

This document has legal consequences.
If you do not understand it, consult your attorney.

©ST. LOUIS ASSOCIATION OF REALTORS®
Approved by Counsel for the St. Louis Association of REALTORS®
to be used exclusively by REALTORS®
and members of the Bar Association of Metropolitan St. Louis

Form # 2091

01/15

SELLER'S DISCLOSURE STATEMENT

To be completed by **SELLER** concerning 341 Diener (Property Address)
located in the municipality of Washington (if incorporated), County of Franklin, Missouri.

Note: If a Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect the Buyer's decision to buy the property, then the Seller needs to disclose it. This statement will assist a Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO THE SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to a Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect a Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO THE BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract.

Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.

Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name _____ Type of Ownership: ☐ Fee-Simple ☐ Condominium ☐ Co-Op
Contact _____ Phone _____
- (b) Mandatory Assessment: #1 Not Applicable \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
Mandatory Assessment: #2 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (c) Mandatory Assessment(s) include:
☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area
☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal
☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility _____
☐ assigned parking space(s): how many _____ identified as _____ ☐ some insurance ☐ real estate taxes
☐ other specific item(s) _____
☐ Exterior Maintenance of this dwelling covered by Assessment: _____
- (d) Optional Assessment(s)/Membership(s): Please explain. _____
- (e) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
- (f) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☒ No
- (g) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☒ No
- (h) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☒ No
- (i) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☒ No
- (j) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☒ No
- (k) Is there a recorded street/road maintenance agreement? ☐ Yes ☒ No
- (l) Please explain any "yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above. _____

UTILITIES

Utility Current Provider
Gas/Propane: Heritage Propane
Electric: Ameren Missouri
Water: Public Water Supply District No 1 of Franklin County
Sewer: Private
Trash: Owner Responsible
Recycle: Owner Responsible

HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units ____) ☐ Other: _____
(b) Source of heating: ☐ Electric ☐ Natural Gas ☒ Propane ☐ Fuel Oil ☐ Other _____
(c) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard ☐ Other _____
(d) Areas of house not served by central heating/cooling: Basement
(e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other: _____
(f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "yes", please explain _____
(g) Other details: _____

FIREPLACE(S)

- (a) Type of fireplace: ☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane
(b) Type of flues/venting:
☐ Functional (properly vented for wood burning and vented gas logs). Number of fireplace(s) _____ Location(s) _____
☐ Non Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____
(c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☐ No If "yes", please explain _____

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

- (a) Water Heater: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other: _____
(b) Ice maker supply line: ☐ Yes ☒ No
(c) Jet Tub: ☐ Yes ☒ No
(d) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate: _____
(e) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "yes", please explain _____

WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

- (a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain): _____
(b) If Public, identify the utility company: Public Water Sewer District No. 1 of Franklin County
(c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information _____
(d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? ☐ Yes ☒ No If "yes", please explain _____

SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

- (a) What is the type of sewerage system to which the house is connected? ☐ Public ☐ Private ☐ Septic ☐ Aerator ☒ Other. If other please explain: Natural Drain
(b) Is there a sewerage lift system? ☐ Yes ☒ No If "yes", is it in good working condition? ☐ Yes ☐ No
(c) When was the septic/aerator system last serviced? _____
(d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No If "yes", please explain _____

APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Electrical Appliances and Equipment: ☐ Electric Stove/Range/Cook top ☐ Oven ☐ Built-in Microwave Oven
☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☐ Electric dryer (hook up)
☐ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other _____
- (b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane
☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater
☒ Gas dryer (hook up) ☐ Other _____
- (c) Other Equipment: ☐ TV Antenna ☐ Cable Wiring ☒ Phone Wiring ☐ Network/Data Wiring
☐ Electric Garage Door Opener Number of transmitters _____
☐ Security Alarm System ☐ Owned ☐ Leased /Lease information: _____
☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☐ Sauna/ Pool/Spa Equipment (list): _____
(If Pool or Spa exists, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: _____
☐ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____
- (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☐ No If "yes", please explain. _____

ELECTRICAL

- (a) Type of service panel: ☒ Fuses ☐ Circuit Breakers
- (b) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- (c) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "yes", please explain. _____

ROOF, GUTTERS AND DOWNSPOUTS

- (a) What is the approximate age of the roof? 7 years Old Years. Documented? ☐ Yes ☐ No
- (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "yes" please explain. _____
- (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☒ Yes ☐ No If "yes", please explain Removed old roof shingles and replaced in 2008
- (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "yes", please explain. _____

CONSTRUCTION

- (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? ☒ Yes ☐ No If "yes" please describe in detail. Foundation leaks in basement and garage.
- (b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☒ No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort. _____
- (c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No
- (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: None
- (e) Were required permits obtained for the work in (d) above? ☐ Yes ☒ No

BASEMENT AND CRAWL SPACE (Complete only if applicable)

- (a) ☐ Sump pit ☐ Sump pit and pump
- (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood
- (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☒ Yes ☐ No If "yes", please describe in detail. Water Leak in basement and garage when raining
- (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☐ Yes ☒ No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort _____

PESTS OR TERMITES/WOOD DESTROYING INSECTS

- (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No
- (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No
- (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No
- (d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No
- (e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No
- (f) Please explain any "yes" answers you gave in this section: _____

SOIL AND DRAINAGE

- (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No
- (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☐ Yes ☒ No
- (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? ☐ Yes ☒ No
- (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No
- (e) Please explain any "yes" answers you gave in this section. _____

HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) Lead: (Note: Production of lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)
- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for lead? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results: _____
- (4) Please explain any "yes" answers you gave in this section. _____
- (b) Asbestos Materials
- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☒ Yes ☐ No
- (2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results: _____
- (4) Please explain any "yes" answers you gave in this section. Asbestos Shingle Siding

(c) Mold

- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results. _____
- (4) Please explain any "yes" answers you gave in this section. _____

(d) Radon

- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results. _____
- (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "yes", please provide the date and name of the person/company who did the mitigation. _____

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of crimes related to methamphetamine? ☐ Yes ☒ No If "yes", please explain. _____

(f) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? ☐ Yes ☒ No If "yes", please explain. _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100 year flood hazard area (flood plain)? ☐ Yes ☒ No
- (d) Do you have a survey of the property? ☒ Yes ☐ No (If "yes", please attach) Does it include all existing improvements on the property? ☒ Yes ☐ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "yes" answers you gave in this section. Survey of Property was done in May of 2014 by BFA Consultants - Engineers - Surveyors

INSURANCE

Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed. _____

MISCELLANEOUS

- (a) The approximate age of the residence is 55 years. The Seller has occupied the property from 1960 to Present.
- (b) Has the property been continuously occupied during the last twelve months? ☐ Yes ☒ No If "no", please explain. Owner was in Nursing home until passing
- (c) Is the property located in an area that requires an occupancy (code compliance) inspection? ☐ Yes ☒ No If "yes", please explain. _____
- (d) Are you aware if this property is located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "yes", please explain. _____
- (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "yes", please explain. _____

- (f) Is property tax abated? ☐ Yes ☒ No Expiration date _____ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? ☐ Yes ☒ No If "yes" please explain. _____
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "yes", please attach)
- (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☒ No
- (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No
- (m) Please explain any "yes" answers you gave for (i), (j), (k), or (l) above. _____

Additional comments: _____

Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:

Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.

Michael G. Elbert Trustee April 13, 2015
SELLER SIGNATURE DATE

Michael G. Elbert Trustee
Seller Printed Name

Sharon H. Kloeppel Trustee April 13, 2015
SELLER SIGNATURE DATE

Sharon H. Kloeppel Trustee
Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

BUYER SIGNATURE DATE

Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name



Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

The following is a disclosure statement made by Seller concerning the following Property (the "Property"):

29 44th NW Washington MO 63105 Franklin
 Section Township Range City State Zip Code County

This disclosure statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any broker or licensee in this transaction, and is not a substitute for any inspection or warranties a Buyer may wish to obtain. Real estate brokers and licensees involved in the sale do not inspect the Property for defects or guarantee the accuracy of the information provided in this form.

TO THE SELLER: Please complete the following form, including past history or problems if known. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following are representations made by the Seller and are not representations of any broker or licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against future charges that you violated a legal disclosure obligation to a Buyer. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you may use the space at the end of this form to further describe that condition and/or attach additional pages if additional space is required.

TO THE BUYER: Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the Property. Thus, you may want to condition your offer on a professional inspection(s) of the Property. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

A. SURVEY, EASEMENTS, FLOODING

- (1) When did you purchase the land? Family Owned for 150 Years, Titled in Living Trust 1993
- (2) Has the land been surveyed? ☒ Yes ☐ No
 Year surveyed 2014
- (3) What company or person performed the survey?
 Name BFA Consultants-Surveyors-Engineers Phone 636-239-4751
 Address 103 Elm Street Washington, MO 63090
- (4) If this is platted land, has a certificate of survey been completed? ☒ Yes ☐ No
 If "Yes," by whom? BFA Consultants-Engineers-Surveyors When? 2014
- (5) Has the plat been recorded in the land records? ☒ Yes ☐ No
 If "Yes," Plat Book # 735 Page # 268

To the best of your knowledge:

- (6) Are there any encroachments or boundary line disputes? ☐ Yes ☒ No
- (7) Are there any easements other than utility or drainage easements? ☒ Yes ☐ No
- (8) Is the Property in a designated 100 year flood plain or wetlands area? ☐ Yes ☒ No
- (9) Has there ever been a flood or other disaster at the Property? ☐ Yes ☒ No
- (10) Have there ever been drainage problems affecting the Property or adjacent properties? ☐ Yes ☒ No
- (11) Give the details if any of questions 6 through 9 are answered "Yes."

Survey has private road on the south to public road to Washington

B. USE RESTRICTIONS. To the best of your knowledge:

- (1) Do any of the following types of covenants, conditions, or restrictions affect the land:
 - a. Subdivision or other recorded covenants, conditions, or restrictions? ☐ Yes ☒ No
 - b. A right of first refusal to purchase? ☐ Yes ☒ No

- 52 c. Variances, special use permits, or other zoning restrictions specific
53 to this Property? ☐ Yes ☒ No
54 (2) If any of the above questions (B1) are answered "Yes," do you have written copies of
55 these covenants, conditions or restrictions? ☐ Yes ☒ No
56 If "Yes," describe: _____
57 (3) Have you ever received notice from any person or authority as to any breach of any of
58 these covenants, conditions or restrictions? ☐ Yes ☒ No
59 If "Yes," describe: _____
60 C. CONDITION OF THE PROPERTY. To the best of your knowledge:
61 (1) Are there any structures, improvements, or personal property included in the sale ☒ Yes ☐ No
62 If "Yes," list all items: All Structures
63 Are there any problems or defects with any of these items? ☒ Yes ☐ No
64 If "Yes," describe all problems or defects: Old Barns & House
65 (2) Are there any operating or abandoned oil wells, buried storage tanks, or buried debris or
66 waste on the Property? ☐ Yes ☒ No
67 If "Yes," give details: _____
68 (3) Is there any hazardous or toxic substance in or on this Property or any adjacent property
69 (including but not limited to mold or lead in the soils)? ☐ Yes ☒ No
70 If "Yes," give details: _____
71 (4) Have any soil tests been performed? ☐ Yes ☒ No
72 If "Yes," When? _____ By Whom? _____
73 Results: _____
74 (5) Does the Property have any fill or uncompacted soils? ☐ Yes ☒ No
75 If "Yes," describe location and depth: _____
76 (6) Are there any settling or soil movement problems on this Property or any adjacent property? ☐ Yes ☒ No
77 If "Yes," give details: _____
78 (7) Is there a large-scale infestation, rot or disease in the trees on the Property? ☐ Yes ☒ No
79 If "Yes," give details: _____
80 D. UTILITIES. To the best of your knowledge:
81 (1) Have any percolation tests been performed? ☐ Yes ☒ No
82 If "Yes," When? _____ By Whom? _____
83 Results: _____
84 (2) Are any of the following presently existing within the Property?
85 a. Connection to public water? ☒ Yes ☐ No d. A water well? ☐ Yes ☒ No
86 b. Connection to public sewer? ☐ Yes ☒ No e. Septic tank? ☐ Yes ☒ No
87 c. Connection to private water f. Connection to electric utility? ☒ Yes ☐ No
88 system off Property? ☐ Yes ☒ No g. Connection to natural gas service? ☐ Yes ☒ No
89 (3) Are any of the following existing at the boundary of the Property?
90 a. Public water system access? ☒ Yes ☐ No d. Natural gas access? ☐ Yes ☒ No
91 b. Private water system access? ☐ Yes ☒ No e. Telephone system access? ☒ Yes ☐ No
92 c. Electric service access? ☒ Yes ☐ No
93 (4) Have any utility access charges been paid? ☐ Yes ☒ No
94 If "Yes," which charges have been paid? _____
95 E. FEDERAL/STATE/LOCAL FARM PROGRAMS
96 (1) CRP (Conservation Reserve Program) Was Property enrolled in CRP? ☐ Yes ☒ No
97 If "Yes," complete the following:
98 _____ total acres put in CRP _____ last year of participation
99 _____ per acre bid in _____ enrollment year _____ annual payment
100 (2) WRP (Wetlands Reserve Program) was Property enrolled in WRP? ☐ Yes ☒ No
101 If "Yes," complete the following:
102 _____ total acres put in WRP _____ last year of participation
103 _____ per acre bid in _____ enrollment year _____ annual payment
104 (3) DCP (Direct and Counter-cyclical Payment Program) or ACRE Program.
105 Was Property enrolled in DCP? ☐ Yes ☐ No Was Property enrolled in ACRE Program? ☐ Yes ☒ No
106 If "Yes," what is the total annual payment? \$ _____
107 (4) CSP (Cost Share Program) (usually a 10-year program)
108 Is the Property currently participating in any CSP? ☐ Yes ☒ No
109 If "Yes," check applicable boxes: _____ Soil/Water _____ Terracing _____ Seeding
110 (Cost Share Program must be maintained or the original owner can be fined.)

Reference

(5) Other Programs (please identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates):

F. Leasehold/Tenant Rights (Include Farming, Gas And Oil Leases, etc.):

(Check and complete applicable box(es)).

(a) Are there leasehold interests or tenant rights in the Property? ☒ Yes ☐ No

If yes, please complete the following:

Lessee/Tenant is: Orville Brinker Glen Gildehaus

Rent is: \$1000.00 per year for pasture \$125.00 per year

Agreement between Seller and lessee ends on or before

☐ Copy of Lease is attached.

(b) Are there any farming or crop-share agreement rights in the Property? ☒ Yes ☐ No

If yes, please complete the following:

Tenant/Farmer is: Harvey Riegel

Split or Rent is: 1/3 expense 1/3 profit to owner

Agreement between Seller and Tenant ends on or before

☐ Copy of Agreement is attached.

(c) Are there additional leasehold interest or tenant rights? (Attach description, if so) ☐ Yes ☒ No

G. OTHER MATTERS

(1) Are you aware that the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving any controlled substance related thereto? ☐ Yes ☒ No

If "Yes," MAR Form DSC-5000 must be filled out in conjunction with this form.

(2) Is there anything else that may materially and adversely affect the value or desirability of Property, e.g., pending claims or litigation, notice from any governmental authority of violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance? ☐ Yes ☒ No

If "Yes," give details:

H. SELLER'S STATEMENT (to be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guarantee of any kind. Seller hereby authorizes the listing Broker to provide this information to prospective buyers of the Property and to real estate brokers and sales people representing such buyers. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading.

Michael G. Elbert Trustee April 3, 2015
Seller Date

Sharon G. Koppert Trustee April 3, 2015
Seller Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

- I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller need only make an honest effort at fully revealing the information requested.
- This Property is being sold to me without warranties or guaranties of any kind by Seller or any Broker concerning the condition or value of the Property.
- I understand I have the right to make an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors.
- I acknowledge that neither Seller nor any Broker is an expert at detecting or repairing physical defects in the Property.
- I specifically represent that there are no important representations concerning the condition or value of the Property made by Seller or any Broker on which I am relying except as may be fully set forth in writing and signed by either of them.

Buyer

Date

Buyer

Date

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.
Last Revised 12/31/09.

©1996 Missouri REALTORS®

DSC-8020

Page 3 of 3

Form # 2165

12/09

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

PROPERTY ADDRESS: 341 Diener Road Washington, MO 63090 DATE: April 3, 2015

SEPTIC (Explain any "yes" answers)

Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- (a) How many people occupy the property? 0
- (b) Has the property been vacant over any period during the last 12 months? ☒ Yes ☐ No
- (c) Does any other property owner share this system? ☐ Yes ☒ No
- (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No
- (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No
- (f) Does the system have an aerator? ☐ Yes ☒ No
- (g) Of what is the bottom of the tank constructed? ☐ gravel ☐ concrete ☒ unknown
- (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☒ Yes ☐ No
- (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☒ Yes ☐ No
- (j) Are any of the pipes exposed? ☐ Yes ☒ No
- (k) Is there any seepage or surface discharge (effluence) from the septic system? ☒ Yes ☐ No
If yes, is there any from your system onto your neighbor's property? ☐ Yes ☒ No
- (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No
- (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No
- (n) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- (o) Is there a current maintenance service agreement covering your system? ☐ Yes ☒ No If yes, what is the annual cost and who is the current provider?
- (p) Does any government authority require a maintenance service agreement for the new homeowner? ☐ Yes ☒ No
- (q) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (r) Has a service company ever recommended any work to be done to the system? ☐ Yes ☒ No
- (s) Are you aware of any defects? ☐ Yes ☒ No
- (t) Have you expanded, updated, or modified the septic system? ☐ Yes ☒ No
- (u) Have you cleaned or pumped the system during your ownership of the property? ☐ Yes ☒ No
If yes, when was it done and who did the work?

WELLS (Explain any "yes" answers)

- (a) Is any part of the well located on a neighbor's property? ☐ Yes ☒ No
- (b) Is the well shared with any other properties? ☐ Yes ☒ No
If yes, is there a recorded well agreement? ☐ Yes ☒ No
- (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☒ No
- (d) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☒ No
- (f) Are you aware of any defects? ☐ Yes ☒ No
- (g) Are you aware of any plans to bring public water to this property? ☒ Yes ☐ No

Explanation of any "yes" answers and additional comments for either of the above sections:

Under question "G" Public Water is the supplier

SELLER'S ACKNOWLEDGEMENT Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

Michael J. Elbert Trustee April 3, 2015
SELLER DATE

Sharon H. Moepfel Trustee April 3, 2015
SELLER DATE

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Septic/Well Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Septic/Well Addendum To Sellers Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

BUYER

DATE

BUYER

DATE