\_\_\_\_

Recent updates \_\_\_\_\_

8. Sewer System.  Public  Private  Septic  Aerator  Tank/laterals/drain field

Other: \_\_\_\_\_

Septic service record \_\_\_\_\_

Back ups/leaks/problems with sewage system none

Recent Updates \_\_\_\_\_

9. Construction. Problems with footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches, other load bearing or structural components  Yes  No.

Exterior. Synthetic Stucco (EIFS)  Yes  No  Unknown

Installed by (if known) \_\_\_\_\_

Inoperable windows, doors or broken seals none

Repairs or replacements to above \_\_\_\_\_

Recent Updates \_\_\_\_\_

10. Lead, Asbestos, Mold, Radon, Methamphetamine. Any of the foregoing found on property?

Lead  Asbestos  Mold  Radon  Methamphetamine

Do any of the above exist on the property? no

To what Extent? \_\_\_\_\_

Has there been any remediation of any of the above? \_\_\_\_\_

Other information pertaining to the above \_\_\_\_\_

11. Basement, Crawl Space. Dampness, water leakage, accumulation in basement or crawl space?  Yes  No. Attempts to control water or dampness problems  Yes  No.

Other information pertaining to the above \_\_\_\_\_

12. Termites, Dry Rot, Wood Destroying Insects or Pests.

Termite inspection  Yes  No. Year \_\_\_\_\_

Termite or other damage known none

Termite or pest control warranties \_\_\_\_\_

Other information pertaining to the above \_\_\_\_\_

13. Soils & Drainage. Fill soils, expansive soils or sinkholes on property  Yes  No.

Soil movement, flooding, drainage or grading problems  Yes  No.

Other information pertaining to the above \_\_\_\_\_  
\_\_\_\_\_

14. Insurance claims in the past five years. none

15. Roads, Streets, Alleys, Shared Road Agreements, Access Easements.

Is the access to this property from a public roadway?  Yes  No. **If not, explain below.**

Any recorded or unrecorded easements affecting the property  Yes  No.

Shared road agreements in place  Yes  No. If Yes, duties of landowner are as follows:

Other information pertaining to the above \_\_\_\_\_  
\_\_\_\_\_

**Seller's Acknowledgement:** Broker is hereby authorized to distribute this information to potential Buyers for the property first above mentioned. Seller has carefully examined this disclosure and acknowledges that the information contained herein is true and accurate to the best of the Seller's knowledge. Seller agrees to notify agent if substantial changes in condition or statements occur.

*Gary W. Mosley*  
Seller  
Date 04/17/2017

dotloop verified  
04/17/17 7:30PM EDT  
F8BH-NHMX-FB1A-QMPJ

*Barbara Y. Malin*  
Seller  
Date 4-17-2017

**Buyer's Acknowledgement:** Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the property and, if desired, have the property inspected by independent, professional experts at Buyer's own expense. Buyer understands that Seller may not have full knowledge of all items mentioned above and is completing this form to the best of Seller's knowledge. Buyer further acknowledges that Buyer or Buyer's agent has received a signed copy of this disclosure statement from Seller or listing broker and that neither of these is an expert in the detection or repair of physical property defects.

\_\_\_\_\_  
Buyer  
Date \_\_\_\_\_

\_\_\_\_\_  
Buyer  
Date \_\_\_\_\_

## ADVICE TO COMPLY WITH FREEDOM OF INFORMATION ACT

RE: Freedom of Information Act of 1996 as pertaining to land owned  
by

\_\_\_\_\_  
Gary W. Mosley and Barbara Y. Mosley  
(Landowner name)

To Whom It May Concern:

In compliance with the Freedom of Information Act passed by  
Congress in 1996, I (we) the undersigned hereby authorize you to  
release to

\_\_\_\_\_  
Jason Chinn  
(Licensee name)

of United Country iAuctionandRealty.com, Quincy, Illinois any  
information requested and pertinent to my (our) business  
relationship(s) with USDA (FSA or NRCS), my (our) lending  
institution N/A  
or my (our) insurance company N/A  
or my (our) attorney N/A  
and/or my (our) accounting  
firm N/A.

If you have any questions or to verify this authorization, please call  
me at the number below.

Owner:

Date:

Gary W. Mosley dotloop verified  
04/17/17 7:30PM EDT  
DF6B-ESHZ-YIWR-LWKY

Barbara Y. Mosley 4-17-2017

Phone number: 936-222-3003