

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which

CONCERNING THE PROPER		3	3109	FM 2225		
THIS NOTICE IS A DIGG.	Ouitman, TX 75783 ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF TO A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUY VARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS OF THE BUY					
DATE SIGNED BY SELLER A	ND 16 NO.	LLER'S KNOWLEDGE	OF TH	E CON	DITION OF THE	
MAY WISH TO OBTAIN IT IS	MOTAWA MOTAWA	A SUBSTITUTE FOR	ANY	INSPE	CTIONS OF THE PROPER	RTY AS OF
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MAY WISH TO OBTAIN. IT IS AGENT.					IN, SELLER'S AGENTS, O	R ANY OTI
DE STATE OCCUPYING	g the Prop	erty. If unoccupied the s	احمالت			
Seller is his not occupying July 2007 Section 1. The Property has	or	Inever occupied the P	toport	now lor	ng since Seller has occupie	d the Propo
Section 1. The Property has	he itoms -		operi	,	·	Tope
Section 1. The Property has This notice does not estab.	ish the items	to be commend to the	95 (Y),	No (N)	, or Unknown (U).) ine which items will & will not o	
I Y N		to be conveyed. The cont	act will	determ	ine which items will & will make	_
Cable TV Wiring		m	Y	UV	Item	
Carbon Monoxide Det.	_ Ga	s Lines (Nat/LP)		X		YN
Ceiling Fans X		t Tub	1-1:	x	Pump: ☐ sump ☐ grin	der X
21631	Inte	ercom System	+ 1	7	Rain Gutters	X
Cooktop X		rowave	1 K	} 	Range/Stove	X
Dioposal	Out	door Grill	+ +	;}	Roof/Attic Vents	T T
		io/Decking	lxl^	4-1	Sauna	101
Emergency Escape		mbing System		\perp	Smoke Detector	-
Ladder(s) X		and Oystelli	_v	\mathbf{I}	Smoke Detector – Heari	
Exhaust Fans X	Poo		M_		Impaired	''g v
Fences			L X		Spa	- , }
Fire Detection Equip.		Equipment			Trash Compactor	- X
French Drain	7001	Maint. Accessories	X		TV Antenna	
Gas Fixtures		Heater	X			X
LIAL	I Publi	c Sewer System	ÍΧ		Washer/Dryer Hookup Window Screens	X
ltem	YN				vviidow Screens	
Central A/C	1011		Ac	dition	al Information	
Evaporative Coolers		X electric □ gas	numb	er of ur	nits:	
Wall/Window AC Units	- 12-1	rumper of units:				
Attic Fan(s)	-141		2	_		
Central Heat	-	if yes, describe:				
Other Heat	XII	□ electric □ gas	numh	or of ···	:4	
en	IXII	if yes, describe: W	OSAT	n or un	IIS.	
ireplace & Chimney	X	number of ovens:	TE	Jur	ing stove	
arport	X	□wood □nas loss	<u> </u>	electr	ic gas other:	
arage	X	☐ attached ☐ not a			ic 🗍 gas other: ¶other: W&Stole Sta⊄	10 ico
	XII	attached not a	mache	d		
arage Door Openers	IX	number of units:	ιτache	d		
atellite Dish & Controls	1 1/1/			n	umber of remotes:	
curity System	1 12/14					==
ater Heater	TX -	☐owned ☐leased l	rom			
ater Softener	1101-	□ electric □ gas □	other:		Dumb	
derground Lawn Sprinkler	1-121-	☐ owned ☐ leased f	mm		number of units:	
otic / On-Site Sewer Facility	K/AL	☐automatic ☐manu	ial ar	920.00	Von-A	
1400 4 and 1	IX	if yespattach Informati	nn Aha	eas co	vered: Site Sewer Facility (TAR-14	
(-1406) 1-01-10 Initial	ed by: Selle		MI AUC	iui Un-	Site Sewer Facility (TAR-14	07)
ountry-Cain Agency 506 S Main Winnsboro, TX 75494	- ~ J. Odlit	1./_//~\dagger ~	and Bu			

Water supply provided by: city www. Was the Property built before 1978?				
Was the Property built before 19782		Quitman,	TX 75783	
	ell DWD 📭	o-op unknown	☐ other:	
(If yes commission)	DO KAND D	UNKNOWN		
(If yes, complete, sign, and attach T Roof Type: Shime (1997) Is there an overlay roof covering on the	AR-1906 concern	ning lead-based pai	nt hazards\	
Is there an overlay roof covering on the	25/110/) Age	~21 years		_
□ yes □ no □ unknown	Property (shingles	or roof covering r	aced over existing the	(approxin
Are you (Salley)			existing sningles of	or roof coveri
need of renoisa the item	s listed in this Se	ction 1 that are not	in modeling the	
Are you (Seller) aware of any of the item need of repair? Types on the item wood buch to struck out of	lescribe (attach ac	ditional sheets if a	in working condition, that have ecessary): Central H	/p_defects, or
Wood burning stove pape	patro deck	boards, runa	ecessary): Carmal H	AC
		0	5, 50 do	ron gan
				-
Section 2. Are you (Sollar)				
Section 2. Are you (Seller) aware of a aware and No (N) if you are not aware.)	ny defects or ma	alfunctions in any	of the followings, (see)	
Item [Vial			or are following r: (Mark Ye	es (Y) if you
item Y N	Item	Tyles		
basement	Floors	YN	Item	Υ
Cellings	Foundation / Slab		Sidewalks	
1 1 1	Interior Walls	(s) X	Walls / Fences	
Divorvays	Lighting Fixtures	 	Windows	
Siderical Systems	Plumbing Systems		Other Structural Component	ents
	Roof	s X		
the answer to any of the	····			
the answer to any of the items in Section Leilings Need to be 30x0	2 is yes, explain	(attach additional e	hoote if name	
- 1 aca 40 10 SCX	sped down	TO OT	neets if necessary):	
	0	1	a Madown	
ection 3. Are you (Seller) aware of any are not aware.	y of the following	g conditions: (Ma	rk Yes (Y) if you are even	
ection 3. Are you (Seller) aware of any u are not aware.}	y of the followin	g conditions: (Ma	rk Yes (Y) if you are aware	and No (N)
ondition			rk Yes (Y) if you are aware	and No (N)
Juminum Wiring	y of the following	Condition		and No (N)
Juminum Wiring Sbestos Components		Condition Previous Found	ation Renairs	· · · · · · · · · · · · · · · · · · ·
Juminum Wiring sbestos Components iseased Trees:		Condition Previous Found Previous Roof	ation Repairs Repairs	· · · · · · · · · · · · · · · · · · ·
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Hollie C Hollis

Co	ncerning the Property at	3109 FM 2225
If th	ne answer to any set	13763
	ccording to previou	in Section 3 is yes, explain (attach additional sheets if necessary): 15 OUTLETS' Seller'S disclosience when we murchased 5 SAME OFENIOUS ALMAGE to an outlevelock to the
	Dinber diaste was	some previous damage to as when we murchased
	P MOIS.	15 owners' seller's disclosience when we murchased some previous damage to an outbuilding which no
whic	tion 4. Are you (Seller) awa	are of any item, equipment, or system in or on the Property that is in need of repair disclosed in this notice? yes no If yes, explain (attach additional)
nece	essary):	are of any item, equipment, or system in or on the Property that is in need of repair disclosed in this notice? yes no If yes, explain (attach additional sheets
Section	on 5. Are you (Seller) awa	re of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y	ware.; V	you are aware. Mark No (N) if you are aware. Mark No (N) if you are
	Room additions, structur	rol modificati
/	in compliance with building	ral modifications, or other alterations or repairs made without necessary permits or not ng codes in effect at the time.
	Manager's name	ns or maintenance fees or assessments. If yes, complete the following:
	Fees or assessments	are: \$Phone:
	Any unpaid fees or ass	sessment for the Property? Type (\$ and are: mandatory Voluntary
	attach information to the	are: \$ per and are: ☐ mandatory ☐ voluntary sessment for the Property? ☐ yes (\$) ☐ no nore than one association, provide information about the other associations below or nis notice.
口超		
,	with others. If yes, complete Any optional user fees	ies such as pools, tennis courts, walkways, or other) co-owned in undivided interest te the following: for common facilities charged? yes no If yes, describe:
		no If yes, describe:
	Any notices of violations or Property.	of deed restrictions or governmental ordinances affecting the condition or use of the
) X	Any lawsuits or other lenal	proceedings the the
	to: divorce, foreclosure, heil	proceedings directly or indirectly affecting the Property. (Includes, but is not limited
又	Any death on the Property	except for those deaths caused by: natural causes, suicide, or accident unrelated to
1 15	Any condition and a management	7. Hatural causes, suicide, or accident unrelated to
N N	Any renaise	ty which materially affects the health or safety of an individual.
, pag	hazards such as ochaste	adon, lead-based paint, urea-formaldehyde, or motel
L.	ceruncate of mold remedia	ation or other and internation identifying the extent of the remarkable in
ne answ	er to any of the items in Section	on 5 is yes, explain (attach additional at
		on 5 is yes, explain (attach additional sheets if necessary):
R-1406)	1-01-10 Initialed	by: Seller:
		and Buyer:
	with ZipForm® by zipLogix	× 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipl.ogix.com
		Hollie C U-n:

	roperty at		~ .	3109 FM 2225	į.	
Section 6. Selle Section 7. Withi	_ ~~.		Our	tman, TX 75	783	
Selle	r ⊡has ⊠ha	s not attached a				
Section 7. With	m 41		survey of the	Property.		
regularly provide	incre last 4 ye	ars, have you (s	ellert	_		
regularly provide inspections?	mspections an	d who are either	licensed	d any written ins	pection rene	rts from persons
	And It A	es, attach copies	and complete	nspectors or oth	erwise nermit	to trom persons
Inspection Date	Туре			the following:	Poiliff	ted by law to perf
	1-2	Name of In	spector			
						No. of Page
						- ioi orrage
61						
Note: A buye	r should not rei	V on the ab				
Pro	perty. A buver	Should obtain t	cited reports .	as a reflection of n inspectors chos		
Section 8. Check	any tay away	onoulu oplain ing	spections from	n inspectors char	the current co	Diation of tree
₩ momestead		on(s) which you	(Seller) curre	n4h1-1	sen by the bu	yer.
☐ Wildlife Manag	ement	☐ Senior Citi	zen	inly claim for the	Property:	
Other:	GIL	☐ Agricultura	l	Choanie0		
				☐ Disabled Ve	eteran	
Section 9. Have yonsurance claim or a which the claim was	u /Salla-A			□ Unknown		
nsurance claim or a which the claim was	- (gener) ever	received proces	eds for a == :			
nich the claim	and the state of 8	ward in a lens! .	Wood	··· ior damage to	the Pro	
				nd not used the p		

ection 10. Does the	Dronorty L					
ection 10. Does the quirements of Chan	property have	working smoke	detectors !-			
ection 10. Does the quirements of Chap- tach additional sheet	property have	working smoke	detectors in	stalled in accord	ance with the	Smoke
ection 10. Does the quirements of Chapitach additional sheet	property have ter 766 of the He s if necessary):	working smoke ealth and Safety Detectors	detectors in Code?* Mu Were W	stalled in accord	ance with the	smoke detector
	1.00 LL	lau have r	Ceman (a)	side at the	MO. OF VA	dikilown, explain.
*Chantor 766 -6	"	lay have r	emoved	· luce at the	ne of vo	Cate of
*Chapter 766 of	the Health and	Safety Code requ	emoved	- me at 11)	ne of va	Cate of
*Chapter 766 of smoke detectors	the Health and installed in acco	Safety Code requordance with the	uires one-fami	y or two-family du	Nellings to be	Cate of
*Chapter 766 of smoke detectors	the Health and installed in acco	Safety Code requordance with the	uires one-fami	y or two-family du	Nellings to be	Cate of
*Chapter 766 of smoke detectors	the Health and installed in acco	Safety Code requordance with the	uires one-fami	y or two-family du	Nellings to be	Cate of
*Chapter 766 of smoke detectors which the dwelling know the building local building offic	the Health and installed in according is located, included code requiremental for more information.	Safety Code requered and performance with the reputation of the performance of the perfor	UMDVAC uires one-family requirements co o, location, and ur area, you n	y or two-family du f the building code f power source red hay check unknown	wellings to have in effect in the	e working the area in rou do not
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Propane: N/A

ADDITIONAL NOTICES TO BUYER:

- The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police
- If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- If you are basing your offers on square footage, measurements, or boundaries, you should have those items

(4)	The following providers currently provide service to the proper	h.e.
	Electric: Wood County Electric Copp Sewer: N/A	y.
	Sewer: N/A	phone #:
	Water: Jones WSC	phone #:
	Cable: None	phone #:
	Trash: None	phone #;
	Natural Gas: N/A	phone #:
	Phone Company: Nove	phone #:
	Propane: N/A	phone #:

phone #: _____ (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Printed Name:	Date	Signature of Buyer Printed Name:	Date

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

02-09-2004

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT	DI I LUERAL LAW
CONCERNING THE PROPERTY AT	3109 FM 2225
A. LEAD WADNING	(Street Address and Ca.)
quotient, behavioral problems, and impaired women. The seller of any interest in res information on lead-based paint hazards fro notify the buyer of any known lead-based pahazards is recommended prior to purchase." NOTICE: Inspector must be properly certified a B. SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/O	urchaser of any interest in residential real property on which a is notified that such property may present exposure to lead from Idren at risk of developing lead poisoning. Lead poisoning in young including learning disabilities, reduced intelligence memory. Lead poisoning also poses a particular risk to pregnant of provide the buyer with any ome risk assessments or inspections in the seller's possession and aint hazards. A risk assessment or inspection for possible lead-paint as required by federal law. IR LEAD-BASED PAINT HAZARDS (check one box only): assed paint and/or teach in the Property (explain):
and/or lead-based paint hazards in the F	SELLER (check one box only): with all available records and reports pertaining to lead-based paint Property (list documents):
(b) Seller has no	rioperty (list documents):
Property. C. BUYER'S RIGHTS (check one box only):	rtaining to lead-based paint and/or lead-based paint hazards in the
1. Buyer waives the opportunity to conduct lead-based paint or lead-based paint hazard: 2. Within ten days after the effective date of selected by Buyer. If lead-based paint or contract by giving Seller written notice with money will be refunded to Buyer. D. BUYER'S ACKNOWLEDGMENT (check applicable 1. Buyer has received copies of all information in 1. Buyer has received the pamphlet Protect You 2. Buyer has received the pamphlet Protect You 3. Buyer has received the pamphlet Protect You 4. BROKERS' ACKNOWLEDGMENT: Brokers have (a) provide Buyer with the federally approved addendum; (c) disclose any known lead-based parecords and reports to Buyer pertaining to lead-toprovide Buyer a period of up to 10 days to have addendum for at least 3 years following the sale. Brok F. CERTIFICATION OF ACCURACY: The following best of their knowledge, that the information they have	a risk assessment or inspection of the Property for the presence of s. If this contract, Buyer may have the Property inspected by inspectors or lead-based paint hazards are present, Buyer may terminate this him 14 days after the effective date of this contract, and the earnest boxes): Is family from Lead in Your Home. Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42 U.S.C. 4852d to: Informed Seller of Seller's obligations under 42
Other Ball	te Seller Date
Other Broker Dat	Joe Wayne Date
200 Sofirmssion, P.O. Box 12188, Austin, TX 78711-2	Estate Commission for use only with similarly approved
Country-Cain Agency 506 S Main Winnsboro, TX 7549.	Form OP-1

United Country-Cain Agency 506 S Main Winnsboro, TX 7549-Phone: 903.850.7355 Fax: 903.342.5048 Joe Reynolds

Hollie C Holis