



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

SELLER: John R. Shearer, II, Gloria Shearer, Lea Ann Shearer
PROPERTY: 18700 182nd Street, Tonganoxie, KS 66086 (Legal description attached)

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. OCCUPANCY.

Approximate age of Property? 35 years How long have you owned? 14 years
Does SELLER currently occupy the Property? Yes ☐ No ☒
If "No", how long has it been since SELLER occupied the Property? 2 years/months Yes ☐ No ☒

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame
☐ Mobile ☐ Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes ☐ No ☒
- b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
- c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
- d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- e. Any flood insurance premiums that you pay? Yes ☐ No ☒
- f. Any need for flood insurance on the Property? Yes ☐ No ☒
- g. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
- h. The Property having had a stake survey? Yes ☒ No ☐
- i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- j. Any fencing on the Property? Yes ☐ No ☒
If "Yes", does fencing belong to the Property? Yes ☒ No ☐
- k. Any diseased, dead, or damaged trees or shrubs on the Property? N/A ☐ Yes ☒ No ☐
- l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
- m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach other documentation: _____

[Signature]
Initials _____
SELLER | SELLER

Initials _____
BUYER | BUYER

Legal Description

Address: 18700 182ND ST
City, ST Zip: Tonganoxie, KS 66086

Legal Description:

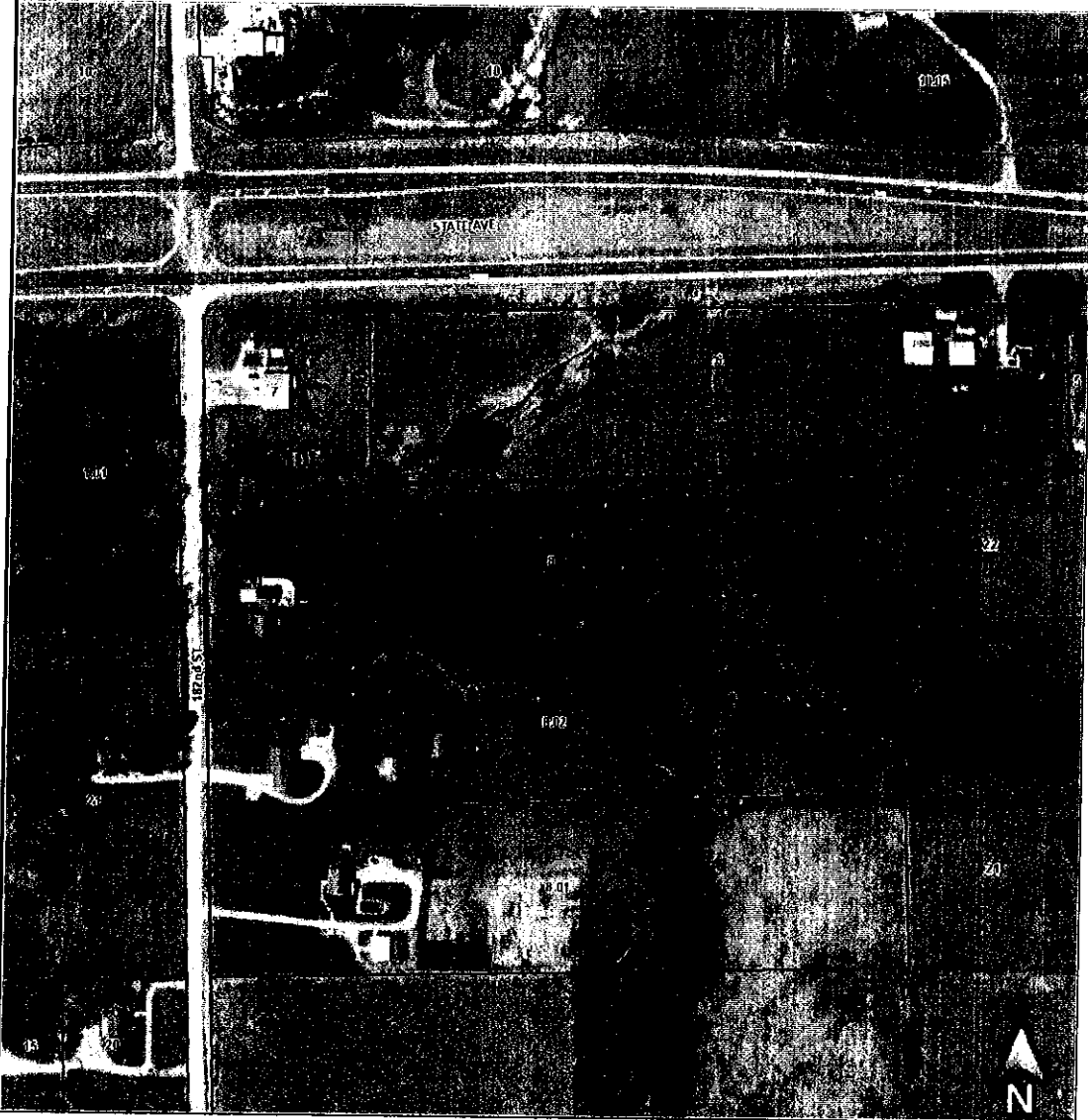
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00°29'01" WEST, 401.29 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 89°53'27" EAST 330.00 FEET; THENCE SOUTH 00°29'01" WEST, 30.00 FEET; THENCE NORTH 89°53'27" EAST 990.00 FEET; THENCE SOUTH 00°29'01" WEST 591.41 FEET; THENCE SOUTH 89°53'27" WEST, 1320.00 FEET; THENCE NORTH 00°29'01" EAST, 621.41 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING, EXCEPT:

A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

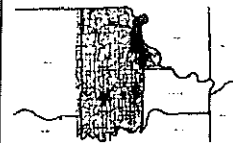
BEGINNING AT A POINT SOUTH 00°29'01" WEST, 722.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 89°53'27" EAST, 1320.00 FEET; THENCE SOUTH 00°29'01" WEST, 300.00 FEET; THENCE SOUTH 89°53'27" WEST, 1320.00 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 00°29'01" EAST, 300.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING.

Subject Aerial

Leavenworth County, KS



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6. ROOF.

- a. Approximate Age: 20 years ☐ Unknown Type: Composition
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
Date of and company performing such repairs _____ / _____
- d. Has there been any roof replacement? Yes ☐ No ☒
If "Yes", was it: ☐ Complete or ☐ Partial
- e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

7. INFESTATION. ARE YOU AWARE OF:

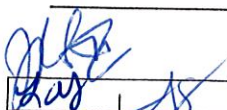
- a. Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or other pests? Yes ☐ No ☒
- c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes ☐ No ☒
If "Yes", list company, when and where treated _____
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☐ No ☒
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the service contract is _____
(Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

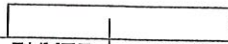
If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.
ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No ☒
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☒ No ☐
- c. Any corrective action taken including, but not limited to piercing or bracing? Yes ☐ No ☒
- d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
- f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☒ No ☐
- g. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- h. Does the Property have a sump pump? Yes ☐ No ☒
If "Yes", location: _____
- i. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: See inspection report


SELLER Initials

Initials 
BUYER BUYER

106 **9. ADDITIONS AND/OR REMODELING.**

- 107 a. Are you aware of any additions, structural changes, or other material alterations to
108 the Property? Yes ☐ No ☒
109 If "Yes", explain in detail: _____
110 _____
111 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
112 compliance with building codes? N/A ☐ Yes ☐ No ☐
113 If "No", explain in detail: _____
114 _____
115 _____

116 **10. PLUMBING RELATED ITEMS.**

- 117 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern
118 If well water, state type _____ depth _____
119 diameter _____ age _____
120 b. If the drinking water source is a well, when was the water last checked for
121 safety and what was the result of the test? _____
122 c. Is there a water softener on the Property? Yes ☐ No ☒
123 If "Yes", is it: ☐ Leased ☐ Owned?
124 d. Is there a water purifier system? Yes ☐ No ☒
125 If "Yes", is it: ☐ Leased ☐ Owned?
126 e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
127 ☒ Septic System ☐ Cesspool ☐ Lagoon ☐ Other _____
128 f. The location of the sewer line clean out trap is: _____
129 g. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
130 h. Is there a grinder pump system? Yes ☐ No ☒
131 i. If there is a privately owned system, when was the septic tank, cesspool, or sewage
132 system last serviced? May 2013 By whom? A-1 Septic & Sewer
133 j. Is there a sprinkler system? Yes ☐ No ☒
134 Does sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☐
135 If "No", explain in detail: _____
136 k. Are you aware of any leaks, backups, or other problems relating to any of the,
137 plumbing, water, and sewage related systems? Yes ☐ No ☒
138 l. Type of plumbing material currently used in the Property:
139 ☒ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other _____
140 The location of the main water shut-off is: Basement
141 m. Is there a back flow prevention device on the lawn sprinkling system,
142 sewer or pool? N/A ☒ Yes ☐ No ☐
143 _____

144 If your answer to (k) in this section is "Yes", explain in detail or attach available
145 documentation: _____
146 _____
147 _____

148 [Signature]
149 [Signature]
150 SELLER | SELLER Initials _____

Initials _____
BUYER | BUYER

11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☒ No ☐
☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. 11 years X June 2019 Heartland
2. _____
- b. Does the Property have heating systems? Yes ☒ No ☐
☐ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Heat Pump ☐ Propane
☐ Fuel Tank ☐ Other _____
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. 11 years X June 2019 Heartland
2. _____
- c. Are there rooms without heat or air conditioning? Yes ☒ No ☐
If "Yes", which room(s)? Breezeway
- d. Does the Property have a water heater? Yes ☒ No ☐
☒ Electric ☐ Gas ☐ Solar ☐ Tankless
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
1. _____
2. _____
- e. Are you aware of any problems regarding these items? Yes ☐ No ☒
If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
- b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
Location of electrical panel(s): Garage & Basement
Size of electrical panel (total amps), if known: 200
- c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes ☐ No ☒
- b. Any landfill on the Property? Yes ☐ No ☒
- c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes ☐ No ☒
- d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒
- e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
- f. Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒
- g. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- h. Any other environmental issues? Yes ☐ No ☒
- i. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
- j. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____

[Signature]
[Signature]
SELLER | SELLER Initials

Initials |
BUYER | BUYER

202 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 203 a. The Property located outside of city limits? Yes ☒ No ☐
- 204 b. Any current/pending bonds, assessments, or special taxes that
- 205 apply to Property? Yes ☐ No ☒
- 206 If "Yes", what is the amount? \$ _____
- 207 c. Any condition or proposed change in your neighborhood or surrounding
- 208 area or having received any notice of such? Yes ☐ No ☒
- 209 d. Any defect, damage, proposed change or problem with any
- 210 common elements or common areas? Yes ☐ No ☒
- 211 e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- 212 f. Any streets that are privately owned? Yes ☐ No ☒
- 213 g. The Property being in a historic, conservation or special review district that
- 214 requires any alterations or improvements to the Property be approved by a
- 215 board or commission? Yes ☐ No ☒
- 216 h. The Property being subject to tax abatement? Yes ☐ No ☒
- 217 i. The Property being subject to a right of first refusal? Yes ☐ No ☒
- 218 If "Yes", number of days required for notice: _____
- 219 j. The Property being subject to covenants, conditions, and restrictions of a
- 220 Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- 221 k. Any violations of such covenants and restrictions? N/A ☒ Yes ☐ No ☐
- 222 l. The Homeowner's Association imposing its own transfer fee and/or
- 223 initiation fee when the Property is sold? N/A ☒ Yes ☐ No ☐
- 224 If "Yes", what is the amount? \$ _____
- 225

226 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____

227 payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such

228 includes: _____

229 Homeowner's Association/Management Company contact name, phone number, website, or email address: _____

230 _____

231 _____

232 _____

233 _____

234 If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other

235 documentation: _____

236 _____

237 _____

238 **15. PREVIOUS INSPECTION REPORTS.**

- 239 Has Property been inspected in the last twelve (12) months? Yes ☒ No ☐
- 240 If "Yes", a copy of inspection report(s) are available upon request.
- 241

242 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 243 a. Any of the following?
- 244 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 245 b. Any fire damage to the Property? Yes ☐ No ☒
- 246 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- 247 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- 248 e. Any other conditions that may materially affect the value
- 249 or desirability of the Property? Yes ☐ No ☒
- 250 f. Any other condition, including but not limited to financial, that may prevent
- 251 you from completing the sale of the Property? Yes ☐ No ☒
- 252 g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- 253 h. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
- 254 List locks without keys _____
- 255 i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- 256 j. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- 257 k. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

258  Initials _____

259 SELLER | SELLER

Initials _____

BUYER | BUYER

- 258 l. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 259 m. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 260 n. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 261 o. Having replaced any appliances that remain with the Property in the
- 262 past five (5) years? Yes ☐ No ☒
- 263 p. Any transferable warranties on the Property or any of its
- 264 components? Yes ☐ No ☒
- 265 q. Having made any insurance or other claims pertaining to the Property
- 266 in the past five (5) years? Yes ☐ No ☒
- 267 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☐ No ☐
- 268 r. Any use of synthetic stucco on the Property? Yes ☐ No ☒
- 269

270 If any of the answers in this section are "Yes", explain in detail: _____

271 _____

272 _____

273 _____

274 _____

275 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

276 Electric Company Name: Westar Energy Phone # (800) 383-1183

277 Gas Company Name: _____ Phone # _____

278 Water Company Name: Suburban Water Company Phone # (913) 724-1800

279 Trash Company Name: Bumpy Roads Disposal Phone # (913) 727-1405

280 Other: _____ Phone # _____

281 Other: _____ Phone # _____

282

283 **18. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

284 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

285 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

286 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

287 Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

288 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

289 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the

290 Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

291 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property

292 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

293 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

294 including, but not limited to:

295

- | | | |
|----------------------------------|---------------------------------|------------------------------------|
| Bathroom mirrors | Lighting and light fixtures | Shelving, racks and towel bars |
| Fences | Mounted entertainment brackets | (if attached) |
| Fireplace grates, screens and/or | Other mirrors (if attached) | Storm windows, doors & screens |
| glass doors (if attached) | Plumbing equipment and fixtures | Window blinds, curtains, coverings |
| Floor coverings (if attached) | | and mounting components |

Living room, kitchen, and master bedroom
curtains do not stay.

296 

297

298

299

300

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301 Fill in all blanks using one of the abbreviations listed below.

302 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

303 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

304 "NA" = Not applicable (any item not present).

305 "NS" = Not staying with the Property (item should be identified as "NS" below.)

306
307
308
309 NA Air Conditioning Window Units, # _____
310 OS Air Conditioning Central System
311 OS Attic Fan
312 OS Ceiling Fan(s), # 5
313 NA Central Vac and Attachments
314 NA Closet Systems
315 Location _____
316 OS Doorbell
317 NA Electric Air Cleaner or Purifier
318 NA Electric Car Charging Equipment
319 OS Exhaust Fan(s) – Baths
320 NA Fences – Invisible & Controls
321 Fireplace(s), # NA
322 Location #1 _____ Location #2 _____
323 _____ Chimney _____ Chimney
324 _____ Gas Logs _____ Gas Logs
325 _____ Gas Starter _____ Gas Starter
326 _____ Heat Re-circulator _____ Heat Re-circulator
327 _____ Insert _____ Insert
328 _____ Wood Burning Stove _____ Wood Burning Stove
329 _____ Other _____ Other
330 NA Fountain(s)
331 OS Furnace/Heat Pump/Other Heating System
332 NA Garage Door Keyless Entry
333 OS Garage Door Opener(s), # 2
334 OS Garage Door Transmitter(s), # 2
335 NA Gas Yard Light
336 NA Humidifier
337 NA Intercom
338 NA Jetted Tub
339 KITCHEN APPLIANCES
340 Cooking Unit
341 NA Cooktop _____ Elec. _____ Gas
342 NA Microwave Oven
343 NA Oven
344 _____ Elec. _____ Gas _____ Convection
345 OS Stove/Range
346 ✓ Elec. _____ Gas _____ Convection
347 OS Dishwasher
348 NA Disposal
349 NA Freezer
350 Location _____
351 NA Ice maker
352 NA Refrigerator (#1)
353 Location _____
354 _____ Refrigerator (#2)
355 Location _____
356 NA Trash Compactor

NS Laundry - Washer
NS Laundry - Dryer
Elec. _____ Gas _____
MOUNTED ENTERTAINMENT EQUIPMENT NA
Item #1 _____
Location _____
Item #2 _____
Location _____
Item #3 _____
Location _____
Item #4 _____
Location _____
Item #5 _____
Location _____
NA Outside Cooking Unit
NA Propane Tank
Owned _____ Leased _____
NA Security System
Owned _____ Leased _____
OS Smoke/Fire Detector(s), # 2
NA Spa/Hot Tub
NA Spa/Sauna
NA Spa Equipment
NA Sprinkler System Auto Timer
NA Sprinkler System Back Flow Valve
NA Sprinkler System (Components & Controls)
NA Statuary/Yard Art
NA Sump Pump
NA Swimming Pool (Swimming Pool Rider Attached)
NA Swimming Pool Heater
NA Swimming Pool Equipment
OS TV Antenna/Receiver/Satellite Dish
Owned _____ Leased _____
OS Water Heater
NA Water Softener and/or Purifier
Owned _____ Leased _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____


SELLER | SELLER Initials

Initials
BUYER | BUYER

Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and salespeople. SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).

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.

Deanne Dheane 9/18/19
 SELLER DATE
JB Shearn 9-18-19
 SELLER DATE
Deanne Dheane 9/18/19
 BUYER ACKNOWLEDGEMENT AND AGREEMENT DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER _____ DATE _____ BUYER _____ DATE _____

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised August 2018. All previous versions of this document may no longer be valid. Copyright January 2019.