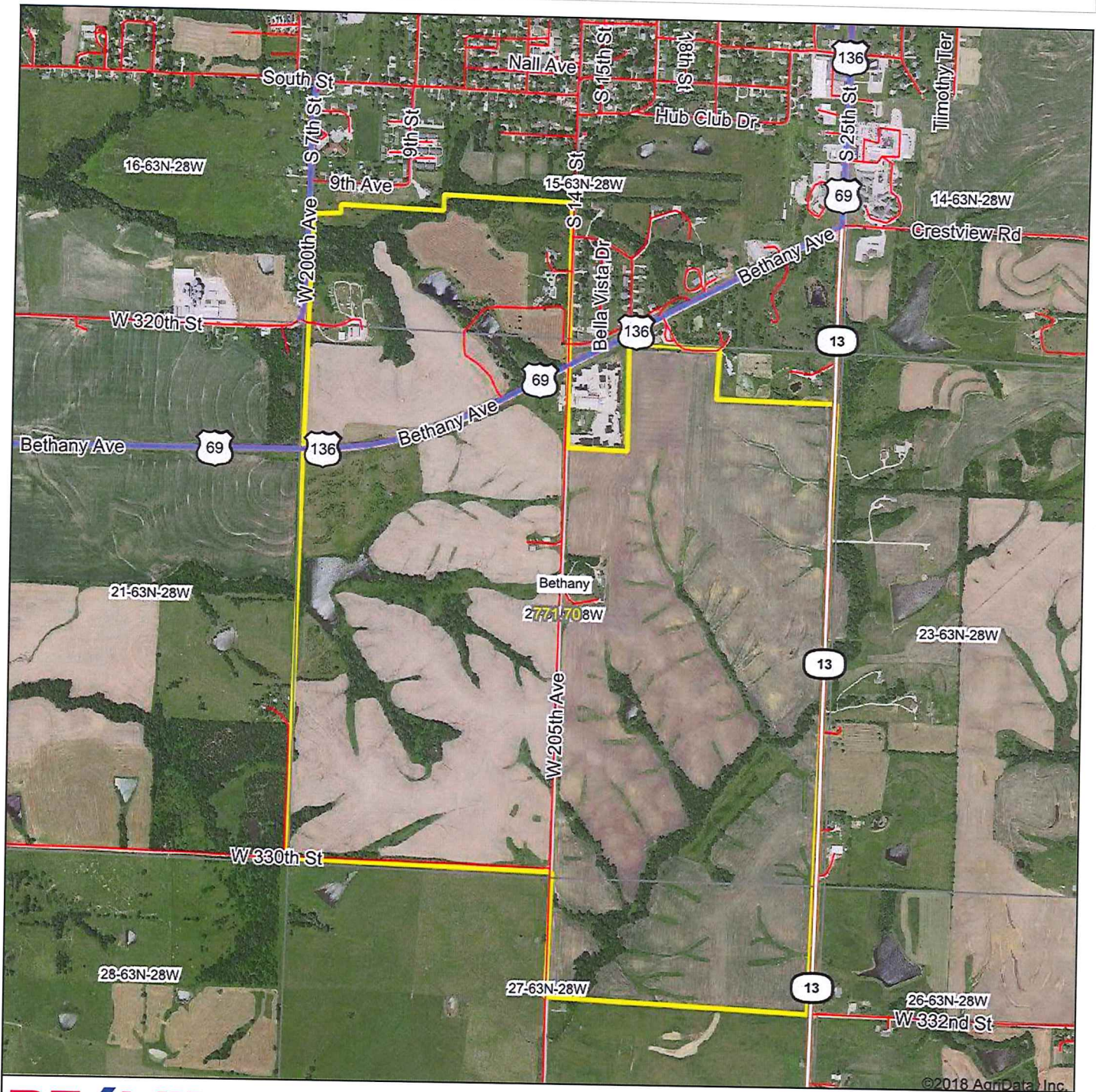


Aerial Map



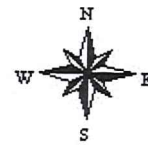
RE/MAX[®]
Town & Country

Maps Provided By:
surety[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgrIDataInc.com

map center: 40° 14' 42.69, -94° 2' 14.07

22-63N-28W
Harrison County
Missouri

0ft 1529ft 3058ft



10/13/2018



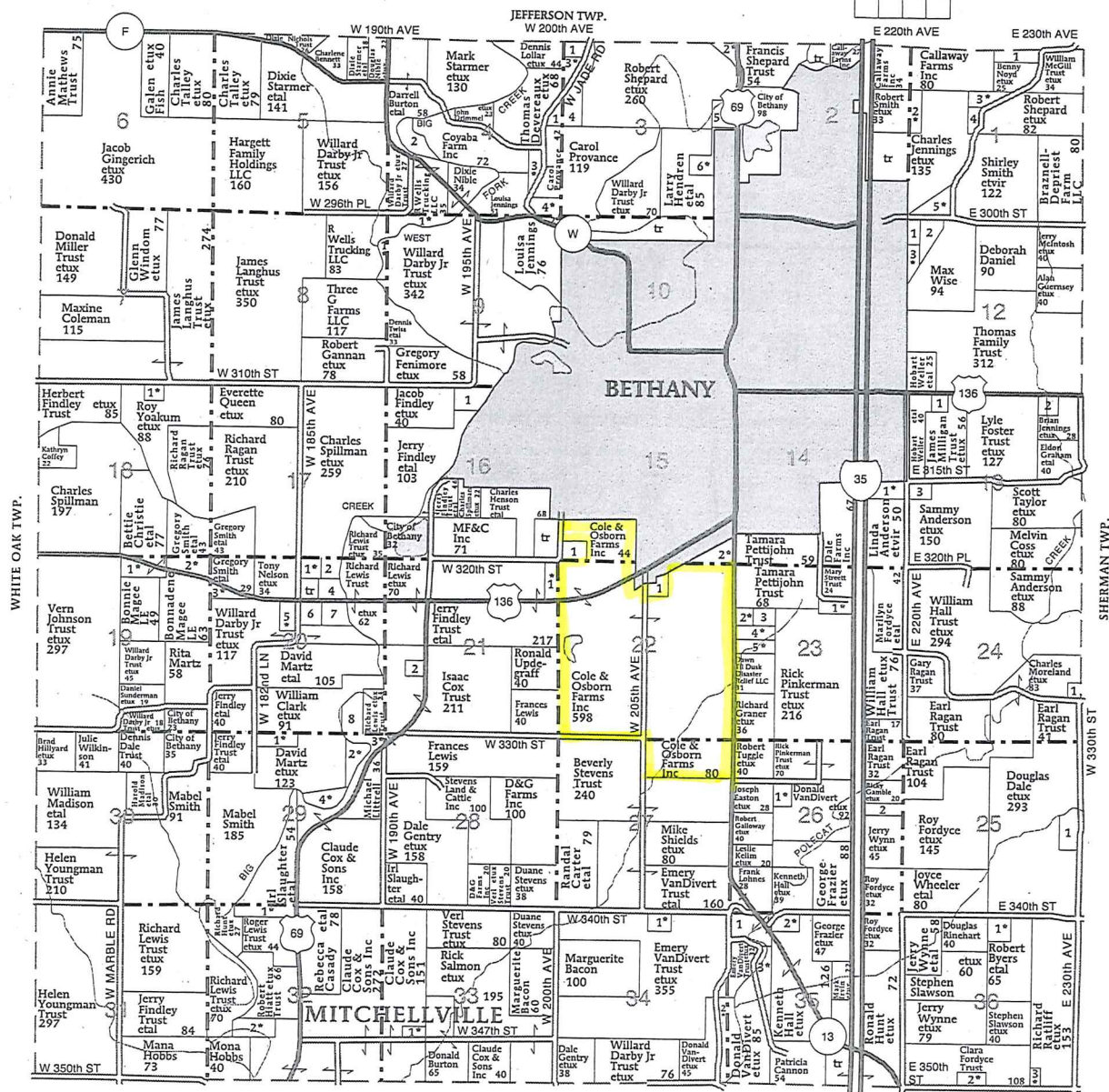
Call Phil & Leah

T-63-N

BETHANY PLAT

(Landowners

R-28-W



CYPRESS TWP.

BETHANY TOWNSHIP

SECTION 1

- SECTION 3**
1. S&A Construction Ltd
6
 2. Meek, Kenneth etux 6
 3. Lollar, Dennis etux 10
 4. Whitney, Forrest 13
 5. Jennings, William 15
 6. Jennings, Charles etux
34

SECTION 4

1. Whitney, Forrest 7
 2. Wells, Raymond 15
 3. Hillyard, Richard etux 8
 4. Hillyard, Melvin etux 9
- SECTION 8**
1. Darby Jr, Willard etux 5
- SECTION 9**
1. Wells, Raymond etux 18
 2. Denton, Robert etux 5
- SECTION 12**
1. Nail Excavating LLC 7
 2. City of Bethany 13
 3. Darby Jr Trust, Willard etux 5
- SECTION 13**
1. Moreland, Mark 6

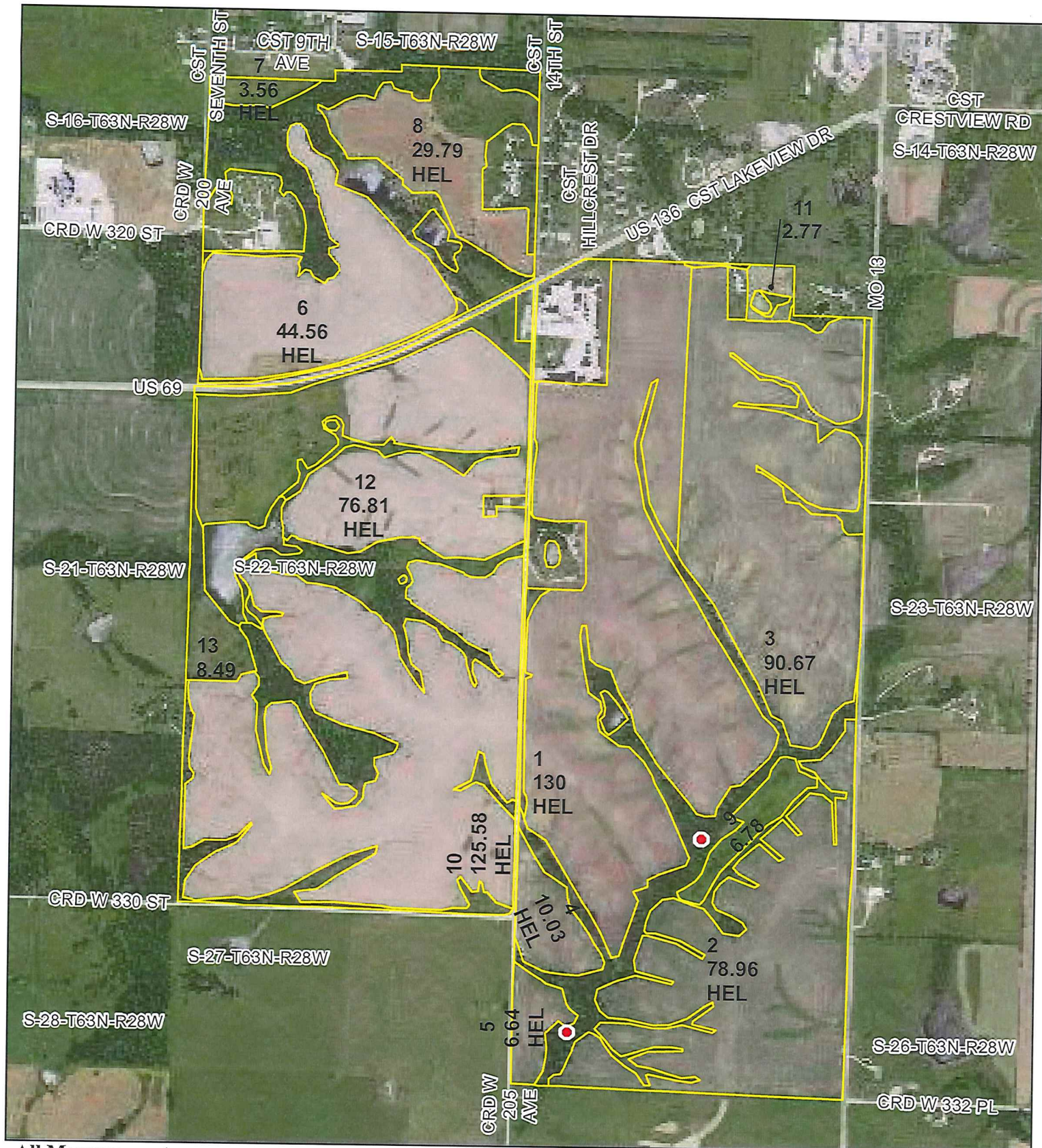
2. Klintdt, David 10
3. Carter Jr, John 9
SECTION 14
1. Hamilton, Jeffrey etux 18
SECTION 15
1. County of Harrison 11
2. Faulkner, Douglas etux 6
SECTION 16
1. Umphry, Marsha 10
SECTION 18
1. Spatz, Troy etux 10
SECTION 19
1. Bennett, Danny etux 15
2. Smith, Gregory etal 15
SECTION 20
1. Jones, Shane etux 10

2. Spillman, Charles 9
 3. Jennings Trust, Donald etux 6
 4. Morgan, Wesley 11
 5. Gentry, C etal 14
 6. Aguilar, Anita 9
 7. Young, Chris 13
 8. Cox Trust, Issac 13
- SECTION 21**
1. Miles Jr, Clyde etux 9
 2. Hall, Terry 7
- SECTION 22**
1. Prinsco Inc 13
- SECTION 23**
1. Dierenfeldt, C etal 15
 2. York, Stephen etux 8
 3. Slatten, James etux 9
 4. Johns, Timothy etux 7

5. Callaway, Andrew etux 14
SECTION 24
 1. Moreland, Mark 5
SECTION 25
 1. Richert, Daniel 15
SECTION 26
 1. Gard, Paul etux 11
 2. Bennett, Charles 14
SECTION 29
 1. Mariz, George etux 9
 2. Mariz, George etux 7
 3. Ragan, Brent etux 10
 4. Duley, Tommy etux 13
SECTION 32
 1. Slaughter, Irl etal 13
 2. Fetter, Robert etux 15

SECTION 33

1. Cox, Schuyler etux 6
SECTION 34
1. VanDivert, Donald etux 9
2. Sittner, Gregory etux 6
SECTION 35
1. Clayborn, Allan 16
2. Bottcher, Brian etux 10
3. Hudlemeyer II, Ralph etux 14
SECTION 36
1. Johnson, Robert etux 15
2. Weller, Rodney etux 12
3. Dewitt, Kenneth etux 5



All Measurements are
For FSA Programs Only

Harrison Co. FSA

1:11,950

Program Year: 2018

Created: 5/15/2018

Flown: 2016-06-09

clu
crp
plss

Farm 6809
Tract 3420

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

C=Com-YEL-GR
SB=Soybean-COM-GR
HRW=Wheat-HRW-GR
SRW=Wheat-SRW-GR
MILO=Sorgh-GRS-GR
O=Oats-SPR-GR
GLS=MIXFG-IGS-LS
All Fields Are Non-Irrigated
*Unless noted on Map

ALF=Alfalfa-FG
AGM=MIXFG-AGM-FG
LGM=MIXFG-LGM-FG
RCH=Clover-Red-FG
H=MIXFG-IGS-FG
P=MIXFG-IGS-GZ

Missouri
Harrison

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 6809

Prepared: 6/28/18 3:52 PM

Crop Year: 2018

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
COLE FARMS INC	(12)6073=6808+6809	2012 29081 67
Farms Associated with Operator:		
None		

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
790.07	614.64	614.64	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	614.64	0.0	0.0	0.0			

ARC/PLC				
ARC-IC NONE	ARC-CO WHEAT	PLC CORN	PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	152.1		37	0.0
CORN	210.9		83	0.0
Total Base Acres:	363.0			

Tract Number: 3420 Description: G11 S15,22,27 T63 R28

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

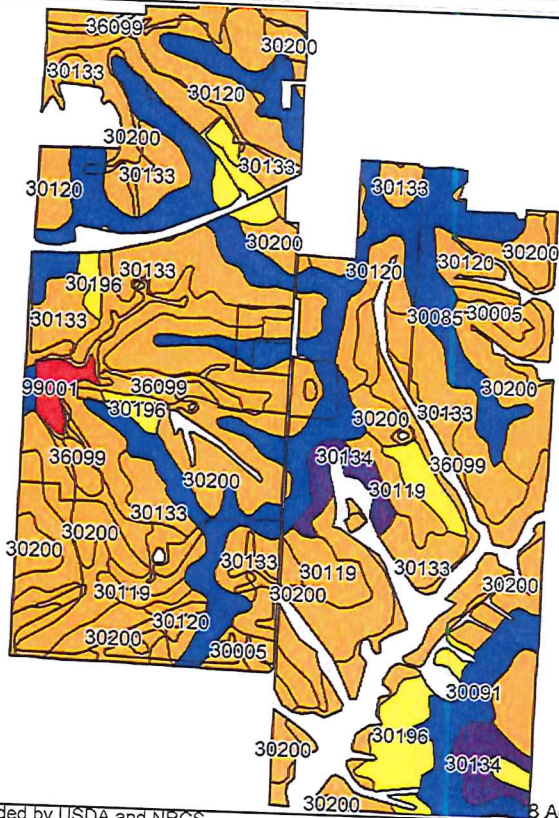
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
790.07	614.64	614.64	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	614.64	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	152.1		37	0.0
CORN	210.9		83	0.0
Total Base Acres:	363.0			

Owners: COLE FARMS INC

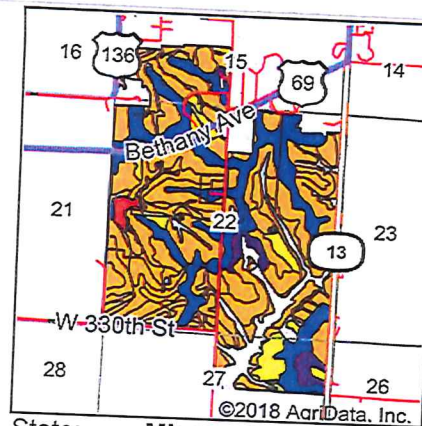
Other Producers: RICHARD L FORDYCE

Soils Map



Soils data provided by USDA and NRCS.

© AgriData, Inc.



State: **Missouri**
 County: **Harrison**
 Location: **22-63N-28W**
 Township: **Bethany**
 Acres: **695.98**
 Date: **6/25/2018**

RE/MAX
 Town & Country

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgridataInc.com



Area Symbol: MO081, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue
30200	Shelby loam, 9 to 14 percent slopes	181.82	26.1%		IIIe						
30085	Grundy silt loam, 2 to 5 percent slopes	125.86	18.1%		Ile						
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	125.37	18.0%		IIIe						
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	82.41	11.8%		IIIw	8		9		7	8
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	46.97	6.7%		IIIe	7	8	8	5	8	7
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	39.08	5.6%		IVe						
30005	Adair loam, 3 to 9 percent slopes	28.34	4.1%		IIIe	7	8	8	5	8	7
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	21.89	3.1%		Ile						
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	18.79	2.7%		IIIe	7	8	8	5	8	7
30134	Lamoni clay loam, 5 to 9 percent slopes, severely eroded	18.76	2.7%		VIe						
99001	Water	5.41	0.8%		VIII						
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.28	0.2%		IIw						
*c: Using Capabilities Class Dominant Condition Aggregation Method						1.9	1.1	2.1	0.7	1.9	1.9

Reference _____



Missouri
REALTORS

Farm/Vacant Land or Lot Supplement to Property Data Form

Information Herein Deemed Reliable But Not Guaranteed

All Figures and Measurements Are Approximate

<p>1 I. General and Financial Information</p> <p>2 Second Mortgage _____</p> <p>3 _____</p> <p>4 Seller Finance _____</p> <p>5 _____ Taxes \$ <u>2700.00</u> prop.</p> <p>6 Does the property include a residence?</p> <p>7 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>8 A Property Data Form <input type="checkbox"/> is <input checked="" type="checkbox"/> is not attached.</p> <p>9 Electric Co. _____</p> <p>10 Gas Co. _____</p> <p>11 Fire District _____</p> <p>12 Access, Roads, etc. _____</p> <p>13 _____</p> <p>14 _____</p> <p>15 II. Legal</p> <p>16 On File: Topo _____ Plat _____</p> <p>17 Aerial _____ Pictures _____</p> <p>18 FSA # _____</p> <p>19 To my knowledge, there <input type="checkbox"/> are <input checked="" type="checkbox"/> are not any oil</p> <p>20 or mineral rights reserved.</p> <p>21 To my knowledge, the following are known</p> <p>22 easements or restrictions _____</p> <p>23 _____</p> <p>24 To my knowledge, there <input type="checkbox"/> are <input checked="" type="checkbox"/> are not any</p> <p>25 claims of easements by adverse possession.</p> <p>26 III. Out Buildings</p> <p>27 <u>2 metal and 2 wood</u></p> <p>28 _____</p> <p>29 Grain Bins <u>None</u></p> <p>30 _____</p> <p>31 IV. Terrain Features</p> <p>32 Level _____ Rocky _____ Open _____</p> <p>33 Gently Rolling <input checked="" type="checkbox"/> Marsh _____</p> <p>34 Improved Pasture <input checked="" type="checkbox"/> Native Pasture _____</p> <p>35 Rolling <input checked="" type="checkbox"/> Wasteland _____</p> <p>36 Hilly _____ Timber <input checked="" type="checkbox"/> Alfalfa _____</p> <p>37 Rough _____ Commercial _____</p>	<p>38 Terraced _____ Tillable _____ Other _____</p> <p>39 Bottom (River, Creek, 2nd, 3rd) _____</p> <p>40 Best Use _____</p> <p>41 V. Water</p> <p>42 Well Depth _____ Drilled _____ Capacity _____</p> <p>43 Pump _____ Condition _____</p> <p>44 City _____ Water District <input checked="" type="checkbox"/></p> <p>45 Cistern _____ Ponds (No. & Size) <u>4</u></p> <p>46 <u>1 to 3 acres</u></p> <p>47 VI. State & Federal Programs</p> <p>48 Forest Crop Lands <u>No</u> Wheat Base _____</p> <p>49 Corn Base _____ Sorghum Base _____</p> <p>50 Cotton Allot. _____ Tobacco Allot. _____</p> <p>51 Number Conserving Acres _____</p> <p>52 CRP Acres <u>No</u> Year Entered: _____</p> <p>53 Remaining Years _____</p> <p>54 WRP Acres _____ Year Entered: _____</p> <p>55 Remaining Years _____</p> <p>56 Average Yield and Price Per Acre:</p> <p>57 Beans _____ Milo _____ Corn _____</p> <p>58 Wheat _____ Oats _____ Hay _____</p> <p>59 Other _____</p> <p>60 Fertilizer & Lime History _____</p> <p>61 _____</p> <p>62 Permanent Pasture (Acres, Variety) _____</p> <p>63 _____</p> <p>64 Livestock Capacity _____</p> <p>65 Fencing (Type & Condition) <u>Very little</u></p> <p>66 _____</p> <p>67 _____</p> <p>68 FSA _____</p> <p>69 FSA Plan _____</p> <p>70 _____</p> <p>71 Extension Service _____</p> <p>72 _____</p>
--	--

73 VII. Exchange

74 Seller Will Trade _____

75 What _____

76 _____

77 Where _____

78 _____

79 Reason for Selling retirement

80 _____

81 Will Divide _____

82 _____

83 _____

84 VIII. Personal Property

85 _____

86 _____

87 _____

88 _____

89 _____

90 _____

91 _____

92 _____

93 _____

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

96 (Check and complete applicable box(es)).

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

99 If yes, please complete the following:

100 Lessee/Tenant is: Richard & Renee Fordyce

101 Contact number is: N/A yr to yr

102 Rent is: \$125.00/acre

103 Agreement between Seller and lessee ends on
104 or before _____

105 ☐ Copy of Lease is attached. No Lease

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

108 If yes, please complete the following:

109 Tenant/Farmer is: _____

110 Contact number is: _____

111 Split or Rent is: _____

112 Agreement between Seller and Tenant ends on
113 or before _____

114 ☐ Copy of Agreement is attached.

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

117 _____

118 X. Soils ☐ FSA Cropland ☐ Soil Map

119 Soil Types Acres Best Use

120 _____ Expected Yield

121 _____

122 _____

123 _____

124 XI. Crop History

125 Year Crop Acres Yield Cost Income Expected Net

126 _____

127 _____

128 _____

129 The undersigned acknowledges that Owner has reviewed and approved all information set forth herein,
130 and to fully and immediately advise Realtor in writing of any errors or omissions, or if any new
131 information is discovered by or made known to Owner at any time prior to closing that constitutes an
132 adverse material fact or would make any information in this Data Form Supplement or any Disclosure
133 Statement provided by Owner regarding the Property false or materially misleading.

134 For Cole Farms, Inc.
Erin L. Oshan Pres. Owner 6/29/18 Date _____ Owner _____ Date _____

135 Listing REALTOR®'S Firm Name: _____

136 By: _____

137 Received and effective as of (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.

©1984 Missouri REALTORS®

FRM-1000



Seller's Disclosure Statement for Residential Property

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

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND **NOT** THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY **MUST** BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

1516 S. 14th Street Address Bethany City MO State 64424 Zip Code Harrison County

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

(a) Approximate year built: 2002

(b) Date acquired: _____

(c) Is the Property vacant? ☐ Yes ☒ No

(d) Does Seller occupy the Property? ☒ Yes ☐ No

(e) Has Seller ever occupied the Property? ☒ Yes ☐ No

(f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? ☐ Yes ☒ No

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.

For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Since when? Ever occupied by tenants? If so, for how long?): _____

STATUTORY DISCLOSURES

Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

1. **METHAMPHETAMINE.** Are you aware if 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 methamphetamine or a derivative controlled substance related thereto? ☐ Yes ☒ No

If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.

2. **LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? ☒ Yes ☒ No

If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.

3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)

Are you aware of a solid waste disposal site or demolition landfill on the Property? ☐ Yes ☒ No

If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.

Reference (e.g., Seller & Property) _____

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. **SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY.** This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

☐ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: ☒ Central electric ☐ Central gas ☐ Window/Wall (# of units: _____) ☐ Solar ☐ Other: _____ Approx. age: 16 yrs
- (b) Heating System: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other: _____
If any tanks, indicate if: ☐ owned ☐ leased From whom purchased/leased?: _____
- (c) Type of heating equipment: ☒ Forced air ☐ Heat pump ☐ Hot water radiators ☐ Steam radiators ☐ Radiant ☐ Baseboard ☐ Geothermal ☐ Solar ☐ Other: _____ Approx. age: 16 yrs
- (d) Area(s) of house not served by central heating/cooling: N/A
- (e) Fireplace: ☐ Wood burning ☒ Gas ☐ Other: _____
- (f) Safety Alerts: ☒ Fire/ Smoke Alarms ☒ CO Detectors ☐ Other: _____
- (g) Additional: ☒ Humidifier (if attached) ☒ Attic fan ☐ Ceiling fan(s) # _____
☐ Other: _____
- (h) Insulation: ☒ Known ☐ Unknown (Describe type if known, include R-Factor): Cellulose
- (i) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: ☒ 110V ☐ 220V AMPS: _____
- (b) Type of service panel: ☐ Fuses ☒ Circuit Breakers
- (c) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- (d) Is there a Surveillance System? ☒ Yes ☐ No If "Yes", what type? ☒ Audio ☐ Video ☒ Security Alarm
- (e) Is there a Garage Door Opener System? ☒ Yes ☐ No If "Yes", # of remotes? 2
- (f) Is there a Central Vacuum System? ☒ Yes ☐ No
- (g) TV/Cable/Phone Wiring: ☒ Satellite ☒ Cable ☐ TV Antenna (if attached) ☐ Phone ☐ N/A
- (h) Type of Internet Available: ☒ Fiber Optic ☐ Cable ☐ DSL ☐ Satellite ☐ Dial-up ☐ Unknown ☐ Other: _____
- (i) Is there an electronic Pet Fence? ☐ Yes ☒ No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? ☐ Yes ☒ No
- (k) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

3. PLUMBING & APPLIANCES

- (a) Plumbing System: ☒ Copper ☐ Galvanized ☐ PVC ☐ Other: _____
- (b) Water Heater: ☒ Gas ☐ Electric ☐ Other: _____ Approx. Age: _____
- (c) Appliances (check if present): ☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☒ Microwave(s) (built-in)
☒ Oven/Range ☐ Gas BBQ Grill (built-in) ☐ Other: Warming drawer
- (d) Jetted Bath Tub(s) ☒ Yes ☐ No; Sauna/Steam Room ☒ Yes ☐ No
- (e) Swimming pool/Hot Tub: ☒ Yes ☐ No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (f) Lawn Sprinkler System: ☐ Yes ☒ No If "Yes", date of last backflow device certificate (if required): _____
- (g) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: ☒ Public (e.g., City/Water District) ☐ Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Do you have a softener, filter or other purification system? ☒ Yes ☐ No If "Yes": ☒ Owned or ☐ Leased
- (c) Are you aware of any problem relating to the quality or source of water? ☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? ☒ Public (e.g., City/Sewer District) ☐ Septic or Lagoon
(e.g., private, shared or community) ☐ Other: _____
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Is there a sewage lift system? ☐ Yes ☒ No
- (c) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 16 yrs years. Documented? ☒ Yes ☐ No
- (b) Has the roof ever leaked during your ownership? ☒ Yes ☒ No
- (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership? ☒ Yes ☐ No
- (d) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property? ☐ Yes ☒ No ☐ Unknown.
If "Yes", identify date installed, brand name and installer: _____
- (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? ☐ Yes ☒ No
If "Yes", was any money received for the claim? ☐ Yes ☐ No
- (c) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? ☐ Yes ☒ No If "Yes", did you receive a lien waiver from the contractor completing the work? ☐ Yes ☐ No If "Yes," please attach a copy.
- (b) Are you aware of any room addition, structural modification, alteration or repair? ☐ Yes ☒ No
- (c) Are you aware if any of the above were made without necessary permit(s)? ☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component? ☐ Yes ☒ No
- (b) Are you aware of any repair or replacement made to any item listed in (a) above? ☐ Yes ☒ No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property? ☐ Yes ☒ No
- (d) Are you aware of any soil, earth movement, flood, drainage or grading problem? ☐ Yes ☒ No
- (e) Do you have a sump pump or other drainage system? ☒ Yes ☐ No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space? ☐ Yes ☒ No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition? ☒ Yes ☐ No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property? ☐ Yes ☒ No
- (i) Is any portion of the Property located within a flood hazard area? ☐ Yes ☒ No ☐ Unknown
- (j) Do you pay for any flood insurance? ☐ Yes ☒ No If "Yes", what is the premium? _____
- (k) Do you have a Letter of Map Amendment ("LOMA")? ☐ Yes ☒ No If "Yes", please provide a copy.

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property? ☐ Yes ☒ No
(b) Are you aware of any uncorrected damage to the Property caused by any of the above? ☐ Yes ☒ No
(c) Is the Property under a service contract by a pest control company? ☐ Yes ☒ No
(d) Is the Property under a warranty by a pest control company? ☐ Yes ☒ No
If "Yes," is it transferable? ☐ Yes ☐ No

- (e) Are you aware of any termite/pest control report for or treatment of the Property? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)? ☐ Yes ☒ No
(2) Are you aware of any ACM 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

- (b) Mold

- (1) Are you aware of the presence of any mold on the Property? ☐ Yes ☒ No
(2) Are you aware if any mold on the Property has been covered or removed? ☐ Yes ☒ No
(3) Are you aware if the Property has been tested for the presence of mold? ☐ Yes ☒ No
(4) Are you aware if the Property has been treated for the presence of mold? ☐ Yes ☒ No

- (c) Radon

- (1) Are you aware if the Property has been tested for radon gas? ☐ Yes ☒ No
(2) Are you aware if the Property has been mitigated for radon gas? ☐ Yes ☒ No

- (d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property? ☐ Yes ☒ No
(2) Are you aware of the presence of any lead in the soils? ☐ Yes ☒ No
(3) Are you aware if lead has ever been covered or removed? ☐ Yes ☒ No
(4) Are you aware if the Property has previously been tested for the presence of lead? ☐ Yes ☒ No

- (e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.? ☒ Yes ☐ No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

My father had a septic system before being connected to city sewer system. there is a cistern

12. INSURANCE

- (a) Are you aware of any claim that has been filed for damage to the Property during your ownership? ☐ Yes ☒ No
(b) Are you aware of anything that would adversely impact the insurability of the Property? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. and include the date and description of any claim and all repairs and replacements completed (attach additional pages if needed):

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are ☒ public ☐ private
(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement? ☐ Yes ☒ No
(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter? ☐ Yes ☒ No

Please explain any "Yes" answer in this section (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (Insert "N/A" if not applicable): N/A
- (b) Is there a home owners association ("HOA")? ☐ Yes ☒ No If "Yes", are you a member? ☐ Yes ☐ No
If "Yes", please provide website/contact info: _____
- (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations? ☐ Yes ☒ No
- (d) Are you aware of any violation or alleged violation of the above by you or others? ☐ Yes ☒ No
- (e) General Assessment/Dues: \$ N/A per ☐ month ☐ quarter ☐ half-year ☐ year
- (f) Amenities include (check all that apply): ☐ street maintenance ☐ clubhouse ☐ pool ☐ tennis court ☐
entrance sign/structure ☐ gated ☐ other: N/A
- (g) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
- (h) Are you aware of any condition or claim which may cause an increase in assessments or fees? ☐ Yes ☒ No
Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection? ☐ Yes ☒ No ☐ Unknown
- (b) Is the Property designated as a historical home or located in a historic district? ☐ Yes ☐ No ☒ Unknown
- (c) Do you have a survey that includes existing improvements of any kind regarding the Property? ☒ Yes ☐ No
- (d) Have you allowed any pets in the home at the Property? ☒ Yes ☐ No
- (e) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? ☒ Yes ☐ No
- (f) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (g) Are you aware of any:
Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)? ☒ Yes ☐ No
Encroachment? ☐ Yes ☒ No
Existing or threatened legal action affecting the Property? ☐ Yes ☒ No
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? ☐ Yes ☒ No
Consent required of anyone other than the signer(s) of this form to convey title to the Property? ☐ Yes ☒ No
Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

(h) Current Utility Service Providers:

Electric Company: City of Bethany

Water Service: "

Cable/Satellite/Internet Service: Dish for TV GRM Networks for Internet

Sewer: City of Bethany

Telephone: GRM Networks

Gas: City of Bethany

Garbage: "

Fire District: "

Fire Dues Paid with Taxes? ☐ Yes ☒ No ☐ Unknown

19. ATTACHMENTS: The following are attached and made part of this Disclosure Statement (check all that apply):

- ☐ Water Well/Sewage System (DSC-8000A) ☐ Condo/Co-Op/Shared Cost Development (DSC-8000C)
- ☐ Lakes & Ponds/Waterfront Property (DSC-8000B) ☐ Pool/Hot Tub (DSC-8000D)
- ☐ Other (e.g., reference any other statements or other documents attached): _____

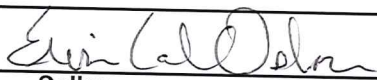
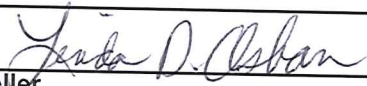
Additional Comments/Explanation (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

SIGNATURE PAGE TO SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. 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 which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading.
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

	6/29/18		6/29/18
Seller	Date	Seller	Date

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, and is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer	Buyer
Date	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 Disclosure Statement, 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 Disclosure Statement be made.
Last Revised 12/31/16.

©2016 Missouri REALTORS®

RE/MAX Town and Country
801 S Main Street, Gallatin, MO 64640
660-663-5757

Franchise Disclosure

Seller: Cole Osborn and Linda Osborn

Buyer: _____

Property Address: 1516 S 14th Bethany, MO 64424

FRANCHISE DISCLOSURE

Each RE/MAX company is independently owned and operated and is solely responsible for its own debts and liabilities. RE/MAX Mid-States or any other RE/MAX company is not responsible for the debts or liabilities of RE/MAX Town and Country. Each associate of RE/MAX Town and Country is a self-employed independent contractor.

THE IMPORTANCE OF BUYER'S INSPECTIONS

The buyer shall have the sole responsibility to employ professional licensed inspectors to thoroughly evaluate the condition of the property, including the roof, foundation, the structure, the soils and subterranean conditions, the super-structure of the home and all other structures, as well as the plumbing, the sanitary system, the electrical, the gas or water systems and test for the presence of radon, mold or other health, safety or environmental concerns, survey issues and thoroughly investigate issues related to crime in the neighborhood or any other undesirable risks and thoroughly inspect all other features of the property that may be a problem or present a risk during ownership. Real estate licensees have no special training to discover defects in properties and do not investigate the skills, insurance or any limitations of liability of any inspector, surveyor, engineer or other professional. The buyer shall have the sole responsibility to select inspectors. It is very important to seek professional legal or tax advice since real estate licensees are not accountants or attorneys.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Seller: Eric Osborn Date: 6/25/18 Buyer: _____ Date: _____

Seller: Linda D. Osborn Date: 6/25/18 Buyer: _____ Date: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing.
(explain)

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

Purchaser has received copies of all information listed above.
Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's or Transaction Broker's Acknowledgment (initial)

(f) ☒ Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<div> <div>Cole Osborn</div> <div>dotloop verified 10/10/18 3:31 PM CDT FBU4-MHXN-IVCD-LOGO</div> </div>	<div> <div></div> <div></div> </div>
Seller	Purchaser
Date	Date
<div> <div>Linda Osborn</div> <div>dotloop verified 10/10/18 4:13 PM CDT SBJF-ESCN-8UVT-Z3IK</div> </div>	<div> <div></div> <div></div> </div>
Seller	Purchaser
Date	Date
<div> <div>Quita Riley</div> <div>dotloop verified 10/10/18 2:45 PM CDT ULDY-GSIS-HRGT-UYXY</div> </div>	<div> <div></div> <div></div> </div>
Agent or Transaction Broker	Agent or Transaction Broker
Date	Date

Property Address: 1516 S 14th Avenue, Bethany, MO 64424

Listing No.: _____



Seller's Disclosure Statement for Residential Property

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

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

1510 S. 14th Bethany MO 64424 Harrison
 Street Address City State Zip Code County

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

(a) Approximate year built: 2000

(b) Date acquired: _____

(c) Is the Property vacant? ☒ Yes ☐ No

(d) Does Seller occupy the Property? ☐ Yes ☒ No

(e) Has Seller ever occupied the Property? ☐ Yes ☒ No

(f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? ☐ Yes ☒ No

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.

For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Since when? Ever occupied by tenants? If so, for how long?): Vacant - occupants passed away

STATUTORY DISCLOSURES

Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

1. **METHAMPHETAMINE.** Are you aware if 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 methamphetamine or a derivative controlled substance related thereto? ☐ Yes ☒ No

If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.

2. **LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? ☐ Yes ☒ No

If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.

3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)

Are you aware of a solid waste disposal site or demolition landfill on the Property? ☐ Yes ☒ No

If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.

Reference (e.g., Seller & Property) _____

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. **SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY.** This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

☐ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: ☒ Central electric ☐ Central gas ☐ Window/Wall (# of units: _____) ☐ Solar ☐ Other: _____ Approx. age: 8 yrs
- (b) Heating System: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other: _____
If any tanks, indicate if: ☐ owned ☐ leased From whom purchased/leased?: _____
- (c) Type of heating equipment: ☒ Forced air ☐ Heat pump ☐ Hot water radiators ☐ Steam radiators ☐ Radiant ☐ Baseboard ☐ Geothermal ☐ Solar ☐ Other: _____ Approx. age: 8 yrs
- (d) Area(s) of house not served by central heating/cooling: NO
- (e) Fireplace: ☐ Wood burning ☒ Gas ☐ Other: _____
- (f) Safety Alerts: ☒ Fire/ Smoke Alarms ☐ CO Detectors ☐ Other: _____
- (g) Additional: ☒ Humidifier (if attached) ☒ Attic fan ☐ Ceiling fan(s) # laundry
☐ Other: _____
- (h) Insulation: ☒ Known ☐ Unknown (Describe type if known, include R-Factor): Fiberglass
- (i) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: ☒ 110V ☐ 220V AMPS: _____
- (b) Type of service panel: ☐ Fuses ☒ Circuit Breakers
- (c) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- (d) Is there a Surveillance System? ☐ Yes ☒ No If "Yes", what type? ☐ Audio ☐ Video ☐ Security Alarm
- (e) Is there a Garage Door Opener System? ☒ Yes ☐ No If "Yes", # of remotes? 2
- (f) Is there a Central Vacuum System? ☐ Yes ☒ No
- (g) TV/Cable/Phone Wiring: ☒ Satellite ☒ Cable ☐ TV Antenna (if attached) ☒ Phone ☐ N/A
- (h) Type of Internet Available: ☒ Fiber Optic ☐ Cable ☐ DSL ☐ Satellite ☐ Dial-up ☐ Unknown ☐ Other: _____
- (i) Is there an electronic Pet Fence? ☐ Yes ☒ No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? ☐ Yes ☒ No
- (k) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

3. PLUMBING & APPLIANCES

- (a) Plumbing System: ☒ Copper ☐ Galvanized ☐ PVC ☐ Other: _____
- (b) Water Heater: ☐ Gas ☒ Electric ☐ Other: _____ Approx. Age: _____
- (c) Appliances (check if present): ☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☒ Microwave(s) (built-in)
☒ Oven/Range ☐ Gas BBQ Grill (built-in) ☐ Other: _____
- (d) Jetted Bath Tub(s) ☒ Yes ☐ No; Sauna/Steam Room ☐ Yes ☒ No
- (e) Swimming pool/Hot Tub: ☐ Yes ☒ No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (f) Lawn Sprinkler System: ☐ Yes ☒ No If "Yes", date of last backflow device certificate (if required): _____
- (g) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: ☒ Public (e.g., City/Water District) ☐ Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Do you have a softener, filter or other purification system? ☒ Yes ☐ No If "Yes": ☒ Owned or ☐ Leased
- (c) Are you aware of any problem relating to the quality or source of water? ☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? ☒ Public (e.g., City/Sewer District) ☐ Septic or Lagoon
(e.g., private, shared or community) ☐ Other: _____
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Is there a sewage lift system? ☐ Yes ☒ No
- (c) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 18 years. Documented? ☒ Yes ☐ No
- (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No
- (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership? ☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property? ☐ Yes ☒ No ☐ Unknown.
If "Yes", identify date installed, brand name and installer: _____
- (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? ☐ Yes ☒ No
If "Yes", was any money received for the claim? ☐ Yes ☐ No
- (c) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? ☐ Yes ☒ No If "Yes", did you receive a lien waiver from the contractor completing the work? ☐ Yes ☐ No If "Yes", please attach a copy.
- (b) Are you aware of any room addition, structural modification, alteration or repair? ☐ Yes ☒ No
- (c) Are you aware if any of the above were made without necessary permit(s)? ☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?** ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component? ☐ Yes ☒ No
- (b) Are you aware of any repair or replacement made to any item listed in (a) above? ☐ Yes ☒ No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property? ☐ Yes ☒ No
- (d) Are you aware of any soil, earth movement, flood, drainage or grading problem? ☐ Yes ☒ No
- (e) Do you have a sump pump or other drainage system? ☐ Yes ☒ No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space? ☐ Yes ☒ No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition? ☐ Yes ☒ No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property? ☐ Yes ☒ No
- (i) Is any portion of the Property located within a flood hazard area? ☐ Yes ☒ No ☐ Unknown
- (j) Do you pay for any flood insurance? ☐ Yes ☒ No If "Yes", what is the premium? _____
- (k) Do you have a Letter of Map Amendment ("LOMA")? ☐ Yes ☒ No If "Yes", please provide a copy.

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property? ☐ Yes ☒ No
(b) Are you aware of any uncorrected damage to the Property caused by any of the above? ☐ Yes ☒ No
(c) Is the Property under a service contract by a pest control company? ☐ Yes ☒ No
(d) Is the Property under a warranty by a pest control company? ☐ Yes ☒ No
If "Yes," is it transferable? ☐ Yes ☐ No

- (e) Are you aware of any termite/pest control report for or treatment of the Property? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)? ☐ Yes ☒ No
(2) Are you aware of any ACM 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

- (b) Mold

- (1) Are you aware of the presence of any mold on the Property? ☐ Yes ☒ No
(2) Are you aware if any mold on the Property has been covered or removed? ☐ Yes ☒ No
(3) Are you aware if the Property has been tested for the presence of mold? ☐ Yes ☒ No
(4) Are you aware if the Property has been treated for the presence of mold? ☐ Yes ☒ No

- (c) Radon

- (1) Are you aware if the Property has been tested for radon gas? ☐ Yes ☒ No
(2) Are you aware if the Property has been mitigated for radon gas? ☐ Yes ☒ No

- (d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property? ☐ Yes ☒ No
(2) Are you aware of the presence of any lead in the soils? ☐ Yes ☒ No
(3) Are you aware if lead has ever been covered or removed? ☐ Yes ☒ No
(4) Are you aware if the Property has previously been tested for the presence of lead? ☐ Yes ☒ No

- (e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

12. INSURANCE

- (a) Are you aware of any claim that has been filed for damage to the Property during your ownership? ☐ Yes ☒ No
(b) Are you aware of anything that would adversely impact the insurability of the Property? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. and include the date and description of any claim and all repairs and replacements completed (attach additional pages if needed):

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are ☒ public ☐ private
(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement? ☐ Yes ☒ No
(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter? ☐ Yes ☒ No

Please explain any "Yes" answer in this section (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (Insert "N/A" if not applicable): N/A
- (b) Is there a home owners association ("HOA")? ☐ Yes ☒ No If "Yes", are you a member? ☐ Yes ☐ No
If "Yes", please provide website/contact info: _____
- (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations? ☐ Yes ☒ No
- (d) Are you aware of any violation or alleged violation of the above by you or others? ☐ Yes ☒ No
- (e) General Assessment/Dues: \$ N/A per ☐ month ☐ quarter ☐ half-year ☐ year
- (f) Amenities include (check all that apply): ☐ street maintenance ☐ clubhouse ☐ pool ☐ tennis court ☐
entrance sign/structure ☐ gated ☐ other: _____
- (g) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
- (h) Are you aware of any condition or claim which may cause an increase in assessments or fees? ☐ Yes ☒ No
- Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection? ☐ Yes ☒ No ☐ Unknown
- (b) Is the Property designated as a historical home or located in a historic district? ☐ Yes ☒ No ☐ Unknown
- (c) Do you have a survey that includes existing improvements of any kind regarding the Property? ☐ Yes ☒ No
- (d) Have you allowed any pets in the home at the Property? ☐ Yes ☒ No
- (e) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? ☐ Yes ☒ No
- (f) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (g) Are you aware of any:
Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)? ☒ Yes ☐ No
Encroachment? ☐ Yes ☒ No
Existing or threatened legal action affecting the Property? ☐ Yes ☒ No
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? ☐ Yes ☒ No
Consent required of anyone other than the signer(s) of this form to convey title to the Property? ☐ Yes ☒ No
- Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

(h) Current Utility Service Providers:

Electric Company: City of Bethany

Water Service: "

Cable/Satellite/Internet Service: GRM Network

Sewer: City of Bethany

Telephone: GRM Networks

Gas: City of Bethany

Garbage: "

Fire District: "

Fire Dues Paid with Taxes? ☐ Yes ☒ No ☐ Unknown

19. ATTACHMENTS: The following are attached and made part of this Disclosure Statement (check all that apply):

- ☐ Water Well/Sewage System (DSC-8000A) ☐ Condo/Co-Op/Shared Cost Development (DSC-8000C)
- ☐ Lakes & Ponds/Waterfront Property (DSC-8000B) ☐ Pool/Hot Tub (DSC-8000D)
- ☐ Other (e.g., reference any other statements or other documents attached): _____

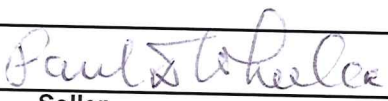
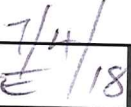
Additional Comments/Explanation (attach additional pages if needed):

Reference (e.g., Seller & Property) _____

SIGNATURE PAGE TO SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. 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 which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading.
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

 Seller	 Date	 Seller	 Date
---	---	------------	----------

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, and is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

 Buyer	 Date	 Buyer	 Date
-----------	----------	-----------	----------

RE/MAX Town and Country
801 S Main Street, Gallatin, MO 64640
660-663-5757

Franchise Disclosure

Seller: Melverne C. Cole Trust; Paul D. Wheeler, Trustee

Buyer: _____

Property Address: 1510 S 14th Street, Bethany, MO 64424


FRANCHISE DISCLOSURE

Each RE/MAX company is independently owned and operated and is solely responsible for its own debts and liabilities. RE/MAX Mid-States or any other RE/MAX company is not responsible for the debts or liabilities of RE/MAX Town and Country. Each associate of RE/MAX Town and Country is a self-employed independent contractor.

THE IMPORTANCE OF BUYER'S INSPECTIONS

The buyer shall have the sole responsibility to employ professional licensed inspectors to thoroughly evaluate the condition of the property, including the roof, foundation, the structure, the soils and subterranean conditions, the super-structure of the home and all other structures, as well as the plumbing, the sanitary system, the electrical, the gas or water systems and test for the presence of radon, mold or other health, safety or environmental concerns, survey issues and thoroughly investigate issues related to crime in the neighborhood or any other undesirable risks and thoroughly inspect all other features of the property that may be a problem or present a risk during ownership. Real estate licensees have no special training to discover defects in properties and do not investigate the skills, insurance or any limitations of liability of any inspector, surveyor, engineer or other professional. The buyer shall have the sole responsibility to select inspectors. It is very important to seek professional legal or tax advice since real estate licensees are not accountants or attorneys.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Seller:  dotloop verified
06/27/18 6:47AM CDT
1987-RSOK-LT6X-JPBV Date: _____ Buyer: _____ Date: _____

Seller: _____ Date: _____ Buyer: _____ Date: _____